

	914 yonge St 1104 Toronto Ontario M4W 3C8 Toronto C02 Annex Toronto % Dif: 102 Taxes: \$1,644 / 2025 For: Sale SPIS: No DOM: 42		Sold: \$251,000 List: \$245,000		
	Condo Apt Apartment Unit#: 3 Corp#: YCC / 163	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 11	Rms: 3 Bedrooms: 0 Washrooms: 1 1x4xFlat		
	Dir/Cross St: Yonge & Bloor Directions: North on Yonge from Bloor Prop Mgmt: Del Property Management				
MLS#: C12782680 Sold Date: 03/26/2026 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Per Mpac Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$614 A/C: None 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: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: No Prop Feat: Pets Allowed with Restrictions Interior Feat: None		Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.94	x 4.66	
2	Kitchen	Main	17.55	x 15.91	
3	Living	Main	8.07	x 6.43	
Client Remks: If you've been looking for an affordable opportunity to create your own space in one of downtowns most sought after neighborhoods, this is the one for you! This studio space with private balcony is awaiting your vision!					
Listing Contracted With: ACCSELL REALTY INC. Ph: 416-477-2300					

	32 Davenport Rd 901 Toronto Ontario M5R 0B5 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$2,677.01 / 2025 For: Sale SPIS: No DOM: 20			Sold: \$310,000 List: \$325,000				
	Condo Apt Apartment Unit#: 1 Corp#: TSCC / 2451		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 9		Rms: 2 Bedrooms: 0 Washrooms: 1 1x4			
	Dir/Cross St: Davenport / McMurrich Directions: Davenport/McMurrich Prop Mgmt: ICC Property Management Ltd							
MLS#: C13436694 Sold Date: 07/02/2026 PIN#: 764510061								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2015 Apx Sqft: 0-499 Lot Size Source: GeoWarehouse Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: None Maint: \$338.20 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to In Addition To Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None			Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete / Metal/Side Gar/Gar Spcs: None / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Flat	17.42	x 11.42	B/I Appliances	Combined W/Living	Open Concept	
2	Living	Flat	17.42	x 11.42	Combined W/Kitchen	W/O To Balcony	Open Concept	
3	Study	Flat	4.17	x 3.08	Window			
Client Remks: The Yorkville Condos" A Sleek Studio Unit In The Yorkville/Bloor Neighbourhood. Luxury Laminate Floors Throughout. Clear, Unobstructed View Overlooking The Park. Full-Sized Kitchen, Generous Balcony Space, Functional Study/Office Nook With Window. Efficient Use Of Space With Generous Kitchen And Laundry Storage. Steps To Yonge/Bloor Subway, TTC, Shopping, Restaurants, Entertainment & Culture								
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-486-5588								



155 Yorkville Ave 1908 Toronto Ontario M5R 1C4 Toronto C02 Annex Toronto % Dif: 89 Taxes: \$2,963.57 / 2025 For: Sale SPIS: No DOM: 63			Sold: \$355,000 List: \$398,000
Condo Apt Apartment Unit#: 7 Corp#: TSCC / 2586	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 18	Rms: 3 Bedrooms: 0 Washrooms: 1 1x4xMain	
Dir/Cross St: Avenue Rd. & Yorkville Directions: NW corner of Yorkville & Avenue Rd Prop Mgmt: First Service Residential - 416-901-4961			

MLS#: C12815150 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$515.34 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: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Countertop Range, Separate Heating Controls, Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Gym, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.24	x 3.58	Laminate Closet
2	Living	Main	13.48	x 11.91	Open Concept 4 Pc Bath South View
3	Kitchen	Main	10.01	x 5.84	Open Concept B/I Appliances Combined W/Living
4	Bathroom	Main	7.91	x 4.76	4 Pc Bath

Client Remks: A refined studio residence in the heart of Yorkville, offering an exciting lifestyle on one of Toronto's most prestigious streets. Located in a luxury, well-managed building with 24-hour concierge, fitness centre, pool and elegant party room, this is your perfect spot in the city! Ideal as a city center pied-a-terre, or a high-demand investment opportunity. Perfectly prepared to operate as a successful Airbnb and includes all existing furnishings. One of the few opportunities like this in the Annex (Condo bylaws currently permit short-term rentals, subject to municipal regulations and registration requirements.) Steps to Bloor Street shopping, fine dining, transit, Theatres and cultural landmarks. Perfect for professionals who want a place of their own and the flexibility to earn income when they are away! A rare chance to own in a premier Yorkville building where location, lifestyle, and long-term value align.

Inclusions: All existing furnishings, built-in microwave, stove top, built-in dishwasher drawer, window coverings, combo washer/dryer.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY **Ph:** 416-445-8855

	155 Yorkville Ave 911 Toronto Ontario M5R 0B4 Toronto C02 Annex Toronto % Dif: 99 Taxes: \$3,483.89 / 2025 For: Sale SPIS: No DOM: 60		Sold: \$395,000 List: \$399,000				
	Condo Apt Apartment Unit#: 11 Corp#: TSCC / 2586	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 09	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat				
	Dir/Cross St: Avenue/Yorkville Directions: Avenue/Yorkville Prop Mgmt: Icc Property Management Ltd.						
MLS#: C13018446 PIN#:		Sold Date: 06/19/2026					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: As Per Builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: No Locker: None Maint: \$575.61 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: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Place Of Worship, School Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Gym, Party/Meeting Room Com Elem Incl:					
# Room Level Length (ft) Width (ft) Description							
1	Living	Ground	12.8	x 12.2	Wood Floor	Combined W/Kitchen	South View
2	Kitchen	Ground	12.8	x 12.2	Wood Floor	Granite Counter	Open Concept
3	Br	Ground	12.8	x 9.22	Wood Floor	Closet	Glass Doors
Client Remks: Located in one of Yorkville's most prestigious addresses-formerly the Four Seasons Hotel-this beautifully finished studio offers the ultimate in luxury living. Set in the heart of Yorkville, you're surrounded by world-class shopping including Gucci, Tiffany & Co., Hermes, Holt Renfrew, Chanel, Versace, and Christian Louboutin, along with top-tier restaurants and cafes just steps away.The building offers 24-hour security and an unbeatable location close to the University of Toronto, major hospitals, the ROM, Whole Foods, and renowned hotels like The Hazelton. With convenient access to both Bay and Museum subway stations, getting around the city is effortless.An excellent opportunity for investors, this unit is Airbnb-friendly and ideal as a turnkey short-term rental in one of Toronto's most sought-after neighbourhoods.							
Inclusions: Built In Fridge, Cook Top, Dishwasher, Washer/Dryer, Microwave, All Elf's & Blinds							
Listing Contracted With: KELLER WILLIAMS EDGE REALTY Ph: 905-335-8808							



8 Scollard St 1108			Sold: \$380,000	
Toronto Ontario M5R 1M2			List: \$399,900	
Toronto C02 Annex Toronto % Dif: 95				
Taxes: \$2,209.47 / 2025		For: Sale	SPIS: No	DOM: 19
Condo Apt	#Shares%:	Rms: 3		
Bachelor/Studio	Locker#: 42	Bedrooms: 0		
Unit#: 01	Locker Lev/Unit: P2	Washrooms: 1		
Corp#: TSCC / 1972	Locker Unit: PHL4	1x4xMain		
	Level: 11			
Dir/Cross St: Yonge/Bloor				
Directions: Yonge/Bloor				
Prop Mgmt: ST.GEORGE PROPERTY MANAGEMENT INC.				

MLS#: C13084980 **Sold Date:** 05/24/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$527.76	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	None / 0
Apx Age:	6-10	UFFI:	No	Drive:	None
Apx Sqft:	0-499	Elev/Lift:	Yes	Retirement:	N
Sqft Source:	MPAC	HST Applicable to	Included In	Park Type:	None
Exposure:	W	Sale Price:		Park/Drv Spcs:	0
Assessment:		Taxes Incl:		Tot Prk Spcs:	0
Spec Desig:	Unknown	Water Incl:	Y	Park \$/Mo:	
Survey Type:	Unknown	Heat Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Cable TV Incl:		Bldg Amen:	Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room, Sauna
		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Library, Pets		
		Allowed with Restrictions,	Public Transit, School		
		Interior Feat:	Carpet Free		
		Security Feat:	Concierge/Security, Security System		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.73	x 9.61	Combined W/Br	Window	W/O To Balcony
2	Br	Main	14.73	x 9.61	Combined W/Living	Window	Large Closet
3	Kitchen	Main	8.23	x 6.59	Stainless Steel Appl	Granite Counter	Breakfast Bar

Client Remks: This bright studio features a west-facing balcony in a boutique Yorkville condo, offering an efficient and thoughtfully designed layout that maximizes both space and functionality. The living area comfortably accommodates a full-size sofa and entertainment setup, while the open-concept design allows for a queen-sized bed, bedside tables, and a dedicated workspace. Additional highlights include two spacious closets with built-in storage, granite kitchen countertops, and fresh paint throughout. Residents enjoy premium amenities such as a 24-hour concierge, fitness centre, party room, and sauna. Ideally located in the heart of Yorkville with a Walk Score of 100, you're just steps from the subway, restaurants, library, and world-class shopping. Minutes to the Royal Ontario Museum (ROM), University of Toronto, Bloor Street's luxury boutiques, Whole Foods, Eataly, and an array of cultural landmarks.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer and Dryer, All Window coverings, All electric light fixtures. In suite security system (monitoring not included)

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 905-731-2000



8 Cumberland St 301 Toronto Ontario M4W 0B6 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$3,299.47 / 2025 For: Sale SPIS: No DOM: 38			Sold: \$425,000 List: \$449,000
Condo Apt Apartment Unit#: 1 Corp#: TSCC / 3030	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 3 Bedrooms: 0 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge and Bloor Directions: Yonge and Bloor Prop Mgmt: TSE Management Services Inc.			

MLS#: C12774716 **Sold Date:** 03/19/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2024 Apx Sqft: 0-499 Sqft Source: Builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$393.87 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit Interior Feat: Wheelchair Access	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Bathroom	Main	9.35	x 4.99	4 Pc Bath
2	Dining	Main	13.98	x 4.99	Combined W/Kitchen
3	Living	Main	11.61	x 10.33	
4	Kitchen	Main	9.84	x 4.99	Combined W/Living

Client Remks: Heritage boutique unit in a premium Yorkville building. #SoftLife. Beautiful sash windows,abundance of natural light, gorgeous view of the Toronto Reference Library. Walkable,dog-friendly corridor between Yorkville and Cumberland, truly the center of the city-vibrant community, lovely cafes steps away. Clever layout-kitchen, living, and XL washroom feel distinct. Surprisingly spacious. TechnoGym, useful co-working/remote workspaces, BBQ grills,breezy rooftop-all one floor away. Euro appliances, TV, new Murphy bed and decor and furnishings INCLUDED. Exceptionally well-managed building. Private hallway access to unit +Wheelchair accessible; wide doors, lower wall outlets. Move right in to this luxe space!

Inclusions: Existing Euro appliances and light fixtures. Murphy bed and new mattress, TV, closet, decor and all furnishings.

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



188 Cumberland St 2313 Toronto Ontario M5R 0B6 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$2,900 / 2025 For: Sale SPIS: No DOM: 94		
Condo Apt Apartment Unit#: 12 Corp#: TSCP / 2783	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 23	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat
Dir/Cross St: Avenue Rd/Cumberland St Directions: Avenue Rd/Cumberland St Prop Mgmt: Forest Hill Kipling Residential		

MLS#: C12834114 **Sold Date:** 06/03/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Other Apx Age: Apx Sqft: 0-499 Foundation: Poured Concrete Sqft Source: Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Owned Maint: \$639.69 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility: Elevator Feat: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, Countertop Range Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Security Guard, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Other / Concrete Poured 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, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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Waterfront: None								
#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Flat	9.81	x	13.16	Open Concept	Window Flr to Ceil	Laminate
2	Dining	Flat	9.81	x	13.16	Combined W/Living	Window Flr to Ceil	Laminate
3	Kitchen	Flat	9.81	x	13.16	Galley Kitchen	B/I Appliances	Laminate
4	Br	Flat	9.81	x	10.5	Mirrored Closet	Window Flr to Ceil	Laminate

Client Remks: PRESTIGIOUS DOWNTOWN YORKVILLE LOCATION TO ITS BEST, AT THE CORNER OF AVENUE ROAD AND CUMBERLAND STREET. ICONIC AND NEWER STYLISH LUXURY BUILDING SURROUNDED BY UPSCALES RESTAURANTS/INTERNATIONAL BRAND NAME FLAGSHIP STORES, NEIGHBOURING WITH GRAND HYATT, HAZELTON AND FOUR SEASONS HOTEL, THE ROYAL ONTARIO MUSEUM AND UNIVERSITY OF TORONTO. IN THE AREA WHERE LUXURY MEETS CULTURE. CONVENIENTLY LOCATED WITHIN 3 MINS WALK TO THE BAY AND 5 MINS WALK TO THE MUSEUM SUBWAY STATION THAT SEAMLESSLY CONNECT TO ALL PARTS OF THE CITY. WORLD CLASS RECREATION FACILITIES INCLUDE INDOOR SWIMMING POOL, WELL EQUIPPED GYM, PARTY/ENTERTAINMENT/DINING ROOM, ROOFTOP GARDEN WITH BBQ, BOARDROOM, GUEST SUITES AND 24 HOURS CONCIERGE. THIS IS A TRUE ONE BEDROOM SUITE WITH PROPER BEDROOM DOOR FOR PRIVACY AND WALL TO WALL, FLOOR TO CEILING WINDOW ALLOWING NATURAL LIGHTS TO COME IN. WARM AND COZY SUNFILLED LIVING AND DINING ROOM FEATURING WALL TO WALL AND FLOOR TO CEILING WINDOWS AS WELL. WELL DESIGNED FUNCTIONAL FLOOR PLAN IN NEUTRAL DECOR WITH NO LONG HALLWAY AND WASTED SPACE. EXCELLENT OPPORTUNITY NOT TO BE MISSED FOR THE STARTERS TO OWN IN THIS DREAM LOCATION AND ALSO FOR THOSE WHO ARE LOOKING FOR A PIED-A TERRE.

Inclusions: ALL EXISTING IN AS IS CONDITION: WINDOW BLINDS & LIGHT FIXTURES, EUROPEAN DESIGNER KITCHEN, QUARTZ COUNTER AND MATCHING BACKSPLASH, INTERGRATED MEILE COOKTOP, DISHWASHER, OVEN, EXHAUST FAN & PANELLED FRIDGE, STACKED F/L WASHER/DRYER, UPGRADED DOUBLE BATHROOM CABINET. ROGERS BULK BLDG INTERNET INCLUDED IN CONDO FEE.

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. **Ph:** 905-764-7111

	188 Cumberland St 1913		Sold: \$420,888
	Toronto Ontario M5R 2G3		List: \$490,000
	Toronto C02 Annex Toronto % Dif: 86		
	Taxes: \$2,827.77 / 2025	For: Sale	SPIS: No DOM: 30
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1	
Unit#: 12	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCP / 2783	Locker Unit:	1x4xMain	
	Level: 19		
Dir/Cross St: Bloor St W/Avenue Rd			
Directions: The building is nearest the Cumberland St and Avenue Rd intersection.			
Prop Mgmt: First Service Residential			

MLS#: C13009252 **Sold Date:** 05/16/2026
PIN#: 767830276

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$639.69	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age: New	UFFI:	Drive: None
Apx Sqft: 0-499	Elev/Lift:	Park Type: None
Sqft Source: Builder Plans	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: N	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Heat Incl:	Bldg Amen:
Survey Type: Unknown	Cable TV Incl:	Concierge, Exercise Room, Indoor Pool,
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Party/Meeting Room, Sauna, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Clear View, Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.81	x 10.43	W/O To Balcony	Laminate	Window Flr to Ceil
2	Dining	Ground	15.81	x 10.43	Combined W/Living	Backsplash	B/I Appliances
3	Br	Ground	10.53	x 9.48	Mirrored Closet	Laminate	Window Flr to Ceil

Client Remks: This is Your Ticket to Own A Piece of the Most Exclusive Neighbourhood in the City. A beautifully appointed 1-bedroom suite in the heart of one of Toronto's most prestigious neighbourhoods, it offers elegant finishes, floor-to-ceiling windows, and a functional open-concept layout. Enjoy a sleek modern kitchen with integrated appliances, a spa-inspired bathroom, and a sun-drenched living space that opens to a private balcony with stunning city views. Ideal for professionals, first-time buyers, or investors seeking style and convenience. One of the rare Airbnb-friendly buildings in the city, exceptional opportunity for investors looking to capitalize on strong short-term rental income. Experience boutique residence luxury with top-tier amenities including a 24-hour concierge, fitness centre, yoga studio, party room, and an outdoor terrace with panoramic views. Designed for comfort and sophistication, the building offers a tranquil escape in the middle of the city. Unbeatable location in the heart of Yorkville - steps from world-class shopping, fine dining, art galleries, and the TTC. Walk to the University of Toronto, the ROM, and Queens Park. This is your chance to live in one of Toronto's most coveted and fashionable enclaves.

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



188 Cumberland St 709 Toronto Ontario M5R 0B6		Sold: \$460,000 List: \$499,000
Toronto C02 Annex Toronto % Dif: 92		
Taxes: \$2,865.53 / 2026	For: Sale	SPIS: No DOM: 106
Comm Element Condo	#Shares%:	Rms: 3
Apartment	Locker#:	Bedrooms: 1
Unit#: 9	Locker Lev/Unit:	Washrooms: 1
Corp#: TSCP / 2783	Locker Unit:	1x3
	Level: 7	
Dir/Cross St: Avenue & Bloor		
Directions: East of Avenue, North of Bloor		
Prop Mgmt: Forest Hill Kipling Residential Management 416.551.4813		

MLS#: C12833032 **Sold Date:** 06/16/2026
PIN#: 767830131

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$620.67	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age: 6-10	UFFI:	Drive: None
Year Built: 2019	Elev/Lift:	Park Type: None
Yr Built Source: MPAC	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Apx Sqft: 0-499	Sale Price:	Park \$/Mo:
Sqft Source: MPAC	Taxes Incl:	Prk Lvl/Unit:
Exposure: S	Water Incl:	Bldg Amen:
Assessment:	Hydro Incl:	Com Elem Incl: Y
Spec Desig: Other	CAC Incl:	
Survey Type: None	Y Prkg Incl:	
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	Living	Main	14.3	x 9.81	Laminate	Open Concept	Window Flr to Ceil
2	Kitchen	Main	14.3	x 9.81	Laminate	Open Concept	Stone Counter
3	Prim Bdrm	Main	10.01	x 9.15	Laminate	Glass Doors	Closet
4	Bathroom	Main	7.55	x 5.87	Tile Floor		

Client Remks: Welcome to Cumberland Towers in Yorkville - Toronto's most prestigious and vibrant community. This residence defines modern elegance with 9 foot smooth ceilings and expansive floor-to-ceiling windows that bathe the space in natural light. The kitchen features custom cabinetry and fully integrated Miele appliances. This suite has been well loved by its owner for the past 5 years and is ideal for the working professional, first time homebuyer or investor! Perfectly positioned at the prestigious corner of Avenue Road and Cumberland Street, Cumberland Tower offers an elite, hotel-style living experience in the heart of Toronto's iconic Bloor-Yorkville neighbourhood. This premier luxury residence provides unparalleled white-glove service including a 24-hour concierge, valet parking, and dedicated porter assistance complemented by world-class amenities: a state-of-the-art fitness hub, an indoor pool with a poolside lounge, and a sophisticated and tranquil rooftop terrace garden. Residents are seamlessly integrated into the high-fashion fabric of the community, with an upscale retail podium at their doorstep and the legendary "Mink Mile," Holt Renfrew, the Royal Ontario Museum, and University of Toronto just steps away. With an exceptional Transit Score and mere minutes from both Bay and Bloor-Yonge stations, this address represents the pinnacle of sophisticated urban convenience and refined lifestyle.

Inclusions: Existing cook top, Miele built-in oven, Miele fridge, Miele dishwasher, washer/dryer, electric light fixtures, window coverings.
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 905-812-9000



980 Yonge St 804 Toronto Ontario M4W 3V8 Toronto C02 Annex Toronto % Dif: 97 Taxes: \$3,250.11 / 2025 For: Sale SPIS: No DOM: 16			Sold: \$505,000 List: \$519,000
Condo Apt Apartment Unit#: 4 Corp#: MTCC / 1173	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 8	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge St & Belmont St Directions: Yonge St & Belmont St Prop Mgmt: Icon Property Management			

MLS#: C12865570 **Sold Date:** 03/26/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,051.94 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to In Addition To Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A40 Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.91	x 4.99	Tile Floor Closet
2	Kitchen	Main	4.17	x 9.42	Tile Floor
3	Living	Main	20.9	x 10.66	Hardwood Floor Open Concept W/O To Balcony
4	Br	Main	20.24	x 9.81	Hardwood Floor W/I Closet Large Window
5	Bathroom	Main	5.41	x 5.25	3 Pc Bath
6	Dining	Main	12.04	x 10.66	Combined W/Living Open Concept Hardwood Floor

Client Remks: Prime location, nestled between Yorkville and Rosedale, close to Ramsden park, steps from Rosedale subway station, conveniently located minutes from the DVP, close to Yonge/Bloor, parks, trails, trendy restaurants and shops, this location has it all. The Ramsden condo is an elegant boutique building with 24/7 concierge, Rooftop deck with BBQ's, Party/meeting room, Gym, Visitor parking. This comfortable and Spacious unit is a 1 bedroom with Walk-in closet, 1 bath, open concept layout with 9 ft ceilings with smooth finish, hardwood flooring. Walk-out to a private balcony. Ample closet and storage space en-suite. Parking and locker included. Flexible tenant. With a 97 Walk Score, it's a must see.

Inclusions: All appliances, light fixtures, window blinds.

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



40 Scollard St 403 Toronto Ontario M5R 3S1 Toronto C02 Annex Toronto % Dif: 96 Taxes: \$2,873.07 / 2025 For: Sale SPIS: No DOM: 16			Sold: \$515,000 List: \$539,000
Condo Apt Apartment Unit#: 3 Corp#: MTCC / 976	#Shares%: Locker#: 77 Locker Lev/Unit: Locker Unit: 77 Level: 4	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Bay & Davenport Directions: Bay & Davenport Prop Mgmt: Summerhill Property Management 905-212-9966			

MLS#: C12872710 **Sold Date:** 03/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$871.46 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST 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: Carpet Free, Sauna, Storage Area Lockers	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: #120 Park \$/Mo: Prk Lvl/Unit: C/43 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.4	x 11.09	Hardwood Floor Open Concept Large Window
2	Dining	Main	10.93	x 7.68	Open Concept Hardwood Floor Combined W/Living
3	Kitchen	Main	9.74	x 5.51	Stainless Steel Appl Tile Floor Quartz Counter
4	Prim Bdrm	Main	16.67	x 9.25	Hardwood Floor Double Closet Large Closet

Client Remks: Welcome to 40 Scollard Street Unit 403 - a spacious one bedroom condo with parking and a locker in a boutique building located in the heart of Yorkville. At 645 square feet and featuring an oversized bedroom, you'll have all the space you need. The open concept living area has a large window and engineered hardwood floors. The kitchen includes quartz countertops, tiled floors, a double sink, and full sized stainless steel appliances with a new fridge (2025). The bedroom can fit a king sized bed plus a desk or sitting area and has a wall-to-wall closet with built-in shelving. Convenient ensuite laundry included. Maintenance fees cover all utilities-water, heat, and hydro. Amenities include a 24 hour concierge and a gym, sauna, and racquetball court. Situated in a prime location and offering the best that Downtown Toronto has to offer! Across the street from the iconic Four Seasons Hotel and around the corner from the Yorkville and Reference Libraries Walking distance to Bloor Street, Yorkville, Bay & Yonge TTC Subway Stations, U of T, and so much more. Make it your own today!

Inclusions: Stainless Steel-LG Fridge (2025), Samsung Stove, GE Range hood, and Samsung Dishwasher. Whirlpool Washer & Dryer. All existing electric Light Fixtures & Window Coverings. Parking and Locker.

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



914 Yonge St 1807 Toronto Ontario M4W 3C8 Toronto C02 Annex Toronto % Dif: 91 Taxes: \$2,745 / 2025 For: Sale SPIS: No DOM: 63			Sold: \$492,500 List: \$544,000
Condo Apt Apartment Unit#: 07 Corp#: YCC / 163	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 17	Rms: 3 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: YONGE / DAVENPORT Directions: 43.674111 N / 79.611222 W Prop Mgmt: DEL PROPERTY MANAGEMENT			

MLS#: C12817732 **Sold Date:** 04/29/2026
PIN#: 111630103

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Baseboard / Electric Apx Age: 31-50 Year Built: 1974 Yr Built Source: MPAC Apx Sqft: 700-799 Sqft Source: FLOOR PLAN Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$727.84 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: Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Clear View, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Built-In Oven Security Feat: Security Guard	Balcony: Open Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.96	x 13.98	
2	Br	Flat	13.98	x 10.99	
3	Den	Flat	9.97	x 4.49	
4	Kitchen	Flat	9.97	x 5.97	

Client Remks: Experienced Seller may renovate the kitchen to your design or provide a closing credit as per the Agreement of Purchase & Sale. This is the condo your future self high fives you for buying. 723 square feet that actually make sense. A true one bedroom that fits more than just a bed, plus a bonus den so your work from home life does not invade your living room. No weird angles. No wasted space. No "where do I put the couch" moments. Just a smart, spacious layout that lives bigger than the numbers suggest. All utilities included in the condo fees, because surprise expenses are not cute. Step outside and you're in Yorkville. Transit, restaurants, shopping, coffee spots, all the reasons you wanted to live downtown in the first place. Parking & Lockers available for rent in the building provided by building management.

Inclusions: Refridgerator, cook top, oven, dishwasher, range hood, all electrical light fixtures, all window coverings.

Listing Contracted With: HOMEWISE REAL ESTATE **Ph:** 647-812-5813



8 Scollard St 1011 Toronto Ontario M5R 1M2 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$3,174 / 2025 For: Sale SPIS: No DOM: 15			Sold: \$537,500 List: \$549,000
Condo Apt Apartment Unit#: 11 Corp#: TSCC / 1972	#Shares%: Locker#: Locker Lev/Unit: 17 Locker Unit: 8 Level: 10	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4	
Dir/Cross St: Yonge St and Scollard St Directions: Yonge St and Scollard St Prop Mgmt: St. George Property Management Inc.			

MLS#: C13097636 **Sold Date:** 05/22/2026
PIN#: 129720182

Kitchens: 1 + 0 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: As per Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$677.78 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Carpet Free Security Feat: Alarm System, Concierge/Security, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Elevator Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.01	x 10.01	W/O To Balcony Large Window Laminate
2	Dining	Main	11.68	x 8.33	Combined W/Kitchen Breakfast Bar Laminate
3	Kitchen	Main	11.68	x 8.33	Combined W/Dining Stainless Steel Appl Laminate
4	Br	Main	12.34	x 8.99	
5	Den	Main	8.01	x 8.01	Sliding Doors Laminate

Client Remks: Welcome to this beautiful 1 Bedroom plus Den suite in the heart of Yorkville, one of Toronto's most prestigious and sought-after neighbourhoods. The open-concept layout is both inviting and efficient, with large windows that fill the space with natural light. The versatile den has been upgraded with a sliding door, creating a flexible second room that can comfortably function as a bedroom, nursery, or private home office. The spacious primary bedroom offers a serene retreat, while the kitchen with breakfast bar and stainless steel appliances flows effortlessly into the living and dining areas - perfect for everyday living and entertaining. Enjoy the added convenience of a premium above-ground locker, making storage easily accessible. Located just steps from Yorkville's world-class dining, designer boutiques, cafes, and transit, this property offers an unmatched urban lifestyle. Stroll to Bloor Street, Hazelton Lanes, and nearby parks, or enjoy effortless access to the TTC - everything you need is right at your doorstep. This is an exceptional opportunity for end-users and investors alike to own in one of Toronto's most iconic neighbourhoods.

Inclusions: Stainless Steel Appliances: Fridge, Stove, Microwave, Dishwasher, Washer and Dryer, Existing Electric Light Fixtures, Existing Window Coverings, premium above-ground Locker.

Listing Contracted With: PSR **Ph:** 416-360-0688



21 Scollard St 207
Toronto Ontario M5R 1G1
 Toronto C02 Annex Toronto % Dif: 97
Taxes: \$3,521.59 / 2025 **For:** Sale **SPIS:** No **DOM:** 32
Sold: \$532,000
List: \$549,900
 Condo Apt **#Shares%:** **Rms:** 4 + 1
 Apartment **Locker#:** 84 **Bedrooms:** 1 + 1
Unit#: 07 **Locker Lev/Unit:** Level A **Washrooms:** 1
Corp#: TSCC / 1740 **Locker Unit:** 84 1x3xFlat
Level: 2
Dir/Cross St: Yonge and Bloor/Davenport
Directions:
 Take Subway/Drive to Yonge and Bloor. Go to 18 Yorkville Ave for concierge/lockbox and visitor parking.
Prop Mgmt: ICON Property Management

MLS#: C12727666 **Sold Date:** 02/25/2026
PIN#: 127240359

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2005 Apx Sqft: 600-699 Sqft Source: Floor Plan Exposure: S Assessment: \$467,000 / 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$852.40 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: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Storage Area Lockers, Intercom Security Feat: Concierge/Security	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: \$68.65 Prk Lvl/Unit: Level A Bldg Amen: Concierge, Exercise Room, Media Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.08	x 10.93	Hardwood Floor Combined W/Dining W/O To Balcony
2	Dining	Main	20.08	x 10.93	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main	8.5	x 6.99	Modern Kitchen Breakfast Bar Stainless Steel Appl
4	Prim Bdrm	Main	10.76	x 8.83	Hardwood Floor Closet Organizers W/O To Balcony
5	Den	Main	7.74	x 9.09	Hardwood Floor Open Concept

Client Remks: Modern, turnkey, charming 1+1 bedroom with parking and locker right in the heart of trendy Yorkville in the seven-storey Villas condos on 21 Scollard Street! So much to love about this inviting and spacious 613 sq ft of space with 9 feet ceilings and chic lighting with two walkouts to the over 90 sq ft south facing balcony. This beautifully renovated open concept layout features: roomy bedroom with ample organized closet space and a private walkout to the balcony; large den can be used as an office/bedroom/studio; elegant kitchen with tall grey cabinets, stainless steel appliances and breakfast bar; the combined living and dinning rooms draws your eye to the sunny exterior inviting you to walk out the patio door and soak in the outside sun/air; and stylish contemporary bathroom with a sleek walk in shower, vanity and glass/metal cabinet. Residents can enjoy the many facilities at both 21 Scollard (exercise room, party room) and 18 Yorkville (exercise room, party room, rooftop terrace, billiards room, media room, parking). Located by the Four Seasons Hotel the tree-filled Yorkville Town Hall Square and the historic Yorkville Public Library, you can enjoy the many upscale fine dining restaurants, bars and clubs, boutique luxury shopping on Bloor/Hazelton Lanes, Canadian Tire, University of Toronto, Royal Ontario Museum and intriguing art galleries in this prestigious neighbourhood. Stroll down Yonge Street and take in the ambience of downtown living! Convenient walking access to the subway lines at Yonge and Bloor makes it a breeze to get around! Location Location Location! Must see this GEM at this price point in the heart of Yorkville with Parking and Locker! Great investment rental property for downtown and university living or first time home buyer or down sizing!

Inclusions: Stainless Steel Fridge, Stove, Dishwasher, Microwave. White Washer/Dryer. Parking and Locker at located at 18 Yorkville Ave.

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

	1 Yorkville Ave 2710 Toronto Ontario M4W 0B1 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$3,212.41 / 2025 For: Sale SPIS: No DOM: 56		Sold: \$520,000 List: \$559,800				
	Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2842	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 27	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4				
	Dir/Cross St: Yorkville & Yonge Directions: SE Corner of Yonge & Yorkville Prop Mgmt: Duka 416-546-3670						
MLS#: C12686816 Sold Date: 03/09/2026 PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: as per the builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$355.41 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete / Other Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.01	x 9.25	Vinyl Floor	Open Concept	Large Window
2	Dining	Flat	18.01	x 9.25	Vinyl Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	18.01	x 9.25	Vinyl Floor	Centre Island	Modern Kitchen
4	Br	Flat	8.99	x 8.99	Vinyl Floor		
5	Media/Ent	Flat	3.28	x 3.28	Vinyl Floor		
Client Remks: Welcome to 1 Yorkville, the most prestigious address in the heart of Toronto. Rising above the city's most iconic intersection, this ultra-luxury residence offers a lifestyle defined by sophistication and effortless connectivity. High floor, looking out over a stunning, unobstructed eastern view that floods the entire space with morning light. This isn't just a one-bedroom plus media - it is a masterclass in functional design. Spanning 475 square feet of perfectly utilized space, you'll find 9' ceilings, premium vinyl flooring, and a neutral, designer-curated palette that feels both airy and modern. The heart of the home is this sleek kitchen, anchored by a custom quartz island that's perfect for morning espresso or evening cocktails. And because the '1 Yorkville' lifestyle extends beyond your front door, you have 5-star, hotel-inspired amenities at your fingertips, including the rooftop terrace on 59th floor which is absolutely spectacular. Imagine hosting friends against a panoramic backdrop of the Toronto skyline, utilizing the outdoor movie theatre, the professional-grade BBQs, and the sun deck. Level 4 & 5 features The Spa (hot and cold plunge pools, dry and steam sauna, aqua massage room, and a serene Zen Garden), Fitness Center (Professional-grade CrossFit studio, yoga/pilates room, and a dedicated spin studio), and the Pool (stunning outdoor swimming pool with a sprawling sun deck) *** Bloor-Yonge subway and the world-class boutiques of Yorkville literally at your doorstep. Refined, central, and breathtaking-this is the pinnacle of downtown living, Inclusions: Existing appliances (fridge, cooktop, oven, kitchen hood, microwave, dishwasher, washer, dryer), window coverings and electric light fixtures							
Listing Contracted With: RE/MAX REALTRON REALTY INC. Ph: 416-222-2600							

	18 Yorkville Ave 315 Toronto Ontario M4W 3Y8 Toronto C02 Annex Toronto % Dif: 90 Taxes: \$5,086.45 / 2025 For: Sale SPIS: No DOM: 82					Sold: \$510,000 List: \$569,000																																										
	Condo Apt Apartment Unit#: 15 Corp#: TSCC / 1724		#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 169 Level: 3		Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain																																											
	Dir/Cross St: Yorkville Ave/Yonge St Directions: Yorkville Ave/Yonge St Prop Mgmt: Del Property Management 416-964-6939																																															
MLS#: C12758078 Sold Date: 04/27/2026 PIN#:																																																
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Lot Size Source: Other Sqft Source: Builder's Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$677.19 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: Carpet Free			Balcony: Open Ens Lndry: Y 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: Y																																										
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Flat</td><td>17.85</td><td>x 9.97</td><td>Combined W/Dining Laminate</td></tr><tr><td>2</td><td>Dining</td><td>Flat</td><td>17.85</td><td>x 9.97</td><td>Combined W/Living Laminate</td></tr><tr><td>3</td><td>Kitchen</td><td>Flat</td><td>6.5</td><td>x 7.09</td><td>Open Concept Laminate</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>Flat</td><td>9.94</td><td>x 8.01</td><td>Large Window Laminate</td></tr><tr><td>5</td><td>Den</td><td>Flat</td><td>8.86</td><td>x 8.01</td><td>Open Concept Laminate</td></tr><tr><td>6</td><td>Bathroom</td><td>Flat</td><td>7.84</td><td>x 4.99</td><td>4 Pc Bath Tile Floor</td></tr></table>							#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Flat	17.85	x 9.97	Combined W/Dining Laminate	2	Dining	Flat	17.85	x 9.97	Combined W/Living Laminate	3	Kitchen	Flat	6.5	x 7.09	Open Concept Laminate	4	Prim Bdrm	Flat	9.94	x 8.01	Large Window Laminate	5	Den	Flat	8.86	x 8.01	Open Concept Laminate	6	Bathroom	Flat	7.84	x 4.99	4 Pc Bath Tile Floor
#	Room	Level	Length (ft)	Width (ft)	Description																																											
1	Living	Flat	17.85	x 9.97	Combined W/Dining Laminate																																											
2	Dining	Flat	17.85	x 9.97	Combined W/Living Laminate																																											
3	Kitchen	Flat	6.5	x 7.09	Open Concept Laminate																																											
4	Prim Bdrm	Flat	9.94	x 8.01	Large Window Laminate																																											
5	Den	Flat	8.86	x 8.01	Open Concept Laminate																																											
6	Bathroom	Flat	7.84	x 4.99	4 Pc Bath Tile Floor																																											
Client Remks: Luxury Yorkville Location, Prestige Street, Spacious 1 Bedroom + Den(Can Be 2nd Bedroom) Condo,with Locker, 9' High Ceilings, Open Concept Kitchen With Granite Counter Top And StainlessSteel Appliances, Laminated Flooring Through Out, 24Hr Concierge, Great Gym, Party Rm WithTerrace, Rooftop Garden, Walk Score 100! Convenient Walkable To Bloor Street Shopping, GreatRestaurants On Yonge Street, Banks, Supermarkets, Steps To TTC, Designer Shops, U of T Etc. Inclusions: Stainless Steel Appliances: Fridge, Stove/Oven, Dishwasher, Microwave/Fan Hook, Dryer Listing Contracted With: RE/MAX REALTY ENTERPRISES INC. Ph: 647-478-6578																																																



40 Scollard St 1106
Toronto Ontario M5R 3S1
 Toronto C02 Annex Toronto % Dif: 92
Taxes: \$2,963.57 / 2025 **For:** Sale **SPIS:** No **DOM:** 50
Sold: \$535,000
List: \$579,900
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 21 **Bedrooms:** 1 + 1
Unit#: 06 **Locker Lev/Unit:** Level B **Washrooms:** 1
Corp#: MTCC / 976 **Locker Unit:** 21 1x4xMain
Level: 11
Dir/Cross St: Yonge/Yorkville/Bay
Directions: Bay St & Scollard St
Prop Mgmt: Summerhill Property Management (905) 212-9966

MLS#: C12862968 **Sold Date:** 04/28/2026
PIN#: 119760067

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Year Built: 1989 Yr Built Source: MPAC Apx Sqft: 600-699 Foundation: Concrete Block Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$878.08 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: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Auto Garage Door Remote, Carpet Free, Storage Area Lockers, Sauna Security Feat: Security System, Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Stucco/Plaster / Concrete Block Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: Unit 8 Park \$/Mo: Prk Lvl/Unit: Level B, Unit 8 Bldg Amen: Concierge, Gym, Party/Meeting Room, Sauna, Squash/Racquet Court Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.09	x 10.6	Hardwood Floor	Open Concept	North View
2	Den	Main	11.09	x 7.84	Hardwood Floor	Open Concept	North View
3	Kitchen	Main	10.66	x 5.51	Marble Floor	Stainless Steel Appl	Granite Counter
4	Prim Bdrm	Main	9.42	x 16.99	Hardwood Floor	Large Closet	Large Window
5	Foyer	Main	7.91	x 5.74	Tile Floor	Closet	

Client Remks: Wow! Newly Renovated & Spacious 645sq.ft One Bedroom + Den Luxury Condo with Parking & Locker In The Heart Of Yorkville Next to the Four Seasons Hotel. Thousands \$\$\$ Invested on New Engineered Hardwood Flooring, Freshly Painted & Marble Flooring In Kitchen with Granite Counters & Stainless Steel Appliances, Brand New Dishwasher, New Bosch Clothes Washer & Dryer, Light Fixtures and Window Coverings. Large Oversized Bedroom with Very Spacious Wall To Wall Closet with Organizers & Large Window! Just Steps to the Bay/Bloor & Rosedale TTC Subway, Grocery, Plenty of Restaurants & Cafes, Shopping Along Bloor & In Yorkville, Banks, etc. Convenient Access to Rosedale Valley, Bayview Extension, and the DVP Making this a Fantastic Address to Live! Building Amenities Include 24/7 Concierge/Security, Gym, Sauna, Squash/Racquet Court, Bike Storage. Hurry! This Won't Last...Must See Today! Virtual Tour Available.
Inclusions: Stainless Steel Fridge, Stove, Microwave, Brand New Dishwasher, Clothes Washer & Dryer. All Light Fixtures & Window Coverings. Parking & Locker.

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



942 Yonge St 506 Toronto Ontario M4W 3S8 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$3,038.97 / 2025 For: Sale SPIS: No DOM: 23			Sold: \$550,000 List: \$579,900
Condo Apt Apartment Unit#: 06 Corp#: MTCC / 1019	#Shares%: Locker#: B194 Locker Lev/Unit: B Locker Unit: 194 Level: 5	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge - Bloor Directions: Yonge - Bloor Prop Mgmt: ICC Property Management Ltd. 905-940-1234			

MLS#: C13113132 **Sold Date:** 06/03/2026
PIN#: 120190083

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Owned Maint: \$790.29 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: 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, Place Of Worship, Public Transit, School Interior Feat: None	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 #: B130 Park \$/Mo: Prk Lvl/Unit: B130 Bldg Amen: Concierge, Games Room, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.25	x 10.01	Open Concept	Hardwood Floor	Combined W/Dining
2	Dining	Flat	11.15	x 8.17	Combined W/Living	Hardwood Floor	Window
3	Kitchen	Flat	9.58	x 6.99	Ceramic Floor	Breakfast Bar	
4	Prim Bdrm	Flat	12.4	x 10.76	Hardwood Floor	Double Closet	Mirrored Closet
5	Den	Flat	8.5	x 8.33	Hardwood Floor	Sliding Doors	
6	Locker	Bsmt	10.17	x 4.99			

Client Remks: Welcome to The Memphis - a hidden gem tucked away in between Yorkville and Rosedale, featuring a private gated entrance. This spacious 1 bed + den offers 680 sq ft of bright living space with large North facing windows and a peaceful neighbourhood street view. The wrap around kitchen has full sized appliances, tons of counter space, storage and a breakfast bar area. The spacious primary fits a king, and the den has a large enough size to be used as a second bedroom, office or extra living space. The Memphis delivers where it counts - 24-hour concierge, gym, sauna, rooftop terrace, and all utilities included in the maintenance fees. Steps to Whole Foods, Eataly, top restaurants, boutique shops, parks, and both subway lines - Rosedale and Bloor-Yonge. 1 oversized locker and parking included.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Blinds, Light fixtures
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. **Ph:** 416-486-5588

	40 Scollard St 1508		Sold: \$575,000
	Toronto Ontario M5R 3S1		List: \$598,000
	Toronto C02 Annex Toronto % Dif: 96		
	Taxes: \$3,039.82 / 2025	For: Sale	SPIS: No DOM: 58
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1	
Unit#: 08	Locker Lev/Unit:	Washrooms: 1	
Corp#: MTCC / 976	Locker Unit:	1x3xMain	
	Level: 15		
Dir/Cross St: Bay St. & Bloor St.			
Directions: Bay St. & Bloor St.			
Prop Mgmt: Summerhill Property Management			

MLS#: C12988340 **Sold Date:** 06/09/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$839.40	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Fan Coil / Electric	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 1989	Elev/Lift:	Park Type: Owned
Apx Sqft: 600-699	HST Applicable to: In Addition To	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Sqft Source: As Per Builder	Sale Price:	Park \$/Mo:
Exposure: N	Taxes Incl:	Prk Lvl/Unit:
Assessment:	Water Incl: Y	Bldg Amen:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Exercise Room, Gym, Party/Meeting Room, Elevator
Survey Type: Unknown	Cable TV Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	CAC Incl:	
	Bldg Ins Incl:	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Water Treatment	
	Security Feat: Concierge/Security, Monitored, Security System, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	11.81	x 12.83	B/I Closet Irregular Rm
2	Living	Main	10.33	x 17.26	Open Concept Combined W/Dining
3	Kitchen	Main	10.2	x 9.88	B/I Appliances
4	Bathroom	Main	5.05	x 7.61	

Client Remks: Originally designed as a boutique hotel, 40 Scollard is a 15 storey condo situated on a quiet one-way street in iconic Yorkville, and right across from the Four Seasons hotel. Experience luxury and smart living in this spacious one bedroom, fully renovated end-unit suite on the sub-penthouse floor. This suite has a thoughtful open-concept layout: chef's kitchen with modern "Artcraft Kitchens" cabinetry, Miele and Liebherr appliances, Moen Motion Sense kitchen faucet, quartz countertops and backsplash, reverse osmosis water system, and large peninsula with ample storage; custom wine/beverage unit; spa-style bathroom with U by Moen Smart shower system, anti-fog mirrored upper cabinets, energy-saving radiant floor heating system, and towel warmer; custom floor to ceiling shoe closet; large main bedroom with customized built-in closets, and vanity desk with LED motion sensor mirror; custom storage unit and work desk in the main living area; and home theatre system with built-in 85" Samsung 4K TV with surround sound speakers. High quality modern vinyl1 flooring, quartz countertops, Hafele ambient lighting features, and designer window coverings throughout. This suite also includes an ecobee smart thermostat and Smart Sensors, Google Nest Protect Smoke and CO Alarm, and AcuSteam humidifier unit.

Listing Contracted With: CENTURY 21 NEW CONCEPT **Ph:** 416-223-3535

	188 Cumberland St 412 Toronto Ontario M5R 0B6 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$3,740.27 / 2025 For: Sale SPIS: No DOM: 82			Sold: \$560,000 List: \$599,000
	Condo Apt Apartment Unit#: 06 Corp#: TSCC / 2783	#Shares%: Locker#: 34 Locker Lev/Unit: 4 Locker Unit: 34 Level: 06	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Avenue Road/Cumberland St Directions: Avenue Road/Cumberland St Prop Mgmt: Forest Hill Kipling Residential				

MLS#: C12671264 **Sold Date:** 03/30/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Other Apx Age: Apx Sqft: 500-599 Sqft Source: Builder Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$818.14 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Guest Accommodations, Storage Area Lockers, Ventilation System Security Feat: Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete / Other Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	8.27	x 13.42	Window Flr to Ceil	Nw View	Laminate
2	Dining	Flat	8.27	x 13.42	Combined W/Living	Open Concept	Laminate
3	Kitchen	Flat	6.1	x 10.1	B/I Appliances	Open Concept	Quartz Counter
4	Prim Bdrm	Flat	13.42	x 9.32	Window Flr to Ceil	Closet	Laminate
5	Foyer	Flat	5.02	x 6.5	Mirrored Closet	Laminate	

Client Remks: Prestigious Yorkville location to its best at the corner of Avenue Road and Cumberland Street. Surrounded by all the upscale restaurants & luxury brand name flagship stores and hotels in the Yorkville community. 2 min walk to the Bay subway station to get around the city. 5 mins walk to the Ontario Royal Museum. Park/library/University of Toronto are all within walking distance. Newer modern luxury condo residence is equipped with a state of art recreational facilities & 24 hrs concierge. The building has a private gated driveway for pick up and drop-off convenience and exclusive drive through between Yorkville Ave and Cumberland Street. This rare, stunning, one of a kind stylish suite has over 10 ft finished ceiling height, open and functional layout, sun filled corner suite wrapped around by wall to wall windows with NW warm exposure. Newly painted and brand new European floorings for ready move in. This suite is located on one of the 2 special levels in the building that have fewer units on the same level. A thoughtful privacy door outside the suite offers exclusivity but not interfering with the easy access to some recreational facilities located on the same level which includes a garden like rooftop terrace equipped with BBQs, boardroom and a luxury multipurpose recreation room, serving as an extension to your daily lifestyle. For those who prefer the stairwell over the elevator, this suite offers you that best option. Must see to appreciate!!

Inclusions: All existing custom window blinds and light fixtures. European kitchen with matching granite counters/backsplash, integrated Miele cooktop, dishwasher, oven, exhaust fan, paneled fridge. Stacked front-load washer/dryer. Upgraded large wall cabinet and granite counter in bathroom. New European high-quality laminated flooring throughout. Decorative shelves in hallway. One storage locker included in price and Rogers bulk internet is included in the monthly condo fee.

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. **Ph:** 905-764-7111

	942 Yonge St 224 Toronto Ontario M4W 3S8 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$3,787 / 2025 For: Sale SPIS: No DOM: 67			Sold: \$587,000 List: \$599,000	
	Condo Apt Apartment Unit#: 21 Corp#: MTCC / 1019	#Shares%: Locker#: Locker Lev/Unit: b Locker Unit: 180 Level: 2	Rms: 7 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x5xMain	Dir/Cross St: Yonge and Bloor Directions: Yonge and bloor Prop Mgmt: 360 Community Management	
MLS#: C13014814 Sold Date: 06/23/2026 PIN#: 120190035					
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 1990 Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: floor plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,029 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: Cert Level: Energy Cert: GreenPIS: No Prop Feat: Ensuite Laundry, Family Room, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free, Atrium	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 10 Park \$/Mo: Prk Lvl/Unit: b Bldg Amen: Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to The Memphis at Yonge & Bloor, tucked away on a quiet private street on the edge of Yorkville. Rarely offered and one of the largest 1 Bedroom + Den layouts in the building, offering almost 900 sq. ft. of functional living space. Spacious den/solarium is perfect for a home office or additional living area. Updated kitchen featuring stainless steel appliances and a tumbled marble backsplash. Renovated 5-piece bathroom with double sinks. Generous primary bedroom with walk-in closet. Includes parking and locker. Well-managed building with a wonderful community of owners. Maintenance fees include all utilities! Located on the 2nd floor with the gym and saunas right down the hallway. Unbeatable location steps to Yorkville, Bloor Street shopping, restaurants, the library, and Rosedale subway station. Walk Score 98. One of the largest 1 bedroom 1 den floor plans in the building. Inclusions: all appliances, window coverings, light fixtures Listing Contracted With: <u>IRISE</u> Ph: 416-203-2715					

 		11 Yorkville Ave 1108 Toronto Ontario M4W 1L2 Toronto C02 Annex Toronto % Dif: 92 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 149		Sold: \$550,000 List: \$599,990		
		Condo Apt #Shares%: Rms: 3 Apartment Locker#: Bedrooms: 0 Unit#: 08 Locker Lev/Unit: Washrooms: 1 Corp#: TSCC / 3108 Locker Unit: 1x4xFlat Level: 11 Dir/Cross St: Yonge & Yorkville Ave Directions: Yorkville Prop Mgmt: Melbourne Property Management				
MLS#: C12697916 Sold Date: 06/12/2026 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 0-499 Sqft Source: Builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$287.18 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: 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 / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Flat	0	0	Open Concept	B/I Appliances W/O To Balcony
2	Living	Flat	0	0	W/O To Balcony	Open Concept
3	Br	Flat	0	0	W/O To Balcony	Open Concept
Client Remks: 421sqft + Balcony bachelor/studio with east exposure. 11 Yorkville by RioCan, Metropia & Capital Developments - Inspired by the towers of Manhattan, 11YV rises 65 storeys above Yorkville with meticulously sculpted, elegantly proportioned architecture and approximately 600 residences whose inhabitants have a clear appreciation for beauty, luxury, quality, service and the finest comforts. Whether enjoying the buildings world-class amenities, walking through the contemporary ground level garden, or patronizing the 24,000 square feet of street front retail space, 11YV residents are at the centre of an urban fairy tale. Yorkville is kilometre zero for the well-cultured and well-heeled. A place where the world's savviest consumers congregate to satisfy their appetites for luxury retail and gourmet pursuits. It's an ever-evolving area that never fails to dazzle and intrigue, and a AAA-opportunity for only the most exclusive brands. 11YV offers world class amenities that immerse you with the look and feel of luxury and comfort elevating you too new heights. With a spectacular double-height lobby, infinity edged indoor/outdoor pool, multifunctional space, an intimate piano lounge, a dramatic wine dining room, and an Instagram-worthy, velvet-covered signature Bordeaux lounge residents are sure to feel elevated at all times. On top of all that they also offer a state of the art fitness centre, outdoor lounge with BBQ's, a zen garden, and a business centre including a boardroom bringing together the work hard/ play hard lifestyle.						
Inclusions: Kitchen Appliances, En-suite laundry washer & dryer, electrical light fixtures						
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. Ph: 905-305-1600						

	188 Cumberland St S 2208		Sold: \$599,000
	Toronto Ontario M5R 2G3		List: \$620,000
	Toronto C02 Annex Toronto % Dif: 97		
	Taxes: \$0 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 8	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 2783	Locker Unit:	1x4xMain	
	Level: 22		
Dir/Cross St: Avenue Rd & Bloor St			
Directions: Avenue Rd & Bloor St			
Prop Mgmt: Forest Hill Kipling Residential Management 416-551-4813			

MLS#: C13107718 **Sold Date:** 06/05/2026
PIN#: 000000000

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$861.19	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age: 0-5	UFFI:	Drive: Underground
Apx Sqft: 500-599	Elev/Lift: Yes	Park Type: None
Sqft Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: S	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl: Y	Concierge, Exercise Room, Gym, Indoor Pool, Elevator
Phys Hdcap-Eqp:	Cable TV Incl:	Com Elem Incl: Y
	CAC Incl: Y	
	Bldg Ins Incl: Y	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	Interior Feat: Built-In Oven, Carpet Free	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	0	0	Glass Doors Double Closet
2	Den	Main	0	0	
3	Living	Main	0	0	Combined W/Kitchen
4	Kitchen	Main	0	0	Combined W/Living

Client Remks: A sophisticated standard of luxury living! Welcome to Cumberland Towers in the heart of coveted Yorkville. One of the most glamorous neighbourhoods in the city. This elegant one bedroom with a den caters to all your needs, whether it's for a smart investment, personal residence or a "pied-a-terre". Beautiful clean finishes, Miele appliances, floor-to-ceiling windows, two large closets and a thoughtful layout. Hotel like amenities include: fitness centre, indoor pool, hot tub, roof-top garden, meditation studio, 24 hr Concierge & Valet Parking. Some of the best restaurants and designer boutiques right at your doorstep, Wholefoods Market, the world renown Equinox Gym, Barry's Bootcamp, Jaybird Pilates, Othership, Four Season Hotel, Hazelton Hotel, Museums, 3 subway stations, walking distance to U of T and the list goes on. This home offers a truly exceptional opportunity!

Inclusions: All furniture.

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



942 Yonge St 809		Sold: \$625,000
Toronto Ontario M4W 3S8		List: \$639,000
Toronto C02 Annex Toronto % Dif: 98		
Taxes: \$3,137 / 2025	For: Sale	SPIS: No
		DOM: 43
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 1 + 1
Unit#: 09	Locker Lev/Unit: 168	Washrooms: 1
Corp#: MTCC / 1019	Locker Unit: P2	1x3
		Level: 8
Dir/Cross St: Yonge - Bloor		
Directions: Yonge		
Prop Mgmt: ICC Property Management Ltd. 905-940-1234		

MLS#: C12696152	Sold Date: 02/26/2026
PIN#: 120190153	

Kitchens: 1	Pets Perm: No	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$754.50	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:
Year Built: 1990	Elev/Lift:	Park Type: Owned
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Apx Sqft: 700-799	Sale Price:	Park \$/Mo:
Lot Size Source: MPAC	Taxes Incl:	Prk Lvl/Unit: P1, 85
Sqft Source: 707	Water Incl: Y	Bldg Amen:
Exposure: S	Heat Incl: Y	Com Elem Incl: Y
Assessment: 2025	Hydro Incl: Y	
Spec Desig: Unknown	Cable TV Incl: Y	
Survey Type: None	CAC Incl: Y	
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to The Memphis - a quiet, beautifully maintained oasis perfectly positioned between Yorkville and Rosedale. This fully renovated 1 bedroom + den suite offers 707 sq ft of bright, thoughtfully designed living space with large south-facing windows that fill the home with natural light and provide a calm courtyard view. A true turnkey opportunity in one of Toronto's most coveted neighbourhoods. The suite has been meticulously upgraded throughout. The bespoke kitchen features custom cabinetry, quartz counters, a breakfast bar, and stainless-steel appliances - ideal for cooking, entertaining, or enjoying a quiet morning coffee. The renovated spa-inspired bathroom feels fresh and modern, while the engineered wood flooring and high baseboards add a crisp, elegant finish. The spacious primary bedroom easily accommodates a king-size bed, and the large den offers versatility as a dining room or dedicated home office. The Memphis is known for its exceptional care and peaceful atmosphere, all while being steps to the best of Yorkville - shops, bars, restaurants, Whole Foods, City Market, Eataly, lush parks, transit, and both subway lines. Building amenities include a 24-hour concierge, gym, sauna, party/meeting room, billiards room, visitors parking, and a stunning rooftop terrace. All utilities are included in the maintenance fees, adding convenience and value. A beautifully renovated, move-in-ready home in the heart of the city - this is the one you've been waiting for.					
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, Blinds, Bathroom mirrors, Wall mirrors.					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. Ph: 416-462-1888					

		1 Yorkville Ave 3709 Toronto Ontario M4W 0B1 Toronto C02 Annex Toronto % Dif: 99 Taxes: \$3,830.76 / 2025 For: Sale SPIS: No DOM: 29		Sold: \$643,000 List: \$649,000																																			
		Condo Apt Apartment Unit#: 09 Corp#: TSCC / 2842		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 37																																			
		Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain																																					
Dir/Cross St: YONGE-YORKVILLE Directions: YONGE-YORKVILLE Prop Mgmt: FIRST SERVICE RESIDENTIAL																																							
MLS#: C12911888 Sold Date: 04/21/2026 PIN#:																																							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 500-599 Foundation: Concrete Sqft Source: AS PER BUILDER Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$416 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Elevator Feat: Under Contract: None 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, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Built-In Oven, Carpet Free, Separate Hydro Meter Security Feat: Concierge/Security, Smoke Detector		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Other Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Games Room, Gym, Outdoor Pool, Sauna Com Elem Incl: Y																																			
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Main</td><td>21.49</td><td>x 9.28</td><td>Laminate</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>8.37</td><td>x 9.28</td><td>Laminate</td></tr><tr><td>3</td><td>Kitchen</td><td>Main</td><td>21.49</td><td>x 9.28</td><td>Laminate</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>Main</td><td>9.02</td><td>x 9.02</td><td>Laminate</td></tr><tr><td>5</td><td>Den</td><td>Main</td><td>8.23</td><td>x 6.99</td><td>Laminate</td></tr></table>		#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	21.49	x 9.28	Laminate	2	Dining	Main	8.37	x 9.28	Laminate	3	Kitchen	Main	21.49	x 9.28	Laminate	4	Prim Bdrm	Main	9.02	x 9.02	Laminate	5	Den	Main	8.23	x 6.99	Laminate	Combined W/Dining Window Flr to Ceil Combined W/Living Window Flr to Ceil Modern Kitchen Centre Island Closet Window Flr to Ceil Closet Window	
#	Room	Level	Length (ft)	Width (ft)	Description																																		
1	Living	Main	21.49	x 9.28	Laminate																																		
2	Dining	Main	8.37	x 9.28	Laminate																																		
3	Kitchen	Main	21.49	x 9.28	Laminate																																		
4	Prim Bdrm	Main	9.02	x 9.02	Laminate																																		
5	Den	Main	8.23	x 6.99	Laminate																																		
Client Remks: Stunning High-Floor 1 Bedroom + Den in the Heart of Prestigious Yorkville at the Iconic 1Yorkville Ave - Toronto's Premier Luxury Address. This Bright East-Facing Suite Offers Unobstructed Panoramic Views of the City Skyline and Breathtaking Sunrises from Your Open Balcony, Flooding the Open-Concept Living Space with Morning Light and Serene Energy. The Versatile Den Features a Sliding Door and Can Easily Serve as a Second Bedroom, Home Office, or Guest Retreat. Enjoy a Modern Chef's Kitchen with a Centre Island, Sleek Quartz Countertops, Elegant Mosaic Backsplash, and Integrated Appliances. The Spacious Spa-Like Bathroom Is a True Retreat, Complete with High-End Finishes and Luxurious Details. In-Suite Full-Size Washer and Dryer Add Everyday Convenience, While 9 Ft Ceilings Enhance the Airy Feel. Indulge in World-Class Building Amenities Across Multiple Levels: a Sprawling Outdoor Pool with Cabanas and Hot Tub, Hot-and-Cold Plunge Pools, Aqua Massage, Steam Room, Sauna, Expansive Fitness Gallery with CrossFit and Pilates Studios, Yoga/Dance Rooms, Zen Garden with Fire Pits, Rooftop Entertainment Terrace with Outdoor Theatre and Party Rooms, 24-Hour Concierge, and More- Hotel-Style Living at Its Finest. Prime Location Steps to Yonge & Bloor Subway Station (Two Lines for Seamless Transit),World-Renowned Shopping (Holt Renfrew, Designer Boutiques), and an Endless Array of Top-Tier Restaurants Including Cafe Boulud, Eataly, Planta Yorkville, Earls, and Iconic Spots like Trattoria Nervosa - All Within a Short Walk. Live in the Epicentre of Toronto's Luxury Lifestyle, Culture, and Convenience. Don't Miss This Rare Opportunity in One of the City's Most Sought-After Buildings. Schedule Your Private Viewing Today! Inclusions: Integrated Fridge, Cooktop, Built-In Oven, Dishwasher, Rangehood. Full Size Washer and Dryer. All Electrical Light Fixtures.																																							
Listing Contracted With: UNION CAPITAL REALTY Ph: 289-317-1288																																							

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

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

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$990.39 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: N Accessibility Elevator Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Terraced Interior Feat: Carpet Free, Separate Heating Controls Security Feat: Concierge/Security, Smoke Detector	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19	x 14.01	Hardwood Floor	Fireplace	W/O To Deck
2	Dining	Flat	14.01	x 19	Hardwood Floor	Combined W/Living	Crown Moulding
3	Kitchen	Flat	9.25	x 8.5	Slate Flooring	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Flat	13.48	x 11.52	Hardwood Floor	B/I Shelves	W/I Closet
5	Foyer	Flat	7.25	x 6.5	Slate Flooring	Closet	

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

Inclusions: Custom blinds, S/S range, Fisher Paykel S/S refrigerator, Washer and Dryer. All Elf's

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-766-1600



8 Cumberland St 3704 Toronto Ontario M4W 0B6 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$4,092 / 2025 For: Sale SPIS: No DOM: 59			Sold: \$634,000 List: \$649,900
Condo Apt Apartment Unit#: 4 Corp#: TSCC / 3030	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 37	Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Cumberland St./Yonge St. Directions: Cumberland St./Yonge St. Prop Mgmt: TSE MANAGEMENT SERVICES - 416-975-0472			

MLS#: C12853796 **Sold Date:** 05/04/2026
PIN#: 770300321

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: As per Builder. Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$514.64 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Interior Feat: Other	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Party/Meeting Room, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.49	x 10.07	Combined W/Dining	Open Concept	Large Window
2	Dining	Flat	19.49	x 10.07	Combined W/Living	Open Concept	
3	Kitchen	Flat	19.49	x 10.07	B/I Appliances	Combined W/Dining	Open Concept
4	Prim Bdrm	Flat	10.14	x 9.65	4 Pc Ensuite	Large Window	Closet
5	Den	Flat	10.4	x 7.32	Open Concept		

Client Remks: Welcome To 8 Cumberland Condos, An Exceptional Residence By Great Gulf And Phantom Developments In The Heart Of Yorkville! This High-floor, South-facing 1 Bedroom + Den Suite Offers A Thoughtfully Designed Layout With A Private Primary Ensuite And Breathtaking Unobstructed South Views. Floor-to-ceiling Windows Flood The Space With Natural Light, Complemented By 9-foot Smooth Ceilings For An Airy, Modern Feel. With Seamless Transit Access At Yonge-bloor Station. Minutes To Cf Toronto Eaton Centre, Yonge-dundas Square, University Of Toronto, George Brown College, Toronto Metropolitan University, Queen's Park, Hospital Row, And Toronto's Financial And Entertainment Districts.

Inclusions: Built In Fridge, Stove, Microwave, Dishwasher, Washer and Dryer, All Elf's, and All Window Blinds.
Listing Contracted With: CENTURY 21 KENNECT REALTY **Ph:** 905-604-6595

	40 Scollard St 1502			Sold: \$637,500	
	Toronto Ontario M5R 3S1			List: \$660,000	
	Toronto C02 Annex Toronto % Dif: 97				
	Taxes: \$2,963.57 / 2025		For: Sale	SPIS: No	DOM: 53
	Condo Apt	#Shares%:	Rms: 4		
	Apartment	Locker#: C111	Bedrooms: 1		
	Unit#: 02	Locker Lev/Unit: C	Washrooms: 1		
	Corp#: MTCC / 976	Locker Unit: 111	1x3xFlat		
			Level: 14		
	Dir/Cross St: Bay & Davenport				
Directions: Bay St. and Bloor St. W.					
Prop Mgmt: Summerhill Property Management					

MLS#: C12661744		Sold Date: 02/27/2026			
PIN#:					
Kitchens:	1	Pets Perm:	Yes-with Restrictions		
Fam Rm:	N	Locker:	Ensuite+Exclusive		
Basement:	None	Maint:	\$850.80		
Fireplace/Stv:	N	A/C:	Central Air		
Heat:	Forced Air / Gas	Central Vac:	No		
Apx Age:	16-30	UFFI:	No		
Apx Sqft:	600-699	Elev/Lift:	Retirement: N		
Sqft Source:	MPAC	HST Applicable to	Included In		
Exposure:	S	Sale Price:			
Assessment:		Taxes Incl:	Water Incl: Y		
Spec Desig:	Unknown	Heat Incl:	Y Hydro Incl: Y		
Survey Type:	None	Cable TV Incl:	CAC Incl: Y		
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl: Y		
		Cert Level:	Energy Cert:		
		GreenPIS:	No		
		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		
		Interior Feat:	Other		
		Security Feat:	Concierge/Security		
		Balcony:	None		
		Ens Lndry:	Y		
		Lndy Lev:	Main		
		Exterior:	Stucco/Plaster / Concrete Block		
		Gar/Gar Spcs:	Underground / 1		
		Drive:	Private, Underground		
		Park Type:	Owned		
		Park/Drv Spcs:	1 Tot Prk Spcs: 1		
		#:	C120		
		Park \$/Mo:			
		Prk Lvl/Unit:	LEVEL C UNIT 20		
		Bldg Amen:	Concierge, Gym, Party/Meeting Room, Sauna, Squash/Racquet Court		
		Com Elem Incl:	Y		
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.77	x 11.55	Combined W/Dining
2	Dining	Flat	16.77	x 11.55	Combined W/Living
3	Kitchen	Flat	11.55	x 11.22	Open Concept
4	Prim Bdrm	Flat	17.55	x 8.92	Hardwood Floor
					Combined W/Kitchen Hardwood Floor
					Combined W/Kitchen Hardwood Floor
					Quartz Counter Eat-In Kitchen
					Large Window W/W Closet
Client Remks: Across from the iconic Four Seasons, this fully renovated one-bedroom residence puts you at the centre of it all. Think morning spa treatments, chic brunches, and evenings spent exploring Toronto's most coveted restaurants all just steps from your door. Inside, wide-plank hardwood floors set the tone for modern elegance. Every closet has been professionally customized, so your wardrobe is as organized as your lifestyle. The open-concept kitchen is dressed in Miele appliances and finished with a wine fridge perfect for uncorking something special at the end of a long day. This suite is made for the executive who craves convenience without compromise. Stroll to Hazelton's One Restaurant, Sassafraz, Cafe Boulud, or Trattoria Nervosa for dinner. Hop on the Bloor, Bay, or Rosedale subway within minutes. And with effortless access to the Rosedale Valley Road, Bayview Extension, and the DVP, the city is yours to move through with ease. Yorkville isn't just an address. Its a lifestyle. And this is your chance to live it.					
Inclusions: Stainless Steel Miele Fridge, Stove, Exhaust, Dishwasher, Stainless Steel Wine Fridge, Stainless Steel Panasonic Microwave, Washer, Dryer, All Window Coverings, All Elfs.					
Listing Contracted With: BOSLEY REAL ESTATE LTD. Ph: 416-322-8000					

	1 Yorkville Ave 1412			Sold: \$640,000	
	Toronto Ontario M4W 0B1			List: \$670,000	
	Toronto C02 Annex Toronto % Dif: 96				
	Taxes: \$3,627.16 / 2025		For: Sale	SPIS: Yes	DOM: 35
	Condo Apt	#Shares%:		Rms: 5	
	Apartment	Locker#:		Bedrooms: 1 + 1	
	Unit#: 12	Locker Lev/Unit: P1		Washrooms: 2	
	Corp#: TSSC / 2842	Locker Unit: #28		1x3, 1x3	
			Level: 14		
	Dir/Cross St: Yonge St & Bloor St				
Directions: Yonge St & Yorkville Ave					
Prop Mgmt: First Service Residential					

MLS#: C12921940 **Sold Date:** 04/29/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$458.91	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Fan Coil / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Drive:
Apx Sqft: 500-599	Elev/Lift:	Park Type: None
Sqft Source: Source Floorplan	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: S	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl:	Bldg Amen:
Survey Type: Unknown	Heat Incl: Y Hydro Incl:	Concierge, Games Room, Gym, Outdoor Pool, Sauna
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl:	Com Elem Incl: Y
	Bldg Ins Incl: Y Prkg Incl:	
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Pets	
	Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Some photos have been virtually staged. Welcome to the prestigious 1 Yorkville in the heart of downtown Toronto and Yorkville's neighbourhood. This 9 ft ceilings, south-facing bright unit has a functional layout, perfect for a starter home in a prime location or an investment opportunity (prime rent opportunities with UofT students and Yorkville demographic). Modern kitchen with integrated Appliances, Island, Quartz Countertops, and tons of storage. The den is a live-able size as a second bedroom or home office/studio, with an en-suite dual-entry bathroom into the living space. The bedroom fits a queen bed comfortably and has tons of closet space, with two closets and an ensuite bathroom. With two potential bedrooms and two bathrooms, this unit can is perfect for your downtown living lifestyle! In-suite full-size washer and dryer. Unit comes with 1 locker. Photos are from prior owner's furniture. 1 Yorkville's hotel-like amenities include: outdoor pool with cabanas, rooftop terrace with fireplace & BBQs & outdoor movie theatre, indoor spa center (hot and cold plunge pools, steam room, sauna), state-of-the-art fitness and gyms, including a CrossFit gym and pilates with reformer studio, yoga/dance rooms, Games Room (Table Tennis & Billiards), Party Rooms, Bike Storage Room, 24 Hour Concierge. Prime AAA location steps to the Yonge-Bloor TTC subway, retail shopping (Lululemon, Aritzia, Holt Renfrew, and Yorkville's finest designer stores), tons of restaurants, cafes, Eataly & grocery, and a short walk away from amazing parks and trails! Floorplan is attached.					
Inclusions: Integrated Fridge, Cooktop, Built-In Oven, Dishwasher, Rangehood. Full Size Washer and Dryer. All Electrical Light Fixtures. All Window Coverings.					
Listing Contracted With: <u>RIGHT AT HOME REALTY</u> Ph: 416-391-3232					

	8 Cumberland St 4905		Sold: \$680,990
	Toronto Ontario M4W 0B6		List: \$680,990
	Toronto C02 Annex Toronto % Dif: 100		
	Taxes: \$4,524.52 / 2025	For: Sale	SPIS: No DOM: 24
Condo Apt	#Shares%:	Rms: 4 + 1	
Apartment	Locker#: TBA	Bedrooms: 1 + 1	
Unit#: 05	Locker Lev/Unit: TBA	Washrooms: 1	
Corp#: TSCC / 3030	Locker Unit: TBA	1x4xFlat	
	Level: 49		
Dir/Cross St: Bloor St and Yonge St			
Directions: North West Corner of Yonge St and Bloor St			
Prop Mgmt: TSE MANAGEMENT SERVICES INC			

MLS#: C13044350 **Sold Date:** 05/19/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$492.31	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: New	UFFI:	Drive:
Apx Sqft: 500-599	Elev/Lift:	Park Type: None
Sqft Source: 561/Floor Plan	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: S	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: Unknown	Heat Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Hydro Incl:	
	CAC Incl:	
	Y Prkg Incl:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	16.01	x 11.68	Laminate Stone Counter Stainless Steel Appl
2	Dining	Flat	16.01	x 11.68	Laminate Combined W/Kitchen Open Concept
3	Living	Flat	16.01	x 11.68	Laminate Combined W/Dining South View
4	Prim Bdrm	Flat	10.43	x 8.99	Laminate Large Window Large Closet
5	Den	Flat	8.43	x 6.99	Laminate Separate Rm

Client Remks: Welcome to 8 Cumberland, a stunning address nestled in the heart of the prestigious Yorkville community. This spacious and sunlit 1-bedroom plus Den unit offers 561 square feet of luxurious living space with breathtaking South-facing views. Located within a striking 51-storey high-rise, this modern condo embodies urban living at its finest, situated at the iconic intersection of Cumberland and Yonge. With an unbeatable walk and transit score, you're just steps away from world-class shopping, dining, and entertainment. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. The open-concept layout invites you to enjoy panoramic city vistas, while the chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, and high-end stainless-steel appliances, is perfect for culinary enthusiasts. Every moment at 8 Cumberland feels like home.

Inclusions: Brand new unit-purchased directly from the builder- Stainless Steel: Fridge, Stove, Microwave & Hood and Integrated Dishwasher, Washer And Dryer, one locker is included (monthly locker maintenance fee of \$35.93 applies)

Listing Contracted With: RE/MAX EXCEL ALLIANCE REALTY **Ph:** 905-475-4750



8 Cumberland St 3804			Sold: \$634,000		
Toronto Ontario M4W 0B6			List: \$688,000		
Toronto C02 Annex Toronto % Dif: 92					
Taxes: \$4,091.26 / 2025		For: Sale	SPIS: No	DOM: 75	
Condo Apt	#Shares%:	Rms: 4 + 1			
Apartment	Locker#:	Bedrooms: 1 + 1			
Unit#: 04	Locker Lev/Unit:	Washrooms: 1			
Corp#: TSCC / 3030	Locker Unit:	1x4			
	Level: 38				
Dir/Cross St: Yonge St and Bloor St					
Directions: North West Corner of Bloor St and Yonge St					
Prop Mgmt: TSE MANAGEMENT SERVICES INC					

MLS#: C12780964 **Sold Date:** 04/27/2026
PIN#: 770300329

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$514.64	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 0
Apx Age:	0-5	UFFI:		Drive:	
Apx Sqft:	500-599	Elev/Lift:		Park Type:	None
Sqft Source:	Builder	HST Applicable to	Included In	Park/Drv Spcs:	0
Exposure:	S	Sale Price:		Tot Prk Spcs:	0
Assessment:		Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Heat Incl:	Y	Prk Lvl/Unit:	
Survey Type:	None	Cable TV Incl:	CAC Incl:	Bldg Amen:	Concierge, Gym, Party/Meeting Room
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Prkg Incl:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions, Public Transit		
		Interior Feat:	Carpet Free		
		Security Feat:	Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.36	x 10.5	Open Concept	Large Window	Hardwood Floor
2	Dining	Flat	19.36	x 10.5	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Flat	19.36	x 10.5	Open Concept	Stainless Steel Appl	Hardwood Floor
4	Br	Flat	10.17	x 9.51	Closet	Large Window	Hardwood Floor
5	Den	Flat	10.4	x 7.22	Hardwood Floor		

Client Remks: Client RemarksWelcome to Eight Cumberland in Yorkville by Great Gulf! Easy Transit, Nearby Bloor & Yonge Subway Line & Underground Path. Walking Distance To Subway station ,Library, Shopping, Groceries, Restaurants. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. Exceptionally well-managed building comes with fantastic amenities. Gorgeous Luxury 1 Bed + Den With Lots Of Upgrades , Floor-to-Ceiling Windows. Bright & Spacious. Open Concept Living Area With High Ceilings. South Exposure.

Inclusions: S/S Kitchen Appliances, Integrated Dishwasher&Refrigerator , Built In Microwave. Washer & Dryer. All Existing Light Fixtures.All Existing Window Coverings.

Listing Contracted With: HOMELIFE LANDMARK REALTY INC. **Ph:** 905-305-1600



88 Cumberland St 1903 Toronto Ontario M5R 3V1 Toronto C02 Annex Toronto % Dif: 82		Sold: \$575,000 List: \$699,000
Taxes: \$2,276.58 / 2024	For: Sale	SPIS: No DOM: 243
Condo Apt	#Shares%: 0	Rms: 4
Apartment	Locker#:	Bedrooms: 1
Unit#: 03	Locker Lev/Unit:	Washrooms: 1
Corp#: TSCC / 2276	Locker Unit:	1x4xFlat
	Level: 19	
Dir/Cross St: Bay and Bloor Street		
Directions: Bay and Bloor St W		
Prop Mgmt: Forest Hill Kipling		

MLS#: C12442526 **Sold Date:** 06/03/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Encl
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$570.05	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Drive:
Apx Sqft: 500-599	Elev/Lift:	Park Type: None
Sqft Source: Builder	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: Other	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Cable TV Incl:	
	Bldg Ins Incl: Y	
	Cert Level:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Built-In Oven, None	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Look No Further. This is One Of Only 5 One Bedroom Suites With The Preferred West Facing View. Voted One Of Yorkville's Most Desirable Buildings. Superior Quality and Perfect Location Make This Suite An Easy Choice. A Layout With No Wasted Space. Surrounded by World Renowned Retail Brands, Top Restaurants, Bistros, Galleries, Coffee Shops. Most Importantly 2 Minute Walk To The Subway Station. **EXTRAS** Furniture, Accessories & Kitchen Items Are Included In The Price.					
Inclusions: All furniture and accessories are INCLUDED IN THE PRICE!! Sectional Couch, Rugs, TV, Credenza, Bed Frame, Desk, Coffee Table, Art Work, and Much More.					
Listing Contracted With: INTERNATIONAL REALTY FIRM, INC. Ph: 647-494-8012					

	32 Davenport Rd 706			Sold: \$715,000	
	Toronto Ontario M5R 0B5			List: \$699,000	
	Toronto C02 Annex Toronto % Dif: 102				
	Taxes: \$5,474.67 / 2025		For: Sale	SPIS: Yes	DOM: 34
	Condo Apt	#Shares%:	Rms: 5		
	Apartment	Locker#:	Bedrooms: 2		
	Unit#: 6	Locker Lev/Unit:	Washrooms: 2		
	Corp#: TSCC / 2451	Locker Unit:	2x4xFlat		
			Level: 7		
	Dir/Cross St: Davenport Road & Bay Street				
Directions: Davenport Road & Bay Street					
Prop Mgmt: ICC Property Management Ltd					

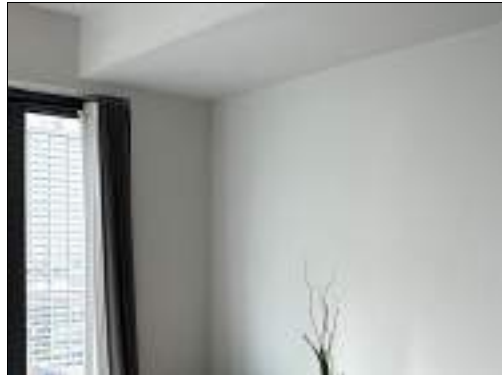
MLS#: C13097944 **Sold Date:** 06/10/2026
PIN#: 764510050

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$821.99	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Alum Siding / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Sqft Source: Builder	Retirement: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: E	HST Applicable to Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl: Y Hydro Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	42.62	x 33.46	Open Concept	W/O To Balcony	Laminate
2	Dining	Flat	42.62	x 33.46	Open Concept	Combined W/Kitchen	Laminate
3	Kitchen	Flat	42.62	x 33.46	Modern Kitchen	Centre Island	Laminate
4	Prim Bdrm	Flat	41.34	x 29.49	Double Closet	4 Pc Ensuite	Laminate
5	2nd Br	Flat	31.2	x 33.46	O/Looks Living	Closet	Laminate

Client Remks: Spectacular luxury condominium situated in the heart of Canada's most prestigious neighbourhood-Yorkville. Welcome to The Yorkville Condominiums by Lifetime Developments, where modern design meets timeless sophistication in a community celebrated for its style, culture, and exclusivity. Step outside your door to world-class shopping, exceptional dining, galleries, entertainment, green spaces, and effortless transit access. Suite 706 offers 780 sq.ft. of gracious interior living space + a 51 sq.ft. balcony, designed to capture the best of urban living. This bright 2-bedroom, 2-bathroom east-facing residence features 10 ft ceilings in the main principal room, enhancing the sense of volume, airiness, and natural light throughout. A thoughtfully planned layout provides excellent flow, while the private balcony welcomes beautiful morning sun. The suite is finished with high-end custom appliances, sleek contemporary cabinetry, and wide-plank laminate flooring. Both bedrooms are well-proportioned, and the bathrooms offer refined, modern finishes for a hotel-inspired experience. Residents enjoy an impressive roster of premium amenities, including a rooftop terrace with BBQ areas, a plunge pool, an elegant party room/club lounge, a yoga studio, and a fully equipped fitness centre. A 24-hour concierge delivers security, convenience, and boutique-style service. Perfectly positioned steps from the Yonge/Bloor subway, University of Toronto, TMU, and the iconic Mink Mile, this location offers unmatched convenience and connectivity. Whether as a principal residence or investment, this suite offers an elevated lifestyle in one of Toronto's most distinguished communities.

Listing Contracted With: BREWING BROKERS REALTY INC. **Ph:** 416-601-2121

	8 Cumberland St 3104 Toronto Ontario M4W 0B6 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$3,910.28 / 2025 For: Sale SPIS: No DOM: 89		Sold: \$650,000 List: \$699,500				
	Condo Apt Apartment Unit#: 3104 Corp#: TSCC / 3030	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 31	Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 1x4				
Dir/Cross St: Bloor and Yonge St Directions: North West Corner of Bloor and Yonge Street Prop Mgmt: GG Eight Cumberland Inc.							
MLS#: C12658024 Sold Date: 04/01/2026 PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: None Maint: \$514.64 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free		Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:			
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Ground	10.43	x 8.99	Laminate	Large Window	Large Closet
2	Den	Ground	8.43	x 6.99	Laminate	Separate Rm	
3	Living	Ground	16.01	x 11.68	Laminate	Large Window	South View
4	Dining	Ground	16.01	x 11.68	Laminate	Combined W/Kitchen	Open Concept
Client Remks: Welcome to 8 Cumberland - Yorkville's signature address at Cumberland & Yonge.This bright and thoughtfully designed 1 Bedroom + Den suite combines modern finishes with a highly functional, split-use layout perfect for working from home or entertaining guests. Enjoy a sun-filled south view, open-concept living space, and a chef-inspired kitchen featuring sleek cabinetry, quartz countertops, and integrated stainless-steel appliances. The versatile den serves perfectly as a home office or guest room.Experience urban sophistication at its finest, with flagship shopping, fine dining, cafes, museums, and two subway lines just steps away.Residents enjoy exceptional amenities in this striking 51-storey residence - including a state-of-the-art fitness centre, rooftop lounge, dog spa and pet washing station, and elegant entertainment spaces.A refined Yorkville lifestyle awaits.							
Listing Contracted With: CENTURY 21 MYPRO REALTY Ph: 416-686-1500							

	11 Yorkville Ave 3503		Sold: \$690,000
	Toronto Ontario M4W 0B7		List: \$699,900
	Toronto C02 Annex Toronto % Dif: 99		
	Taxes: \$3,600 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 03	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 3108	Locker Unit:	1x4xMain	
	Level: 35		
Dir/Cross St: Yonge & Bloor			
Directions: Yonge & Bloor			
Prop Mgmt: Melbourne Property Management			

MLS#: C12866468 **Sold Date:** 04/14/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: Floor Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$407.95 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: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Exterior Feat: Recreational Area Interior Feat: Carpet Free Security Feat: Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Games Room, Gym, Indoor Pool, Recreation Room, Elevator Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.25	x 9.42	Open Concept	Picture Window	Laminate
2	Kitchen	Main	14.6	x 11.58	Modern Kitchen	B/I Appliances	Centre Island
3	Prim Bdrm	Main	10.83	x 8.76	Double Closet	Picture Window	Laminate
4	Den	Main	9.19	x 4.27	Laminate		

Client Remks: An Incredible Opportunity To Own This Upscale 1-Bedroom + Den Condo Located In Toronto's Most Prestigious Neighbourhood - Yorkville! *** High Floor With A Spectacular Unobstructed Panoramic View *** This Suite Offers Style, Sophistication And An Open-Concept Layout With Large Windows That Provide Plenty Of Natural Light. Almost 600 Sq.Ft. Of Elegantly Designed Living Space With 9' Ceiling *** Absolutely Stunning Kitchen Which Is Fully Equipped With Premium Miele Appliances And A Beautiful Waterfall Dining Island, Built-In Wine Fridge And Chilling Station That Is Ideal For Cooking & Entertaining *** Spacious & Luxurious "Hotel Inspired" Bathroom *** This Is An Award Winning 5-Star Luxury-Type Of Building With 24/7 Concierge/Security, State Of The Art Fitness Centre, Infinity Edge Indoor/Outdoor Swimming Pool, Zen Garden, Outdoor Lounge Complete With BBQ's, Wine Tasting Room, Multi-Functional Indoor Lounge, Business Centre, Movie Theatre & Much More! *** Incredible Location, Across From The Four Seasons Hotel With Convenient Access To TTC Subway Stations, Yonge & Bloor, World-Class Shops, University of Toronto, Designer Brands, Restaurants, Entertainment, Art, Culture And Social Events - Walking Distance To Everything! *** Unit Is "Like New" Condition. *** Note, This Is An Ideal Investor Opportunity. Unit Is Leased For \$2,900/Month Until July 15th, 2026 To An A++ Tenant (Willing To Extend) Or End-User Occupancy July 15th, 2026 *** Great Future Upside, Especially Amongst Many Recently Sold High-End Condos In The Building.

Inclusions: Built-In: Fridge, Stove Top, Oven, Dishwasher, Microwave Oven, Wine Fridge, Stacked Washer & Dryer, Modern Electric Light Fixtures & Roller Shade Blinds.

Listing Contracted With: SUTTON GROUP-HERITAGE REALTY INC. **Ph:** 905-619-9500



15 McMurrich St 201 Toronto Ontario M5R 3M6 Toronto C02 Annex Toronto % Dif: 97 Taxes: \$4,821.05 / 2025 For: Sale SPIS: No DOM: 67			Sold: \$723,000 List: \$724,900
Condo Apt Apartment Unit#: 1 Corp#: MTCC / 562	#Shares%: Locker#: B-23 Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x5, 1x3	
Dir/Cross St: Yonge And Davenport Directions: N/A Prop Mgmt: ICC Property Management 416-485-5300			

MLS#: C12834308 **Sold Date:** 05/08/2026
PIN#: 115620009

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: 1523 Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,921.66 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: None	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 338 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to Suite 201 at 15 McMurrich Street, an exquisite condominium resident nestled in a boutique building in one of Toronto's most desirable neighborhoods. Residents of 15 McMurrich Street enjoy an array of premium amenities that enhance the lifestyle experience. A 24-hr concierge service provides security and convenience, while the gym, sauna, and party room offer opportunities for wellness and socializing. Situated just steps away from the vibrant Yonge Street corridor, and the upscale boutiques, fine dining, and cultural attractions of Yorkville which are just a short stroll away. Inclusions: Property being sold in "as Is where is" condition. No warranties or representations. Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. Ph: 416-686-1500					

			11 Yorkville Ave 6303 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$3,672.40 / 2025 For: Sale SPIS: No DOM: 45			Sold: \$740,000 List: \$740,000																																
			Condo Apt Apartment Unit#: 03 Corp#: TSCC / 3108		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 63		Rms: 4 Bedrooms: 1 + 1 Washrooms: 2 1x4xFlat, 1x3xFlat																															
			Dir/Cross St: Yonge St & Yorkville Ave Directions: From Yonge & Church: South on Yonge. West on Yorkville Ave. Building on south side Prop Mgmt: Melbourne Property Management																																			
MLS#: C12688176 PIN#:			Sold Date: 02/26/2026																																			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: As per builder's floor plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: None Maint: \$430 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to In Addition To,Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None Security Feat: Concierge/Security			Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Surface Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Games Room, Media Room, Party/Meeting Room, Community BBQ Com Elem Incl: Y																																
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Kitchen</td><td>Flat</td><td>18.93</td><td>x 10.76</td><td>B/I Appliances Centre Island Modern Kitchen</td></tr><tr><td>2</td><td>Living</td><td>Flat</td><td>18.93</td><td>x 10.76</td><td>Combined W/Kitchen Laminate Large Window</td></tr><tr><td>3</td><td>Prim Bdrm</td><td>Flat</td><td>12.4</td><td>x 7.84</td><td>Large Window Laminate 3 Pc Ensuite</td></tr><tr><td>4</td><td>Den</td><td>Flat</td><td>5.74</td><td>x 8.01</td><td>Sliding Doors</td></tr></table>			#	Room	Level	Length (ft)	Width (ft)	Description	1	Kitchen	Flat	18.93	x 10.76	B/I Appliances Centre Island Modern Kitchen	2	Living	Flat	18.93	x 10.76	Combined W/Kitchen Laminate Large Window	3	Prim Bdrm	Flat	12.4	x 7.84	Large Window Laminate 3 Pc Ensuite	4	Den	Flat	5.74	x 8.01	Sliding Doors						
#	Room	Level	Length (ft)	Width (ft)	Description																																	
1	Kitchen	Flat	18.93	x 10.76	B/I Appliances Centre Island Modern Kitchen																																	
2	Living	Flat	18.93	x 10.76	Combined W/Kitchen Laminate Large Window																																	
3	Prim Bdrm	Flat	12.4	x 7.84	Large Window Laminate 3 Pc Ensuite																																	
4	Den	Flat	5.74	x 8.01	Sliding Doors																																	
Client Remks: Live on top of the city in this brand new, never lived in, 63rd floor 1+1 unit at one of the most prestigious address in Toronto! 11YV offers stunning living space curated with high end Miele appliances. Indulge in world class amenities such as an indoor/outdoor infinity pool, roof top bbqs, a piano lounge, wine tasting lounge, theatre, fitness area, kids play room, business centre and more. Centrally located in the heart of Yorkville, you'll have quick access to some of the best shopping and dining available in the city! Don't let this amazing opportunity pass by! Inclusions: Built in: fridge, stove, microwave, dishwasher, hood vent, wine fridge, washer and dryer. Listing Contracted With: CENTURY 21 ATRIA REALTY INC. Ph: 905-883-1988																																						



980 Yonge St 205
Toronto Ontario M4W 3V8
 Toronto C02 Annex Toronto % Dif: 103
Taxes: \$4,757.33 / 2026 **For:** Sale **SPIS:** No **DOM:** 0
Sold: \$770,000
List: \$749,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 116 **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** Level A **Washrooms:** 2
Corp#: MTCP / 1173 **Locker Unit:** Room 1x4xFlat, 1x3xFlat
Level: 2
Dir/Cross St: Between Davenport & Belmont
Directions: N. of Davenport, at the SW corner of Belmont
Prop Mgmt: ICON Property Mgmt

MLS#: C13460970 **Sold Date:** 06/18/2026
PIN#: 121730036

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1997 Apx Sqft: 1000-1199 Sqft Source: Builder plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,497.81 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: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Auto Garage Door Remote, Carpet Free, Storage Area Lockers, Separate Hydro Meter Security Feat: Carbon Monoxide Detectors, Smoke Detector, Concierge/Security	Balcony: None 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 #: 43 Park \$/Mo: Prk Lvl/Unit: A-43 Bldg Amen: Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	12.01	x 6	Ceramic Floor Double Closet
2	Living	Flat	14.3	x 12.2	Pot Lights Open Concept
3	Dining	Flat	19.29	x 9.84	Pot Lights Open Concept
4	Kitchen	Flat	19.29	x 9.84	Quartz Counter Modern Kitchen Combined W/Dining
5	Prim Bdrm	Flat	12.99	x 10.01	Double Closet 4 Pc Ensuite
6	2nd Br	Flat	12.01	x 10.3	Double Closet

Client Remks: Welcome to Sophisticated City Living in one of Toronto's Most Coveted Locations. This Beautifully Renovated Corner Suite Offers 1150 ft2 of Elegant, Light-Filled Living Space in a Prestigious Boutique Building, Perfectly Positioned Between Rosedale and Yorkville. Designed With Both Style and Function in Mind, This Spacious 2-Bedroom, 2-Bathroom Residence Features a Desirable Split-Bedroom Floor Plan, Soaring 9-foot Ceilings, and Oversized Windows That Flood this Suite with Natural Light Throughout the Day. Generously Proportioned Principal Rooms Easily Accommodate Full-Sized Furnishings, Creating a Sense of Comfort Rarely Found in Condominium Living. This Contemporary Renovation Has Transformed the Suite With a Custom-Designed Kitchen, Premium Flooring, Updated Interior Doors, Pot Lighting, and Two Beautifully Renovated Bathrooms. The Spacious Primary Retreat Features a Dressing Area With Two Double Closets and a 4-piece Ensuite. A Welcoming Foyer, Generously Sized Second Bedroom With a Double Closet and Exceptional Storage Throughout Further Enhances the Thoughtful Layout. Residents Enjoy the Services and Amenities of This Elegant Building, Including a 24-Hour Concierge, Rooftop Terrace With BBQs, Fitness Centre, Party Room, Bike Storage, and Visitor Parking. The Location is Unmatched. Across the Street From Rosedale Subway Station and Just Steps to Ramsden Park & Scenic Trails. You'll Enjoy Effortless Access to the Shops, Cafes and Acclaimed Restaurants of Yorkville, Rosedale & Summerhill. Convenient Access to the DVP Makes Commuting a Breeze. One Underground Parking Space and Locker are Included.

Inclusions: Stainless Steel Side-By-Side Refrigerator, Slide-In Range, Microwave/Stove Hood, B/I Dishwasher; Stackable Washer & Dryer, Electric Light Fixtures, Closet Organizers.

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000



155 Yorkville Ave 2503
Toronto Ontario M5R 1C4
 Toronto C02 Annex Toronto % Dif: 91
Taxes: \$7,722 / 2025 **For:** Sale **SPIS:** No **DOM:** 24
Sold: \$680,000
List: \$749,900
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 3 **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2586 **Locker Unit:** L03 1x4, 1x3
Level: 24
Dir/Cross St: Yorkville / Cumberland St
Directions: Avenue Road / Yorkville
Prop Mgmt: ICC 416-901-4961, Concierge 416-519-9465

MLS#: C13147320 **Sold Date:** 06/13/2026
PIN#: 765860305

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2014 Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: mpac Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,072.10 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 1 Park \$/Mo: Prk Lvl/Unit: c Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.47	x 14.24	Laminate Bay Window Combined W/Dining
2	Dining	Flat	18.47	x 14.24	Laminate Combined W/Kitchen
3	Kitchen	Flat	18.47	x 14.24	B/I Appliances Combined W/Dining
4	Prim Bdrm	Flat	12.63	x 11.32	W/I Closet 4 Pc Ensuite Large Window
5	2nd Br	Flat	8.86	x 8.66	Laminate Double Closet Sliding Doors

Client Remks: 155 Yorkville Condo Spectacular 2 Bedroom 2 Baths ** 1 Parking and 1 Locker ** Toronto's Prime Location! Ultimate in luxury living. Set in the heart of Yorkville, you're surrounded by world-class shopping including Gucci, Tiffany & Co., Hermes, Holt Renfrew, Chanel, Versace, and Christian Louboutin, along with top-tier restaurants and cafes just steps away. Live in one of Toronto's most prestigious addresses in the heart of Yorkville. Step out of your beautiful lobby and immerse yourself in world-class luxury-designer boutiques, fine dining, and vibrant city life right at your doorstep. Located in the coveted Bloor-Yorkville neighbourhood, you're just steps to Hazelton Lanes, the ROM, Queen's Park, University of Toronto, Toronto Metropolitan University, top hospitals, groceries, and subway access. Enjoy the ultimate urban lifestyle with a Walk Score of 96 and Bike Score of 98-truly a walker's and biker's paradise. This luxury building also offers 24-hour concierge service for added comfort and security. ***** Includes Sought After Valuable Parking Spot in Affluent Neighbourhood with Limited Supply! **.

Inclusions: Fridge,Cook Top, Convection, Dishwasher, Washer and Dryer, 2 Mirrored Doors in 2nd Bedroom, TV mount and Walk-in Closet in Master Bedroom, Lots of Storage Space in Master Ensuite, 1 Parking, 1 Large Locker (exclusive use) On Same Floor!

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. **Ph:** 905-896-3333

	128 Pears Ave 504 Toronto Ontario M5R 0A9 Toronto C02 Annex Toronto % Dif: 86 Taxes: \$4,885.42 / 2025 For: Sale SPIS: No DOM: 102			Sold: \$643,000 List: \$750,000
	Condo Apt Apartment Unit#: 04 Corp#: TSCC / 2752	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 05	Rms: 4 Bedrooms: 1 + 1 Washrooms: 2 1x2xFlat, 1x4xFlat	
	Dir/Cross St: Avenue and Davenport Directions: Avenue and Davenport Prop Mgmt: ICC Property Management			

MLS#: C12551796 **Sold Date:** 02/27/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,006.76 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	7.74	x 12.34	Centre Island	B/I Appliances	Open Concept
2	Living	Flat	12.07	x 12.76	Combined W/Dining	W/O To Balcony	Window Flr to Ceil
3	Dining	Flat	12.07	x 12.76	Combined W/Living	W/O To Balcony	Open Concept
4	Prim Bdrm	Flat	9.84	x 13.75	4 Pc Ensuite	W/O To Balcony	Double Closet
5	Den	Flat	7.68	x 9.32	Separate Rm	B/I Closet	

Client Remks: Welcome to The Perry, an exclusive boutique residence in the heart of The Annex. Suite 504 offers 774 sq.ft. of elegant, thoughtfully designed living space with 1 bedroom + den and 1.5 baths. The open-concept kitchen features built-in appliances, a sleek island, and high-end finishes that flow seamlessly into the living and dining areas. Enjoy floor-to-ceiling windows and balcony access from both the living room and primary suite, ideal for relaxing or entertaining. The primary bedroom includes a built-in double closet and a spa-inspired ensuite with a freestanding tub. The den is customized with built-in cabinetry, offering flexibility as a guest room or home office. A powder room conveniently services the den and main living space. Residents enjoy an exceptional array of luxury amenities as well as 24-hour concierge service ensures security and peace of mind. Boutique living in The Annex: refined, private, and effortlessly sophisticated.

Inclusions: Existing: fridge, cook top, wall oven, dishwasher, microwave, kitchen island. Washer & Dryer. All ELFS including pendant above kitchen island and bedroom light. All window coverings. Built-in cabinetry in den, and closet in primary bedroom.

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



181 Bedford Rd 708
Toronto Ontario M5R 0C2
 Toronto C02 Annex Toronto % Dif: 93
Taxes: \$3,735.93 / 2025 **For:** Sale **SPIS:** No **DOM:** 48
Sold: \$700,000
List: \$750,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 08 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2883 LEVEL A UNIT 39 1x4xFlat, 1x3xFlat
Locker Unit:
Level: 07
Dir/Cross St: Bedford/Davenport
Directions: Bedford/Davenport
Prop Mgmt: First Service Residential

MLS#: C12995996 **Sold Date:** 06/01/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builder Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$668.06 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Sale Price: Included In, Not Subject to HST 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: Arts Centre, Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Guest Suites, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.83	x 12.01	W/O To Balcony	Laminate	South View
2	Dining	Flat	10.5	x 9.42	Combined W/Kitchen	Laminate	Open Concept
3	Kitchen	Flat	10.5	x 9.42	Stainless Steel Appl	Laminate	Open Concept
4	Prim Bdrm	Flat	10.93	x 10.5	Ensuite Bath	Laminate	South View
5	2nd Br	Flat	10.01	x 8.99	Sliding Doors	Laminate	Closet

Client Remks: Welcome to AYC Condos. Immerse yourself in urban elegance with this sun-filled, two-bedroom, two-bath retreat nestled in Annex. Floor-to-ceiling windows with southern exposure, open-concept living and dining areas, private balcony relaxation. Laminate flooring throughout, upgraded kitchen with clean lines and premium finishes. 24/7 concierge service, a great fitness centre, media and event rooms, a guest suite, and a stunning rooftop terrace complete with lounge and dining space ideal for entertaining. Mere steps from Whole Foods, boutique shopping, charming cafes, and transit options that connect you effortlessly to the city. Parks, cultural hotspots, and the University of Toronto are just minutes away, walk to Subway and public transit perfectly positioning you at convenience.
Inclusions: Fridge, Cooktop, Oven, Microwave, Dishwasher, Washer & Dryer. Window Coverings, ELF's
Listing Contracted With: KW Living Realty **Ph:** 416-223-8833



11 Yorkville Ave LPH3 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 3		
Condo Apt Apartment Unit#: 09 Corp#: TSCC / 3108	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 30	Rms: 3 Bedrooms: 1 + 1 Washrooms: 2 1x4xFlat, 1x4xFlat
Dir/Cross St: Yonge St & Yorkville Ave Directions: SouthWest Of Yonge & Yorkville Prop Mgmt: Melbourne Property Management		

MLS#: C12852556 **Sold Date:** 03/08/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Year Built: 2025 Apx Sqft: 500-599 Sqft Source: Floorplan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$407.90 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.59	x 10.4	Combined W/Kitchen	North View	Large Window
2	Kitchen	Flat	19.59	x 10.42	B/I Appliances	3 Pc Bath	Centre Island
3	Prim Bdrm	Flat	11.09	x 8.01	Large Closet	Large Window	4 Pc Ensuite
4	Den	Flat	8.01	x 5.84	Closet	Sliding Doors	

Client Remks: Luxury Lower Penthouse at 11 Yorkville - Unobstructed Clear Views!Experience elevated living in this stunning 597 sq ft lower penthouse suite featuring soaring 11 ft ceilings and an exceptionally efficient layout. Enjoy breathtaking, unobstructed views from this bright and beautifully upgraded residence.Thoughtfully designed with 1 fully enclosed den that can easily function as a small bedroom or private office. Elegant herringbone flooring flows throughout, complementing the suite's refined, high-end finishes.Luxurious five-star hotel-inspired bathroom offers a spa-like retreat with elevated materials and upgraded premium features, full-height porcelain tiling, floating vanities. Indulge in world-class 5-star, resort-style amenities including 24-hr concierge, elegant lobby, visitor parking, indoor/outdoor infinity pool, hot tub, spa & sauna room, rooftop Zen garden w/ BBQs, fully equipped fitness centre , yoga room, kids' playroom, piano lounge, party room, wine tasting lounge, Zen reflection room, theatre room, Wi-Fi social lounge, and business Centre. Perfectly situated across from the Four Seasons Hotel, surrounded by designer luxury brands boutique store & Michelin-star restaurants. The ROM, top galleries, TTC subway stations, the University of Toronto all at your door steps. This will your dream home in Downtown Toronto! A rare opportunity to own a signature penthouse in one of Yorkville's most prestigious addresses - where luxury, style and iconic views meet.

Listing Contracted With: CENTURY 21 LANDUNION REALTY INC. **Ph:** 905-475-8807



181 Bedford Rd 2409 Toronto Ontario M5R 0C2 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$3,898.64 / 2025 For: Sale SPIS: No DOM: 46		
Condo Apt Apartment Unit#: 09 Corp#: TSCC / 2883	#Shares%: Locker#: Locker Lev/Unit: Level C Locker Unit: 118 Level: 24	Rms: 4 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: Bedford and Davenport Directions: Bedford Rd & Davenport Prop Mgmt: First Service Residential		

MLS#: C12791664 **Sold Date:** 04/03/2026
Assignment: No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2021 Yr Built Source: Builder Apx Sqft: 600-699 Foundation: Concrete, Brick, Block, Poured Concrete, Stone Sqft Source: Builder Plans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$740.33 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: No Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Landscaped, Paved Yard, Porch, Security Gate, Recreational Area Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P3-57 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.6	x 9.61	Combined W/Dining
2	Kitchen	Flat	16.6	x 9.51	Combined W/Living
3	Dining	Flat	16.6	x 9.51	Laminate
4	Br	Flat	8.1	x 9.88	4 Pc Ensuite
5	2nd Br	Flat	10.04	x 8.5	Laminate

Client Remks: Welcome to #2409-181 Bedford Road, An apartment units in the Clearview collection of the Annex Yorkville Condo Residences. This apartment boasts of a 2bedroom and 2 full washrooms , A functional layout with clearview balcony of the Toronto downtown skyline. It offers South West view. 9ft smoothed ceiling thru-out. Stainless Steel appliances with elegant vibes. The spacious, open-concept design that creates an inviting atmosphere. Step out onto your private balcony for a breath of fresh air. The building boasts luxury amenities, making it the perfect place to relax and unwind. Located just steps from the Yonge/Bloor subway station, top-tier shopping centres, the University of Toronto, Toronto Metropolitan University, and an array of restaurants and the Four Seasons Hotel, this location offers unparalleled convenience. Don't miss your chance to choose your lifestyle in this vibrant community. Perfect 100 Walk Score

Inclusions: Built-in Appliances: Fridge, Cooktop, Oven, Microwave, Dishwasher, Wine Fridge; Washer & Dryer. Window Blinds, ELF's

Listing Contracted With: ROYAL ESTATE REALTY POINT **Ph:** 647-495-9692



8 Cumberland St 4103
Toronto Ontario M4W 0B6
 Toronto C02 Annex Toronto % Dif: 105
Taxes: \$5,565.16 / 2025 **For:** Sale **SPIS:** No **DOM:** 27
Sold: \$840,000
List: \$799,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 03 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 3030 **Locker Unit:** 1x3xMain, 1x4xMain
Level: 41
Dir/Cross St: Yonge & Cumberland
Directions: North West of Bloor St and Yonge St
Prop Mgmt: TSE Management Service Inc

MLS#: C12802914 **Sold Date:** 03/18/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Per Builder Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$621.35 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.1	x 10.17	W/O To Balcony Sw View Laminate
2	Dining	Main	23.1	x 10.17	Combined W/Kitchen Laminate Window Flr to Ceil
3	Kitchen	Main	23.1	x 10.17	Stainless Steel Appl Open Concept Quartz Counter
4	Prim Bdrm	Main	11.32	x 8.66	Large Window Laminate 4 Pc Ensuite
5	2nd Br	Main	9.25	x 8.83	Large Window Large Closet Laminate

Client Remks: Welcome to 8 Cumberland, a stunning address nestled in the heart of the prestigious Yorkville community. This spacious and sunlit 2 Bedroom 2 Bathroom unit offers 717 square feet + Balcony of luxurious living space with breathtaking South West-facing views - Corner unit with 9' Foot Ceiling. Located within a striking 51-storey high-rise, this modern condo embodies urban living at its finest, situated at the iconic intersection of Cumberland and Yonge. With an unbeatable walk and transit score, just steps away from world-class shopping, dining, and entertainment. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. The open-concept layout invites you to enjoy panoramic city vistas, while the chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, and high-end stainless-steel appliances, is perfect for culinary enthusiasts. Elevate your lifestyle in this exquisite condo, where modern elegance and stunning views await you every day.

Inclusions: Built-in Fridge, Built-in Stove, Built-in Dishwasher, Washer/ Dryer, All Electrical Light Fixtures.

Listing Contracted With: REAL BROKER ONTARIO LTD. **Ph:** 888-311-1172



181 Bedford Rd 1309
Toronto Ontario M5R 0C2
 Toronto C02 Annex Toronto % Dif: 116
Taxes: \$5,176.29 / 2025 **For:** Sale **SPIS:** No **DOM:** 14

Sold: \$945,000
List: \$818,000

Condo Apt #Shares%: Rms: 6
 Apartment Locker#: Bedrooms: 2 + 1
 Unit#: 9 Locker Lev/Unit: C Washrooms: 2
 Corp#: TSCC / 2883 Locker Unit: 149 1x3xFlat, 1x4xFlat
 Level: 13

Dir/Cross St: Avenue / Davenport
Directions: E
Prop Mgmt: First Residential Services

MLS#: C13206572 **Sold Date:** 06/11/2026
PIN#: 768830161

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 800-899 Sqft Source: 834 Sf + 283 Sf Balcony Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$932.88 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: C/43 Bldg Amen: Concierge, Guest Suites, 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	Ground	14.37	x 10.14	Combined W/Dining	W/O To Balcony	Sw View
2	Dining	Ground	6.53	x 6.17	Combined W/Living	Window Flr to Ceil	South View
3	Kitchen	Ground	10.14	x 5.84	W/O To Balcony	Modern Kitchen	B/I Appliances
4	Prim Bdrm	Ground	8.43	x 10.99	W/O To Balcony	Window Flr to Ceil	West View
5	2nd Br	Ground	8.01	x 10.99	Window Flr to Ceil	West View	Large Closet
6	Den	Ground	7.74	x 5.15	Open Concept	Laminate	

Client Remks: Experience the Pinnacle of Luxury Living at AYC Condos. This Stunning 2+Den, 2-Bath Executive Suite Is Located in the Prestigious Annex/Yorkville Community, Surrounded by Toronto's Finest Amenities and Top Private Schools Including Branksome Hall, BSS, UCC, and UTS. Offering an Exceptional and Rare Layout with 834 Sqft Interior + 283 Sqft Balcony (Total 1,117 Sqft of Living Space), this Floor Plan Is One of Only 10 Units in the Entire Building. Enjoy Unobstructed Panoramic Views of the CN Tower and Southwest City Skyline Through Expansive Floor-to-Ceiling Windows Filling the Space with Natural Light. Featuring 9-Ft Smooth Ceilings, a Modern Gourmet Kitchen with Built-In Appliances, and a Functional Split-Bedroom Layout. Step Outside and Enjoy the Ultimate Urban Lifestyle - Just Steps to Yorkville's Luxury Shopping, Fine Dining, U of T, Dupont Subway Station, Whole Foods, Cafes, Restaurants, Arts, Fashion, and Entertainment. Admire Stunning Views of Yorkville and Casa Loma While Living in a Vibrant Yet Serene Neighborhood. This Exceptional Residence Perfectly Balances Luxury, Convenience, Prestige, and Lifestyle. Don't Miss Your Chance to Call This Extraordinary Suite Home.

Inclusions: Building Amenities Include: Concierge, Fitness Facility, Outdoor 2nd Flr Rooftop Terrace W/Dining Areas, Lounge, BBQ Area, And Sundek; Games Room; Executive Lounge With Bar; Boardroom; Guest Suite. Appliances Inc: B/I Fridge, Stove, Hood/Microwave, Dishwasher, Washer/Dryer, All Elfs and window coverings. 1 parking & 1 Locker included.

Listing Contracted With: RE/MAX REALTRON REALTY INC. **Ph:** 905-764-8688

	181 Bedford Rd 1603		Sold: \$785,000
	Toronto Ontario M5R 0C2		List: \$849,000
	Toronto C02 Annex Toronto % Dif: 92		
	Taxes: \$4,170 / 2025	For: Sale	SPIS: No
			DOM: 65
	Condo Apt	#Shares%:	Rms: 4
	Apartment	Locker#:	Bedrooms: 2
	Unit#: 3	Locker Lev/Unit: Level C	Washrooms: 2
	Corp#: TSCC / 2883	Locker Unit: 134	1x4xFlat, 1x3xFlat
		Level: 16	
	Dir/Cross St: Bedford and Davenport		
	Directions: Bedford and Davenport		
	Prop Mgmt: First Service Residential		

MLS#: C12755160 **Sold Date:** 04/09/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$825.11	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: 0-5	UFFI:	Drive:
Year Built: 2021	Elev/Lift:	Park Type: Owned
Apx Sqft: 700-799	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Builder	Sale Price:	Park \$/Mo:
Exposure: N	Taxes Incl:	Prk Lvl/Unit: Level C/10
Assessment:	Water Incl: Y	Bldg Amen:
Spec Desig: Unknown	Heat Incl:	Com Elem Incl: Y
Survey Type: None	Hydro Incl:	
Phys Hdcap-Eqp:	CAC Incl: Y	
	Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.07	x 5.35	Double Closet Combined W/Laundry
2	Living	Flat	20.24	x 9.51	W/O To Balcony Window Flr to Ceil Combined W/Dining
3	Kitchen	Flat	20.24	x 9.51	Renovated Stainless Steel Appl B/I Appliances
4	Dining	Flat	20.24	x 9.51	Combined W/Kitchen Open Concept
5	Br	Flat	10.83	x 10.17	Ensuite Bath Double Closet Window
6	2nd Br	Flat	9.84	x 8.2	Closet Sliding Doors

Client Remks: Rarely available condo with gorgeous, unobstructed views in the AYC condos - where the Annex Meets Yorkville! This lightly lived-in condo has a wonderful functional layout and 2 bedrooms & 2 full baths. Take in the forever views on the large balcony, where you can dine al fresco or simply relax in the mornings or after work. 9' floor-to-ceiling windows. In immaculate condition and freshly painted. Very convenient location close to every conceivable amenity, yet in a quiet location. Minutes to: boutiques in Yorkville, fine dining and trendy restaurants, U of T St. George Campus, TTC, and the financial district. Building amenities include: Fitness Centre, Lounge Area with Billiards, Games Room, 24/7 Concierge, Rooftop Patio, Pet Station Room and Guest Suite. ** Internet is included in the maintenance fee. ** Includes one parking spot and one locker. Tons of visitor parking (23 spots).

Inclusions: Panelled Kitchen Aid fridge, Kitchen Aid oven, electric cooktop, built-in dishwasher, Kitchen Aid microwave, washer & dryer. Light fixtures and motorized blinds. Marble shelf in the foyer. One parking spot & one locker included.

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

	8 Scollard St 1410		Sold: \$845,000
	Toronto Ontario M5R 1M2		List: \$850,000
	Toronto C02 Annex Toronto % Dif: 99		
	Taxes: \$6,236 / 2025	For: Sale	SPIS: No DOM: 18
Condo Apt	#Shares%:	Rms: 6 + 1	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 9	Locker Lev/Unit: D	Washrooms: 2	
Corp#: TSCC / 1972	Locker Unit: 26-2	1x5xFlat, 1x4xFlat	
Level: 14			
Dir/Cross St: YONGE AND YORKVILLE			
Directions: YONTE AND YORKVILLE			
Prop Mgmt: St. George Property Management 905-889-3115 Ext. 256			

MLS#: C12813348 **Sold Date:** 03/13/2026
PIN#: 129720157

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,409	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:	UFFI:	Drive: Underground
Apx Sqft: 1200-1399	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:	#: 61
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit: D-13 (P4)
Survey Type: None	Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	CAC Incl:	Concierge, Exercise Room, Guest Suites,
	Bldg Ins Incl: Y	Party/Meeting Room, Sauna
	Prkg Incl: Y	Com Elem 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	Flat	13.78	x 12.14	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	12.47	x 8.86	Laminate	Combined W/Living	
3	Kitchen	Flat	7.55	x 8.86	Ceramic Floor	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	Flat	19.36	x 10.01	Laminate	W/I Closet	5 Pc Ensuite
5	2nd Br	Flat	12.96	x 8.86	Laminate	Closet	W/O To Balcony
6	Den	Flat	9.19	x 8.2	Laminate	Closet	
7	Foyer	Flat	11.15	x 5.58	Laminate	Closet	

Client Remks: Welcome to the iconic Yorkville, Toronto's premier luxury neighbourhood! This 1247 sq ft. 2-bedroom + den condo offers the perfect blend of elegance and functionality. Split-bedroom layout ensures privacy with 2 personal balconies, while the spacious den can easily serve as a 3rd bedroom or home office. Modern kitchen, Stainless steel appliances and a granite countertop. Newer floors and new toilets. Extra-large DOUBLE locker conveniently located next to your parking spot. Please note that the buildings hallways are under substantial renovation and will be completed at highest standards within few months for your enjoyment!

Inclusions: Fridge, Stove, Washer, Dryer, B/I DW, All WDW Coverings, All electric Light fixtures. One Parking, Double Locker located conveniently next to the parking on P-4. Please show it to your Client. Building Amenities Include Fabulous Exercise Room, Party/Meeting Room, Concierge & Guest Suites!

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 905-707-8001



99 Avenue Rd 607 Toronto Ontario M5R 2G5 Toronto C02 Annex Toronto % Dif: 87 Taxes: \$4,313.38 / 2025 For: Sale SPIS: No DOM: 57			Sold: \$770,000 List: \$888,000
Condo Apt Apartment Unit#: 607 Corp#: TSCC / 1430	#Shares%: Locker#: B85 Locker Lev/Unit: P2 Locker Unit: 85 Level: 6	Rms: 4 Bedrooms: 1 Washrooms: 2 1x5xFlat, 1x3xFlat	
Dir/Cross St: Bloor/Yorkville Directions: Bloor/Yorkville Prop Mgmt: I C C Property Management			

MLS#: C12691280 **Sold Date:** 03/11/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,332.50 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: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: B07 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.31	x 14.63	Hardwood Floor	Halogen Lighting	East View
2	Dining	Ground	18.31	x 14.99	Hardwood Floor	Combined W/Living	W/O To Balcony
3	Kitchen	Ground	9.45	x 7.48	Stainless Steel Appl	Granite Counter	Breakfast Bar
4	Prim Bdrm	Ground	14.99	x 10.01	Hardwood Floor	5 Pc Ensuite	W/I Closet
5	Foyer	Ground	7.68	x 6.63	Stone Floor	Closet	

Client Remks: Welcome to this gorgeous 840 sq ft 1 bedroom unit in the heart of Yorkville. Enter through a grand foyer equipped with a spacious closet and in-suite washer/dryer, leading seamlessly into a beautifully updated kitchen featuring brand-new stainless steel appliances including LG Fridge (2025), LG Induction Stove (2025), and a Bosch Dishwasher (2024) with all new faucets. Freshly painted and finished with new engineered hardwood flooring in 2025, the home offers a refined, modern feel throughout. The open-concept kitchen overlooks an expansive living and dining area, an ideal space for hosting and entertaining. The generous primary suite boasts a walk-in closet and a luxurious 5-piece ensuite, complete with double sinks, a deep soaking tub, and a glass-enclosed shower. The large terrace is 125 sq ft with east exposure. 1 Locker & 1 Parking Spot! Maintenance fees include high speed Bell fibre internet with a TV package, water, heat, electricity, and A/C. Amenities include a concierge, valet car service, gym, sauna, party room and guest suites. Located steps from fine dining, luxury boutiques, the University of Toronto, the ROM, and multiple TTC stations (Bay on Line 2, Museum/Bloor on Line 1), this residence offers the ultimate Yorkville lifestyle.

Inclusions: LG Fridge, LG Induction Stove 2025 & Bosch Dishwasher 2024. Replace Floors - Oct 2025. Painted 2025. Upgraded all faucets. Heavy Duty Stacked Washer & Dryer, All Electric Light Fixtures.

Listing Contracted With: MCCANN REALTY GROUP LTD. **Ph:** 416-481-2355



8 Cumberland St 4202			Sold: \$840,000
Toronto Ontario M4W 0B6			List: \$888,000
Toronto C02 Annex Toronto % Dif: 95			
Taxes: \$5,565 / 2025 For: Sale		SPIS: No	DOM: 42
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 02	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 3030	Locker Unit:	1x4xFlat, 1x3xFlat	
	Level: 42		
Dir/Cross St: Yonge St / Bloor St. / Yorkville Ave.			
Directions: Yonge St to Cumberland St.			
Prop Mgmt: Tse Management Services Inc. 416-975-0472			

MLS#: C12885480 **Sold Date:** 04/27/2026
PIN#: 770300359

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2024 Yr Built Source: MPAC Apx Sqft: 700-799 Sqft Source: Builder's Plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$621.35 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Metal/Side Gar/Gar Spcs: None / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.17	x 9.06	Laminate	W/O To Balcony	Open Concept
2	Kitchen	Flat	14.44	x 10.1	Quartz Counter	B/I Appliances	Open Concept
3	Prim Bdrm	Flat	11.19	x 8.63	4 Pc Ensuite	Laminate	Double Closet
4	2nd Br	Flat	8.92	x 8.92	Laminate	Double Closet	
5	Laundry	Flat	0	0			

Client Remks: Welcome to 8 Cumberland - luxury living in the heart of prestigious Yorkville, high on the 42nd floor with incredible breathtaking views! This bright and spacious 2-bedroom, 2-bathroom corner suite offers approximately 717 sq. ft. of thoughtfully designed living space plus a private balcony. Featuring soaring 10 foot ceilings and floor-to-ceiling windows that fill the condo with natural light and showcase stunning city views. The open concept layout creates an elegant and functional space ideal for both everyday living and entertaining. The modern kitchen is beautifully appointed with sleek white cabinetry, quartz countertops, and premium integrated appliances, blending style with practicality. Situated within a striking 51-storey architectural landmark at the iconic intersection of Yonge St and Cumberland, this residence places you in the center of Toronto's most coveted neighbourhood. With a perfect Walk Score and unbeatable Subway and transit access just steps away at Yonge & Bloor, you're just moments away from Yorkville's luxury boutiques, world-class restaurants, trendy cafe's, and vibrant entertainment. Enjoy exceptional building amenities including a state of the art gym and fitness centre, yoga studio, outdoor terrace, BBQ lounge, party and study rooms, designed to complement a sophisticated urban lifestyle. With convenient access to the DVP and Gardiner Expressway, this exceptional residence offers the perfect balance of luxury, convenience, and vibrant city living. Experience Yorkville living at its finest.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Light Fixtures, Blinds.

Listing Contracted With: RE/MAX PRESIDENT REALTY **Ph:** 905-488-2100



900 Yonge St 403		Sold: \$755,000
Toronto Ontario M4W 3P5		List: \$899,000
Toronto C02 Annex Toronto % Dif: 84		
Taxes: \$4,721 / 2025	For: Sale	SPIS: No
		DOM: 23
Condo Apt	#Shares%:	Rms: 7
Apartment	Locker#:	Bedrooms: 2
Unit#: 03	Locker Lev/Unit:	Washrooms: 2
Corp#: MTCC / 698	Locker Unit:	1x4xMain, 1x4xMain
Level: 04		
Dir/Cross St: Yonge And Davenport		
Directions: Yonge And Davenport		
Prop Mgmt: Equity 1		

MLS#: C13154722 **Sold Date:** 06/12/2026
PIN#: 116980010

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 31-50 Apx Sqft: 1600-1799 Sqft Source: Owner Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,085.68 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: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Other Security Feat: Concierge/Security, Security Guard, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.42	x 6.92	
2	Living	Main	30.25	x 20.08	Large Window B/I Shelves
3	Dining	Main	30.25	x 20.08	Large Window
4	Kitchen	Main	8.33	x 16.67	Breakfast Area Pantry
5	Br	Main	11.15	x 20.08	Window Closet
6	Bathroom	Main	5.41	x 9.74	Soaker B/I Vanity
7	Prim Bdrm	Main	11.25	x 23.59	W/I Closet Window
8	Bathroom	Main	10.66	x 9.74	Soaker Separate Shower B/I Vanity
9	Laundry	Main	10.66	x 9.74	B/I Shelves

Client Remks: Spacious 2-bed, 2-bath condo in a boutique building with only 4 units per floor, perfectly situated in the heart of midtown Toronto. Bright living and dining area with custom built-in bookcases and plantation-shuttered windows overlooking the beautiful Rosedale Valley. Large primary suite with walk-in closet, two additional closets, and a spa-style ensuite featuring double vanity, soaking tub, and separate shower. Versatile second bedroom ideal for guests or a home office. Includes 24/7 concierge, underground parking, storage locker, in-suite laundry room, and stainless steel kitchen appliances. Residents enjoy a stylish lounge with bar and kitchenette plus a lush garden space. Steps to Yonge & Rosedale subway stations, the Toronto Library, the shops and restaurants of Yorkville, as well as neighboring Ramsden Park and nearby nature trails for walking or biking.

Inclusions: Blinds, light fixtures, built-in storage. Stove, dishwasher, microwave, refrigerator, washer & dryer.

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



181 Bedford Rd 802			Sold: \$895,000		
Toronto Ontario M5R 0C2			List: \$918,000		
Toronto C02 Annex Toronto % Dif: 97					
Taxes: \$5,048.91 / 2026		For: Sale		SPIS: No	DOM: 12
Condo Apt		#Shares%:		Rms: 6	
Apartment		Locker#:		Bedrooms: 2 + 1	
Unit#: 2		Locker Lev/Unit: C		Washrooms: 2	
Corp#: TSCC / 2883		Locker Unit: 199		1x3xFlat, 1x3xFlat	
		Level: 8			
Dir/Cross St: Avenue Rd/Davenport Rd					
Directions: Avenue Rd/Davenport Rd					
Prop Mgmt: First Service Residential					

MLS#: C13465244 **Sold Date:** 06/30/2026
PIN#: 768830104

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$932.85	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Drive:	Underground
Year Built:	2021	Elev/Lift:		Park Type:	Owned
Yr Built Source:	MPAC	HST Applicable to	Included In	Park/Drv Spcs:	1
Apx Sqft:	800-899	Sale Price:		Tot Prk Spcs:	1
Sqft Source:	FLOOR PLAN	Taxes Incl:		Park \$/Mo:	
Exposure:	Ne	Water Incl:		Prk Lvl/Unit:	C-86
Assessment:		Y Hydro Incl:		Bldg Amen:	
Spec Desig:	Unknown	Cable TV Incl:			Concierge, Guest Suites, Gym, Party/Meeting
Survey Type:	None	CAC Incl:	Y		Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Prkg Incl:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Arts Centre, Clear View, Ensuite		
			Laundry, Family Room, Park, Pets Allowed with		
			Restrictions, Public Transit, School		
		Interior Feat:	Carpet Free		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.31	x 10.17	Laminate	Picture Window	W/O To Balcony
2	Dining	Main	22.31	x 10.17	Laminate	Picture Window	Combined W/Living
3	Kitchen	Main	22.31	x 10.17	Laminate	Picture Window	Modern Kitchen
4	Prim Bdrm	Main	10.5	x 8.99	Laminate	Picture Window	3 Pc Ensuite
5	2nd Br	Main	10.5	x 8.5	Laminate	Picture Window	Large Closet
6	Study	Main	7.91	x 4.99	Laminate		

Client Remks: Experience the Pinnacle of Luxury Living at AYC Condos. This Stunning 2+1, 2-Bath Executive Suite Is Located in the Prestigious Annex/Yorkville Community, Surrounded by Toronto's Finest Amenities and Top Private Schools Including Branksome Hall, BSS, UCC, and UTS. Offering an Exceptional and Rare Layout with 834 Sqft Interior + 283 Sqft Balcony (Total 1,117 Sqft of Living Space), this Floor Plan Is One of Only 10 Units in the Entire Building. Enjoy Unobstructed Panoramic Views of the CN Tower and Southwest City Skyline Through Expansive Floor-to-Ceiling Windows Filling the Space with Natural Light. Featuring 9-Ft Smooth Ceilings, a Modern Gourmet Kitchen with Built-In Appliances, and a Functional Split-Bedroom Layout. Step Outside and Enjoy the Ultimate Urban Lifestyle - Just Steps to Yorkville's Luxury Shopping, Fine Dining, U of T, Dupont Subway Station, Whole Foods, Cafes, Restaurants, Arts, Fashion, and Entertainment. Admire Stunning Views of Yorkville and Casa Loma While Living in a Vibrant Yet Serene Neighborhood. This Exceptional Residence Perfectly Balances Luxury, Convenience, Prestige, and Lifestyle. Don't Miss Your Chance to Call This Extraordinary Suite Home.

Inclusions: Building Amenities Include: Concierge, Fitness Facility, Outdoor 2nd Flr Rooftop Terrace W/Dining Areas, Lounge, BBQ Area, And Sundeck; Games Room; Executive Lounge With Bar; Boardroom; Guest Suite. Appliances Inc: B/I Fridge, Count Top, Hood/Microwave, B/I Dishwasher, Front Load Washer/Dryer, All Elfs and window coverings. 1 parking & 1 Locker included.

Listing Contracted With: HOMELIFE NEW WORLD REALTY INC. **Ph:** 416-490-1177

	18 Yorkville Ave 502 Toronto Ontario M4W 3Y8 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$6,070.40 / 2025 For: Sale SPIS: No DOM: 28 Sold: \$880,000 List: \$929,000	
	Condo Apt Apartment Unit#: 2 Corp#: TSCC / 1724	#Shares%: Locker#: 20 Locker Lev/Unit: 5 Locker Unit: 20 Level: 5 Rms: 5 Bedrooms: 2 Washrooms: 2 2x4xMain
	Dir/Cross St: Yonge/Bloor Directions: Yonge/Bloor/Yorkville Prop Mgmt: Del,416-964-6939	
MLS#: C12792034 Sold Date: 03/17/2026 PIN#: 127240077		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Other Apx Age: Apx Sqft: 900-999 Sqft Source: Builder plan, MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,059.22 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, Library, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Separate Hydro Meter, Storage Area Lockers	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 #: 58 Park \$/Mo: Prk Lvl/Unit: C/58 Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
# Room Level Length (ft) Width (ft) Description		
1 Kitchen Main 9.51 x 9.51 Granite Counter	Stainless Steel Appl	Renovated
2 Living Main 15.09 x 13.42 Laminate	W/O To Balcony	Se View
3 Dining Main 14.27 x 9.51 Laminate	O/Looks Living	Window
4 Br Main 9.51 x 9.02 Laminate	Closet	4 Pc Ensuite
5 Br Main 11.38 x 8.07 Laminate	Closet	Window
Client Remks: SE corner unit offers 910 sq ft of functional living space with a split 2 bedroom/2 bath floor plan. Parking & locker. Floor-to-ceiling windows that fill the space with natural light.9ft ceiling. Thoughtfully designed layout with open-concept living and dining area, amazing for entertaining and everyday living. Steps to all that Yorkville has to offer: subway, luxury shops, top restaurants, the Four Seasons Hotel, and cultural landmarks very close by. 24-hour concierge, fitness room, party room, media room, rooftop terrace with BBQs, and visitor parking. Great time to buy considering soft market prices and improving mortgage rates. ** *Explore 3D tour* ** Inclusions: Existing unit appliances .Existing electric light fixtures and window coverings. One Parking and One locker (located on the unit floor)included in purchase price. Marble floor in foyer and primary bathroom , both bathrooms marble vanity counters.		
Listing Contracted With: UPPERSIDE REAL ESTATE LIMITED Ph: 905-597-9333		

	181 Bedford Rd 2009		Sold: \$924,000
	Toronto Ontario M5R 0C2		List: \$949,000
	Toronto C02 Annex Toronto % Dif: 97		
	Taxes: \$5,045 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 09	Locker Lev/Unit: C	Washrooms: 2	
Corp#: TSCC / 2883	Locker Unit: 127	1x4xFlat, 1x3xFlat	
	Level: 20		
Dir/Cross St: Avenue and Dupont			
Directions: Parking entrance on Pears Avenue			
Prop Mgmt: First Service Residential			

MLS#: C12775682 **Sold Date:** 03/08/2026
PIN#: 768830231

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2021 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: plus 283 sf balcony Exposure: Sw Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$932.88 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: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 19 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.4	x 10.17	Open Concept	W/O To Balcony	Sw View
2	Dining	Flat	6.56	x 6.17	Combined W/Kitchen	South View	Open Concept
3	Kitchen	Flat	10.17	x 5.84	Modern Kitchen	B/I Appliances	Quartz Counter
4	Prim Bdrm	Flat	8.43	x 10.99	W/O To Balcony	West View	3 Pc Ensuite
5	2nd Br	Flat	10.99	x 8.01	Window Flr to Ceil	West View	Closet
6	Den	Flat	7.74	x 5.15	Open Concept		

Client Remks: Bright 2+1 bedroom, 2-bath condo at 181 Bedford in the heart of the Annex. This south-west facing suite is tastefully upgraded and offers a practical split-bedroom layout, an open-concept living and dining area, and a modern kitchen with built-in appliances and quartz counters. Floor-to-ceiling windows bring in abundant natural light, and the primary bedroom includes a walk-out to the oversized balcony and a private 3-piece ensuite. The large 283 sq. ft. balcony is ideal for lounging, dining, or gardening with clear city views. Well-managed building with 24-hour concierge, gym, party room, guest suites, and games room. Includes one owned underground parking space and a locker. Steps to Dupont, Spadina, and St. George TTC Stations, Yorkville, University of Toronto, parks, and everything the Annex has to offer.

Inclusions: Stovetop, oven, fridge, dishwasher, microwave, washer & dryer.

Listing Contracted With: RARE REAL ESTATE **Ph:** 416-233-2071



181 bedford Rd 807			Sold: \$960,000		
Toronto Ontario M5R 0C2			List: \$979,000		
Toronto C02 Annex Toronto % Dif: 98					
Taxes: \$5,052.39 / 2025		For: Sale		SPIS: No	DOM: 14
Condo Apt		#Shares%:		Rms: 6	
Apartment		Locker#:		Bedrooms: 3	
Unit#: 7		Locker Lev/Unit:		Washrooms: 2	
Corp#: TSCC / 2883		Locker Unit: U197		1x3xFlat, 1x3xFlat	
		Level: 8			
Dir/Cross St: Avenue/ Davenport					
Directions: Avenue/ Davenport					
Prop Mgmt: First Service Residential					

MLS#: C13162548 **Sold Date:** 06/05/2026
PIN#: 768830453

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	
Basement:	None	Maint:	\$874.55	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Drive:	
Year Built:	2021	Elev/Lift:		Park Type:	Owned
Yr Built Source:	Builder	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 1
Apx Sqft:	800-899	Sale Price:		Park \$/Mo:	
Sqft Source:	Owner	Taxes Incl:		Prk Lvl/Unit:	
Exposure:	Se	Heat Incl:		Bldg Amen:	Concierge, Guest Suites, Gym, Rooftop
Assessment:		Cable TV Incl:			Deck/Garden, Visitor Parking, Elevator
Spec Desig:	Unknown	Bldg Ins Incl:		Com Elem Incl:	Y
Survey Type:	None	Cert Level:			
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Pets Allowed with Restrictions		
		Interior Feat:	None		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.86	x 10.66	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	16.86	x 10.66	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Flat	6.92	x 10.33	Hardwood Floor	Stainless Steel Appl	Open Concept
4	Prim Bdrm	Flat	10.33	x 9.68	Hardwood Floor	3 Pc Ensuite	Closet Organizers
5	2nd Br	Flat	7.91	x 9.68	Hardwood Floor	Closet Organizers	
6	3rd Br	Flat	8.99	x 6	Hardwood Floor	Closet Organizers	

Client Remks: Welcome to Suite 807 at 181 Bedford Road - one of only five southeast-facing 3-bedroom residences with a wraparound balcony in this boutique Metropia building, elevated by \$25K custom premium upgrades throughout. From the 8th floor, floor-to-ceiling windows frame a stunning southeast panorama of Toronto's iconic skyline - the city's tallest towers rising around the Yonge & Bloor intersection on full display from morning light to evening glow. The massive 331 sq. ft. wraparound balcony with full-height glass railings maximizes light and views, extending the living space seamlessly outdoors. Inside, the aesthetic is unmistakably modern. Upgraded engineered hardwood flows through a bright, open-concept layout. The chef's kitchen commands attention with upgraded high-gloss cabinetry, quartz countertops, and a sleek full-height quartz slab backsplash. A split-bedroom design ensures privacy, while the primary ensuite is finished with custom porcelain tile, an upgraded vanity, and a premium handheld shower system. Custom roller shades throughout complete the polished, contemporary look. Includes one underground parking space and one storage locker. AYC amenities feature 24-hour concierge, fitness center, party room with outdoor terrace, guest suites, visitor parking, and pet grooming station. Steps from Yorkville's Michelin-starred dining, The Annex's independent cafes, and Ramsden Park - with Casa Loma, the University of Toronto, and the Royal Ontario Museum all nearby. A 9-10 minute walk to Dupont and St. George stations for TTC Lines 1 & 2. Skyline views. Modern upgrades. Move-in ready. Suite 807 is turnkey luxury at Toronto's most coveted crossroads.

Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. **Ph:** 905-896-3333



133 Hazelton Ave 501 Toronto Ontario M5R 2E4 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$6,032.69 / 2025 For: Sale SPIS: No DOM: 13			Sold: \$925,000 List: \$989,909
Condo Apt Apartment Unit#: 03 Corp#: TSCC / 2434	#Shares%: Locker#: Locker Lev/Unit: D Locker Unit: 24 Level: 5	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Hazelton & Davenport Directions: Avenue / Yorkville Prop Mgmt: ICC Property Management			

MLS#: C12956486 **Sold Date:** 04/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 6-10 Apx Sqft: 700-799 Sqft Source: Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,571.60 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Separate Heating Controls, Separate Hydro Meter, Countertop Range	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Stone Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: D-3 Bldg Amen: Concierge, Guest Suites, Gym, Media Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 10.83	Hardwood Floor	Picture Window	Open Concept
2	Dining	Main	8.53	x 8.53	Hardwood Floor	W/O To Balcony	
3	Kitchen	Main	9.84	x 9.51	Modern Kitchen	B/I Appliances	Centre Island
4	Prim Bdrm	Main	12.27	x 11.94	Hardwood Floor	Picture Window	Double Closet

Client Remks: Boutique Luxury Living In the heart of Yorkville At 133 Hazelton Avenue: A Landmark Address With A Collection Of Only 31 Suites designed to offer a high-end urban living experience like no other. This Spacious 1 Bedroom sun-filled Residence with open balcony and huge windows in every room offering amazing tree top views exudes luxury from the marble floors to the 11' coffered ceilings, oak engineered flooring, Chefs kitchen with generous sized marble island and storage, Miele appliances, Spa inspired Marble Bathroom, Solid Core Doors, Noise Reducing Windows & Walls & Smart Home features. The luxuries of the building amenities are unparalleled: Concierge & Valet Services, Gym; Guest Suites that are fully furnished perfect for when friends and family visit and need to spend the night; Party Room; Screening Room. This entire package is a must experience through the combination of exclusive personalized services, meticulous attention to detail, and unparalleled comfort. A GREAT PLACE TO CALL HOME!

Inclusions: Upgrades include: Bedroom feature wall with moulding, Light sconces, Floating bedside tables with drawers White open wall unit shelving (one is fixed) Bathroom full wall mirrored, Living room floating electric-heating fireplace with mantel, 60"LG flat screen TV mounted with extendible arm with full rotation, entire unit freshly painted. All ELF, Miele Fridge-Freezer, Miele Dishwasher, Miele Gas Cooktop, Miele B/I Oven, Miele Microwave, Full Size Lg Washer & Dryer, Window Coverings. TV, Elegant Building Amenities Include Full Service Concierge, Valet Parking & More.

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



181 Bedford Rd 507
Toronto Ontario M5R 0C2
 Toronto C02 Annex Toronto % Dif: 97
Taxes: \$5,240.91 / 2025 **For:** Sale **SPIS:** No **DOM:** 20
Sold: \$970,000
List: \$995,000
 Condo Apt **#Shares%:** **Rms:** 8
 Apartment **Locker#:** **Bedrooms:** 3
Unit#: 07 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2883 **Locker Unit:** 1x4xFlat, 1x3xFlat
Level: 05
Dir/Cross St: Avenue Road & Davenport Road
Directions: West along Davenport Road from Avenue Road, North on Bedford Road
Prop Mgmt: FirstService Residential (416) 519-2936

MLS#: C13179118 **Sold Date:** 06/15/2026
PIN#: 768830079

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 853 Int + 331 Ext = 1,184 Total Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$835.41 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine Interior Feat: Built-In Oven, Carpet Free, Countertop Range Security Feat: Concierge/Security, Monitored, Smoke Detector, Carbon Monoxide Detectors	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Metal/Side Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level C/Unit 77 Bldg Amen: Bbqs Allowed, Exercise Room, Games 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	Flat	16.83	x 10.66	Hardwood Floor	Se View	Window Flr to Ceil
2	Dining	Flat	16.83	x 10.66	Hardwood Floor	Combined W/Living	W/O To Terrace
3	Kitchen	Flat	8.99	x 10.07	Hardwood Floor	Quartz Counter	Breakfast Bar
4	Prim Bdrm	Flat	13.25	x 9.68	Hardwood Floor	W/I Closet	W/O To Terrace
5	2nd Br	Flat	8.99	x 11.32	Hardwood Floor	Closet Organizers	Window Flr to Ceil
6	3rd Br	Flat	8.01	x 10.43	Hardwood Floor	Double Closet	Separate Rm
7	Bathroom	Flat	7.55	x 6	Tile Floor	Quartz Counter	3 Pc Ensuite
8	Bathroom	Flat	7.55	x 6	Tile Floor	Soaker	4 Pc Bath

Client Remks: The luxury of space with the privilege of place. Three neighbourhoods. One exceptional address. A rare three-bedroom southeast corner residence offering an opportunity seldom found in Toronto condominium living. Where Yorkville sophistication meets The Annex character and Summerhill refinement, Suite 507 is designed for those who value lifestyle as much as layout. A defining feature is the expansive wraparound terrace, complete with a gas line for barbecuing and water line for gardening, providing an outdoor extension of the interior living space. Three bedrooms and two full bathrooms provide flexibility, allowing the home to evolve alongside your lifestyle. Floor-to-ceiling windows frame dynamic views over Yorkville-Annex and fill the home with natural light throughout the day. Morning sunshine pours in, giving way to an elegant city skyline backdrop by evening. Inside, the flow between kitchen, dining and living areas creates a sense of connection without sacrificing comfort. Residents enjoy full-service convenience, including concierge, fitness facilities, lounge, dining and games room, guest suites and visitor parking, while also being moments from some of Toronto's best amenities. Walk south into Yorkville for luxury boutiques and Michelin-star restaurants. Head west into The Annex for independent cafes and bookstores. Move east toward Summerhill and Ramsden Park for green space, tennis courts and a more residential rhythm. Transit is equally compelling being a short walk to TTC Lines 1 & 2, placing the city's major districts within easy reach. Few addresses place you so seamlessly at the centre of Toronto's most enduring lifestyle districts. 181 Bedford is your Annex-Yorkville Connection.

Inclusions: Gas line, water line and garden hose on the Terrace. Refrigerator, oven, cooktop, dishwasher, over-the-range microwave, washing machine and dryer, all custom built-in closet organizers, medicine cabinet in second bathroom, all existing electric light fixtures and window coverings, bulk high-speed internet.

Listing Contracted With: NEST SEEKERS INTERNATIONAL REAL ESTATE **Ph:** 905-851-9099



68 Yorkville Ave 303 Toronto Ontario M5R 3V7 Toronto C02 Annex Toronto % Dif: 82 Taxes: \$6,545.48 / 2025 For: Sale SPIS: No DOM: 121			Sold: \$820,000 List: \$998,000
Condo Apt Apartment Unit#: 8 Corp#: TSCC / 1	#Shares%: Locker#: Locker Lev/Unit: P1 Locker Unit: 307 Level: 3	Rms: 7 Bedrooms: 2 Washrooms: 2 1x5, 1x4	
Dir/Cross St: Yorkville/Bay Directions: Yorkville/Bay Prop Mgmt: Forest Hill Kipling			

MLS#: C12583608 **Sold Date:** 03/28/2026
PIN#: 129370021

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: As per MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,312.53 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: None 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: P1/10 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.37	x 10.5	Combined W/Dining Hardwood Floor Pot Lights
2	Dining	Flat	18.37	x 10.5	Combined W/Living Hardwood Floor Pot Lights
3	Kitchen	Flat	10.5	x 9.35	Hardwood Floor B/I Appliances Granite Counter
4	Prim Bdrm	Flat	13.94	x 11.32	Hardwood Floor 5 Pc Ensuite Double Closet
5	2nd Br	Flat	12.96	x 8.53	Hardwood Floor W/I Closet

Client Remks: Welcome Home To "The Regency" - A Modern Art Deco Landmark In Glamorous Yorkville. Open Concept Living & Dining And Modern Designer Kitchen Boasts Subzero & Miele Appliances, Oversized Stone Countertop. Gracious Primary Bedroom Retreat Offers 5PC Ensuite.1 Parking & 1 Large Private Locker Room. 5-Star Hotel Style Service, 24 Hr Concierge, State Of The Art Fitness Center, Party/Meeting Rooms, Valet Parking, Ample Visitor Parking. Furniture on every hallway. Steps To Toronto's Finest Restaurants, Museums & Gourmet Grocery Stores. Conveniently Located Near 2 Subway Lines, U of T, Shops all at Your Doorstep.

Inclusions: All Existing Elfs, Window's Covering, S.S. Appliances, Washer & Dryer.

Listing Contracted With: EASTIDE REALTY **Ph:** 905-477-1818



8 Cumberland St 2802			Sold: \$1,004,990
Toronto Ontario M4W 0B6			List: \$1,004,990
Toronto C02 Annex Toronto % Dif: 100			
Taxes: \$0 / 2025 For: Sale		SPIS: No	DOM: 94
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: TBA	Bedrooms: 2	
Unit#: 02	Locker Lev/Unit: TBA	Washrooms: 2	
Corp#: TSCC / 3030	Locker Unit: TBA	1x4xFlat, 1x3xFlat	
	Level: 28		
Dir/Cross St: Yonge St and Bloor St			
Directions: North West Corner on Bloor St and Yonge St			
Prop Mgmt: TSE MANAGEMENT SERVICES INC			

MLS#: C12744538 **Sold Date:** 05/04/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 700-799 Sqft Source: 717SF+Balcony Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$750.69 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Compact Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: TBA Park \$/Mo: Prk Lvl/Unit: TBA Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	23.1	x 10.17	Laminate Stone Counter Stainless Steel Appl
2	Dining	Flat	23.1	x 10.17	Laminate Combined W/Kitchen Nw View
3	Living	Flat	23.1	x 10.17	Laminate Combined W/Dining W/O To Balcony
4	Prim Bdrm	Flat	11.38	x 8.79	Laminate 4 Pc Ensuite Closet Organizers
5	2nd Br	Flat	9.28	x 8.1	Laminate Large Closet Window

Client Remks: Welcome to 8 Cumberland, a stunning address nestled in the heart of the prestigious Yorkville community. This spacious and sunlit 2 Bedroom 2 Bathroom unit offers 717 square feet + Balcony of luxurious living space with breathtaking North West-facing views - Corner unit. Located within a striking 51-storey high-rise, this modern condo embodies urban living at its finest, situated at the iconic intersection of Cumberland and Yonge. With an unbeatable walk and transit score, just steps away from world-class shopping, dining, and entertainment. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. The open-concept layout invites you to enjoy panoramic city vistas, while the chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, and high-end stainless-steel appliances, is perfect for culinary enthusiasts. Every moment at 8 Cumberland feels like home.

Inclusions: Stainless Steel Fridge, B/I Oven, Cooktop, Stainless Steel Microwave & Hood, Integrated Dishwasher, Washer And Dryer, 1 Locker & 1 Compact Parking

Listing Contracted With: RE/MAX EXCEL ALLIANCE REALTY **Ph:** 905-475-4750



99 Avenue Rd 506
Toronto Ontario M5R 2G5
 Toronto C02 Annex Toronto % Dif: 97
Taxes: \$5,271.06 / 2025 **For:** Sale **SPIS:** No **DOM:** 14
Sold: \$990,888
List: \$1,025,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 62 **Bedrooms:** 2
Unit#: 3 **Locker Lev/Unit:** P1 **Washrooms:** 2
Corp#: TSCC / 1430 **Locker Unit:** 1x3xMain, 1x5xMain
Level: 4
Dir/Cross St: Yorkville Ave & Avenue Rd
Directions: East of Avenue Rd, North of Yorkville Ave
Prop Mgmt: Papak Management Services Inc.

MLS#: C13144472 **Sold Date:** 06/02/2026
Assignment: No **Fractional Ownership:** No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,557.82 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 Security Feat: Concierge/Security	Balcony: Terr 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 #: 24 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.97	x 9.65	W/O To Terrace	Large Window	West View
2	Dining	Main	24.97	x 9.65	Combined W/Living	Breakfast Bar	3 Pc Bath
3	Kitchen	Main	9.91	x 9.65	Eat-In Kitchen	Stainless Steel Appl	Stone Counter
4	Prim Bdrm	Main	17.09	x 9.61	W/I Closet	5 Pc Ensuite	Large Window
5	2nd Br	Main	12.34	x 7.48	Closet	Large Window	3 Pc Bath

Client Remks: An address that asks nothing of you. Yet it gives you everything. Yorkville's best-kept secret. This is a rare & deeply personal offering, in one of Yorkville's most intimate & architecturally distinctive boutique buildings. With just 60 residences & a post-modern neoclassical facade that stands apart from the surrounding glass towers, this address carries a sense of identity that larger buildings simply cannot replicate. This is a home that gives you freedom. Fashion, arts, culture, and gastronomy, all within reach without a car or even a plan. That kind of spontaneous living is what Yorkville promises, and this property delivers it from a place of quiet, privacy and discretion. The corner suite itself is exceptional: west-facing with 9-ft ceilings, day-long natural light, & a 2-bedroom layout that adapts to nearly any lifestyle. Add a walk-in California-style closet, 2 full washrooms, a large eat-in kitchen, and a thoughtful entry with genuine storage - the kind of practical square footage newer buildings abandoned years ago. The original model suite of the development, designed to impress, has been meticulously maintained ever since. A mature beech tree grows at eye level outside the primary bedroom window and private terrace, giving the home a treehouse quality that is genuinely rare in Yorkville condo living. The living room window frames the streetscape below like a front-row seat to one of the city's best neighbourhoods. The building delivers: 24-hr concierge & bellhop service, valet parking, an in-suite security system, high-speed Bell Fibe internet & TV, a dedicated parking spot, locker and upscale amenities, all set within a vista of heritage buildings & prime low-rise residential. A Walk Score of 99. The subway is only a 10-minute walk. Everything else, closer still, including Michelin-starred restaurants, Yorkville Village, Whole Foods, Equinox, Rexall, Yang's Flowers & much more. In Yorkville, privacy this personal is increasingly hard to find.

Inclusions: Stainless Steel Refrigerator, Stainless Steel Oven, Gas Cooktop & Hood Fan, Stainless Steel Dishwasher, Freestanding Microwave, Stacked Clothing Washer & Dryer, Primary Bedroom Closet Built-ins, All Existing Window Coverings, All Existing Light Fixtures & Chandeliers, One Underground Parking Space, One Storage Locker, Terrace Tile Decking. Select Furniture & Paintings Available For Sale (Inquire).

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



99 Avenue Rd 1006			Sold: \$1,025,000		
Toronto Ontario M5R 2G5			List: \$1,025,000		
Toronto C02 Annex Toronto % Dif: 100					
Taxes: \$5,271.06 / 2025		For: Sale		SPIS: No	DOM: 12
Condo Apt		#Shares%:		Rms: 5	
Apartment		Locker#: B88		Bedrooms: 2	
Unit#: 4		Locker Lev/Unit: B		Washrooms: 2	
Corp#: TSCC / 1430		Locker Unit: 88		1x5xFlat, 1x3xFlat	
		Level: 9			
Dir/Cross St: Avenue Rd and Bloor St W					
Directions: Avenue Rd and Bloor St W					
Prop Mgmt: Papak Management Services					

MLS#: C12919714 **Sold Date:** 04/06/2026
PIN#: 124300046

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,616.68	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:		UFFI:		Drive:	Underground
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	W	Sale Price:		#:	36
Assessment:		Taxes Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Water Incl:	Y	Prk Lvl/Unit:	B (P2)
Survey Type:	None	Heat Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Sauna, Visitor Parking
Phys Hdcap-Eqp:		Cable TV Incl:	Y	Com Elem Incl:	Y
		Bldg Ins Incl:	Y		
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Clear View, Electric Car Charger, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, School		
		Interior Feat:	Carpet Free, Primary Bedroom - Main Floor		
		Security Feat:	Alarm System, Monitored, Carbon Monoxide Detectors, Security Guard, Concierge/Security, Security System, Heat Detector, Smoke Detector		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.41	x 5.71	Marble Floor
2	Kitchen	Flat	10.3	x 10.07	Tile Floor
3	Dining	Flat	8.53	x 10.1	Combined W/Living
4	Living	Flat	15.72	x 10.1	Combined W/Dining
5	Prim Bdrm	Flat	24.44	x 9.28	5 Pc Ensuite
6	2nd Br	Flat	12.63	x 7.91	Window

Client Remks: Welcome to 99 Avenue Road, a stunning private boutique residence in the heart of Yorkville where luxury living meets unparalleled convenience. This elegant condo features 2 bedrooms, 2 bathrooms, & an impressive open-concept living & dining area that sets the stage for both entertaining guests & cozy evenings at home. The soaring 10-foot ceilings & unobstructed west views invite you to savour breathtaking sunsets over the vibrant Annex neighbourhood, while the private open balcony offers the perfect spot for a morning coffee & outdoor grilling (BBQs allowed). The chefs kitchen is a dream come true, equipped with sleek stainless-steel appliances, beautiful granite counter tops, & a convenient breakfast bar ideal for casual brunches. The master suite provides a personal retreat with a spacious walk-in closet & a luxurious spa-like 5-piece bathroom designed for ultimate relaxation. This luxury building ensures an opulent lifestyle with inclusive maintenance fees that cover every essential detail including 1.5 Gbps Bell Fibe Internet with a TV package (Crave/HBO, a \$250/month value), water, gas, heat, & central AC in addition to a dedicated parking spot with an upgraded electric vehicle charger, extra storage with an included locker, & 24-hour concierge service along with valet parking for residents & guests. Residents of 99 Avenue Road also enjoy an array of premium amenities, including a fully equipped exercise room, a serene sauna, a beautifully landscaped garden oasis, a stylish party/meeting room & a guest suite for visiting family & friends. This residence offers a truly elevated living experience. Situated just steps away from Whole Foods, Yorkville Village, Hazelton Lanes, fine dining, University of Toronto, Queens Park, & cultural landmarks such as the ROM, Gardiner Museum, & AGO, this exquisite home perfectly blends comfort, convenience, & sophistication in one of Toronto's most sought-after neighbourhoods.

Inclusions: Stainless Steel Fridge, Gas Stove, Built-In Dishwasher, Stacked Washer & Dryer, All Window Coverings, All Electrical Light Fixtures, Built In Speakers, 1 Upgraded Owned EV Charging Station, 1 Parking & 1 Locker.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



88 Davenport Rd 306 Toronto Ontario M5R 0A5 Toronto C02 Annex Toronto % Dif: 85 Taxes: \$4,675.34 / 2025 For: Sale SPIS: No DOM: 27			Sold: \$920,000 List: \$1,080,000
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 2280	#Shares%: Locker#: Locker Lev/Unit: D Locker Unit: 62 Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xFlat	
Dir/Cross St: Bay & Davenport Directions: Bay and Davenport Prop Mgmt: First Service Residential			

MLS#: C12792636 **Sold Date:** 03/16/2026
PIN#: 762800018

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 11-15 Year Built: 2012 Apx Sqft: 700-799 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,192.88 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: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Countertop Range, Guest Accommodations, Primary Bedroom - Main Floor, Separate Hydro Meter, Storage Area Lockers, Bar Fridge, Other, Auto Garage Door Remote	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P3 121 Park \$/Mo: Prk Lvl/Unit: D/38 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	11.42	x 7.41	Open Concept Centre Island
2	Living	Flat	13.32	x 16.5	Hardwood Floor W/O To Balcony Window Flr to Ceil
3	Prim Bdrm	Flat	11.75	x 21.49	Hardwood Floor Large Window 3 Pc Ensuite
4	Bathroom	Flat	9.15	x 6.66	Marble Floor Marble Counter

Client Remks: Live the high life in this designer 1-bedroom, 1-bath pied-a-terre in The Florian, Yorkville's premier address. Bright and thoughtfully designed, the suite features a full-sized kitchen, marble bathroom, and a balcony with peaceful, tree-lined views. Bonus: oversized storage and prime parking included. Enjoy luxury at your fingertips with 24-hour concierge and valet service, a fully equipped gym, saltwater pool, guest suite, and a party-ready lounge with terrace and BBQs. All this, steps from Toronto's finest restaurants, boutiques, cultural hotspots, and public transit-plus groceries, bakeries, and museums just around the corner. The Florian isn't just a home-it's a lifestyle. Sophisticated, convenient, and distinctly Yorkville.

Inclusions: All electric light fixtures; all appliances including dishwasher, refrigerator, stove, washer, dryer. Any of the furniture can be negotiated separately if Buyers are interested.

Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY **Ph:** 416-465-4545

	3 McAlpine St 502 Toronto Ontario M5R 3T5 Toronto C02 Annex Toronto % Dif: 92 Taxes: \$5,500 / 2025 For: Sale SPIS: No DOM: 67		Sold: \$1,015,000 List: \$1,099,000
	Condo Apt 2-Storey Unit#: 02 Corp#: TSCC / 1474	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 93 Level: 05	Rms: 5 Bedrooms: 2 Washrooms: 3 1x4x2nd, 1x3x2nd, 1x2xMain
Dir/Cross St: Bay & Davenport Directions: Bay & Davenport Prop Mgmt: TSCC			

MLS#: C12961478 **Sold Date:** 06/12/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: MLS Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,213 A/C: Wall Unit Central Vac: No UFFI: Elev/Lift: 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: Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Atrium, Carpet Free, Storage Area Lockers Security Feat: Carbon Monoxide Detectors, Concierge/Security, Heat Detector, Security Guard, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground, Private Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 104 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bike Storage, Exercise Room, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.54	x 9.97	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Main	14.11	x 10.7	Hardwood Floor	Combined W/Living	Window Flr to Ceil
3	Kitchen	Main	11.81	x 8.2	Ceramic Floor	Stainless Steel Appl	Combined W/Br
4	Prim Bdrm	2nd	16.08	x 11.15	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	2nd	12.47	x 9.19	Hardwood Floor	Double Closet	3 Pc Bath
6	Laundry	2nd	4.92	x 4.92	Ceramic Floor		

Client Remks: Welcome to this one-of-a-kind New York-style 2-storey Luxury condo apartment in the coveted Domus building-one of Yorkville's most prestigious addresses. Offering approximately 1,341 sq. ft. of stylish, open-concept living, this unique home features spacious living and dining areas with a walkout to a private balcony, a newly renovated kitchen with brand-new stainless steel appliances and cabinetry, and updated flooring in the kitchen and powder room. The upper level boasts two generously sized bedrooms, each with its own full bathroom. Enjoy stunning city views, 1 underground parking space, a storage locker, and an unbeatable location just steps from upscale shops, fine dining, Rosedale boutiques, and two subway stations.

Inclusions: Fridge, Stove, Hood fan, Dishwasher, Washer and Dryer, Microwave, All Electric light fixtures, All Window coverings, Electric Power window coverings for main floor, and curtains for Bedrooms

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. **Ph:** 416-686-1500

	142 Pears Ave A12		Sold: \$1,050,000
	Toronto Ontario M5R 1T2		List: \$1,099,000
	Toronto C02 Annex Toronto % Dif: 96		
	Taxes: \$4,826.16 / 2025	For: Sale	SPIS: No DOM: 41
Condo Apt	#Shares%:	Rms: 5 + 1	
2-Storey	Locker#: 4	Bedrooms: 2	
Unit#: 10	Locker Lev/Unit:	Washrooms: 2	
Corp#: YCC / 508	Locker Unit:	1x4x2nd, 1x3xLower	
	Level: 1		
Dir/Cross St: Avenue & Davenport			
Directions: West of Avenue, North of Davenport			
Prop Mgmt: GPM Property Management			

MLS#: C12774454 **Sold Date:** 03/23/2026
PIN#: 115080010

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: Finished	Maint: \$1,688.33	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Electric	Central Vac: Yes	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Apx Sqft: 1600-1799	Elev/Lift:	Park Type: Exclusive
Sqft Source: Per MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: S	Sale Price:	#: 33
Assessment: 2025	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl:	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Cable TV Incl:	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Outdoor Pool, Party/Meeting Room, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Central Vacuum, Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Central Vacuum, Sauna	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.99	x 10.66	Combined W/Dining	Built-In Speakers	Hardwood Floor
2	Dining	Main	29.99	x 10.66	Combined W/Living	Crown Moulding	Pot Lights
3	Kitchen	Main	8.99	x 8.17	Stainless Steel Appl	Pot Lights	Hardwood Floor
4	Prim Bdrm	2nd	20.01	x 10.99	W/I Closet	Pot Lights	Hardwood Floor
5	2nd Br	2nd	11.52	x 7.74	Double Closet	Pot Lights	Hardwood Floor
6	Rec	Lower	24.51	x 17.65	Double Closet	B/I Shelves	Broadloom
7	Bathroom	Lower	8.99	x 6.17	3 Pc Bath	Sauna	Tile Floor

Client Remks: Welcome to a rare Annex condo townhouse that feels like a private home, set in one of Toronto's most iconic, walkable neighbourhoods. This beautifully maintained multi-level 2 bedroom, 2 bathroom home offers the perfect blend of space, comfort, and urban convenience. With multiple entrances into the welcoming and functional main floor, hardwood flooring, crown moulding and pot lights, this space is ideal for both everyday living and entertaining. The kitchen is well appointed with Bosch stainless steel appliances and a breakfast bar that opens seamlessly to the open concept dining and living room. The living room overlooks the terrace with a floor-to-ceiling window wall, creating a warm and inviting atmosphere. Upstairs, the expansive primary bedroom features double doors, a walk-in closet with custom built-in organizers, pot lights, and a bright South-facing window. A second bedroom with a double closet with built-in organizers, hardwood floors and a 4-piece bathroom completes this level. Venture to the lower level, which offers a versatile recreation room and ample storage. A 3-piece bathroom with cedar sauna adds a unique and luxurious touch, complemented by a separate laundry room. Step outside to a private stone patio, offering a quiet and inviting outdoor retreat. Enjoy exclusive access to the outdoor pool, sundeck and party room. Ideally located steps to Bloor Street, TTC, Yorkville, cafes, shops, restaurants, parks, and the University of Toronto. A turnkey Annex opportunity offering exceptional lifestyle and value.

Inclusions: Refrigerator, Oven/Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, All Electric Light Fixtures, All Bathroom Mirrors, All Built-In Shelving & Organizers, Built-in Speaker System (As-Is), Security System (Monitoring Extra), Central Vacuum and All Related Equipment, Exterior String Lights, Furnace & Central AC

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



99 Avenue Rd 706		Sold: \$1,030,000
Toronto Ontario M5R 2G5		List: \$1,099,999
Toronto C02 Annex Toronto % Dif: 94		
Taxes: \$5,256 / 2025	For: Sale	SPIS: No
		DOM: 42
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2
Unit#: 706	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCC / 1430	Locker Unit:	1x3xMain, 1x5xMain
	Level: 6	
Dir/Cross St: Bloor/Avenue Rd		
Directions: Bloor/Avenue Rd		
Prop Mgmt: Papak Management Services		

MLS#: C12888798 **Sold Date:** 04/27/2026
PIN#: 124300008

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,557.89 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, Pets Allowed with Restrictions Exterior Feat: Privacy Interior Feat: Sauna, Storage, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Stone Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.68	x 7.35	Coffered Ceiling	Hardwood Floor	Closet
2	Kitchen	Main	10.24	x 11.42	Breakfast Bar	Hardwood Floor	Stainless Steel Appl
3	Dining	Main	10.17	x 8.01	O/Looks Living	Hardwood Floor	Coffered Ceiling
4	Living	Main	10.17	x 16.34	West View	Hardwood Floor	W/O To Balcony
5	Br	Main	9.51	x 17.59	5 Pc Ensuite	Hardwood Floor	W/I Closet
6	2nd Br	Main	8.07	x 10.66	West View	Hardwood Floor	Double Closet

Client Remks: Experience living in Toronto's most coveted neighbourhoods, where luxury and convenience converge. This stunning boutique residence offers a rare chance to own a piece of Yorkville's magic, featuring two spacious bedrooms, two spa like bathrooms and open-concept layout that effortlessly blends relaxation and entertainment. Surrounded by world-class dining, luxury hopping, and iconic cultural destinations, this home places you at the center of one of the city's most vibrant and desirable communities. Enjoy the luxury of 10-foot ceilings and unobstructed west-facing views that flood the space with natural light while offering breathtaking sunsets of the Annex skyline in your own private balcony, a perfect setting for quiet mornings or outdoor BBQ, creating a seamless mix of indoor and outdoor living. The species designed for both style and functionality, featuring new hardwood floors, premium stainless steel appliances, upgded cabinetry & countertops, and a breakfast bar that's perfect for casual meals or entertaining guests. The master suite is a personal sanctuary, boasting a spacious walk-in closet and 5-piece ensuite bathroom. Beyond your doorstep enjoy access to a state-of-the-art fitness center, a rejuvenating sauna, a beautifully landscaped garden, a stylish party room, and a guest suite for visiting friends and family.

Inclusions: Premium thoughtful upgrades and conveniences. Maintenance fees include ultra-fast Bell Fibe Internet (with Crave/HBO), water, gas, heat, and central air conditioning.

Listing Contracted With: CENTURY 21 PEOPLE'S CHOICE REALTY INC. **Ph:** 905-366-8100



225 Davenport Rd 511
Toronto Ontario M5R 3R2
 Toronto C02 Annex Toronto % Dif: 85
Taxes: \$5,361.56 / 2025 **For:** Sale **SPIS:** No **DOM:** 14
Sold: \$935,000
List: \$1,100,000
Condo Apt **#Shares%:** **Rms:** 8
Apartment **Locker#:** B-38 **Bedrooms:** 2 + 1
Unit#: 11 **Locker Lev/Unit:** P2 **Washrooms:** 3
Corp#: MTCC / 795 **Locker Unit:** 1x6xMain, 1x4xMain,
Level: 5 1x2xMain
Dir/Cross St: Avenue Road/Davenport
Directions: Avenue Road/Davenport
Prop Mgmt: Nadian-Harris Property Management

MLS#: C13054202 **Sold Date:** 05/12/2026
PIN#: 117950085

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1987 Yr Built Source: MPAC Apx Sqft: 1400-1599 Sqft Source: estimated Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,587.69 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, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P2-B5 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21	x 21.33	Fireplace	Laminate	Track Lights
2	Dining	Main	21	x 21.33	Fireplace	Laminate	Track Lights
3	Kitchen	Main	17.98	x 8.01	Laminate	Stone Counter	Modern Kitchen
4	Laundry	Main	5.25	x 8.01	Ceramic Floor		
5	Prim Bdrm	Main	12.57	x 14.24	W/I Closet	Ensuite Bath	Laminate
6	2nd Br	Main	9.91	x 15.16	Laminate	W/I Closet	4 Pc Ensuite
7	Office	Main	7.74	x 8.99	Laminate	Mirrored Walls	
8	Solarium	Main	16.99	x 6.66	Large Window	Laminate	Track Lights

Client Remks: The Dakota - lovely low rise Yorkville boutique condo. Over 1500+ square feet of beautiful spacious living. 2 bedrooms plus a den as well as 2 full bathrooms & 1 powder room. The favoured split plan layout is optimum. Enjoy cozy evenings by the wood burning fireplace. Exceptional location at Avenue Rd & Davenport. Steps to exclusive shops, restaurants, Hazelton Lanes, the Rom, Whole Foods & Yorkville. Wonderful amenities include concierge, gym, library, party room, rooftop deck with BBQ area & visitor parking. (All interior unit photos have been virtually staged)

Inclusions: KitchenAid electric cooktop, KitchenAid stainless steel b/in microwave, KitchenAid stainless steel wall oven, KitchenAid stainless steel fridge/freezer, built-in hood fan, Maytag washer, Kenmore dryer, all electric light fixtures, blinds (as is) currently not hanging.

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



88 Cumberland St 2102			Sold: \$1,200,000
Toronto Ontario M5R 1A3			List: \$1,229,900
Toronto C02 Annex Toronto % Dif: 98			
Taxes: \$8,475.94 / 2025	For: Sale	SPIS: No	DOM: 53
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 02	Locker Lev/Unit: c	Washrooms: 3	
Corp#: TSCC / 2776	Locker Unit: 36	1x5xMain, 1x4xMain,	
	Level: 21	1x2xMain	
Dir/Cross St: Bay/Bloor			
Directions: Bellair & Cumberland			
Prop Mgmt: Forest Hill Kipling -416-546-2743			

MLS#: C12878590 **Sold Date:** 05/04/2026
PIN#: 767760220

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2020 Apx Sqft: 1000-1199 Sqft Source: 1055 Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,251.24 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl:	
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.65	x 20.73	W/O To Balcony	Sw View	Hardwood Floor
2	Dining	Main	17.65	x 20.73	Open Concept	W/O To Balcony	Hardwood Floor
3	Kitchen	Main	11.91	x 6.33	Stainless Steel Appl	Centre Island	Open Concept
4	Prim Bdrm	Main	20.73	x 9.84	5 Pc Ensuite	W/I Closet	W/O To Balcony
5	Br	Main	8.99	x 10.01	4 Pc Bath	Hardwood Floor	Closet

Client Remks: Sophisticated Corner Suite in the Heart of Yorkville. Welcome to Suite 2102 at 88 Cumberland St - Minto Yorkville Park, where elevated living meets timeless elegance in Torontos most prestigious neighbourhood. This rare Fitzgerald model is one of the best floor plans in the building a bright, two-bedroom, three-bathroom corner suite offering 1,055 sq/ft of luxurious interior space and a 123 sq/ft wraparound balcony with breathtaking south-west views of the city skyline. Inside, every finish reflects quality and taste: 9-ft smooth ceilings, rich wood floors, and floor-to-ceiling windows that flood the space with natural light. The chefs kitchen features quartz countertops, stainless steel appliances, and a central island ideal for morning coffee or evening wine. The open-concept living and dining space flows effortlessly for entertaining. Retreat to a spacious primary bedroom with a walk-in closet and a spa-like 5-piece ensuite featuring double sinks, a deep soaker tub, and modern fixtures. The second bedroom also includes its own ensuite - perfect for guests, family, or work-from-home comfort. Located at the iconic corner of Bellair and Cumberland, you're surrounded by five-star hotels, luxury boutiques, art galleries, and Toronto's best restaurants. Stroll historic laneways, relax in tree-lined parks, or enjoy Yorkvilles vibrant street life all just outside your door. Minto Yorkville Park pampers residents with world-class amenities: 24/7 concierge, a grand gold-accented lobby, a fully equipped fitness centre, spin and stretch studio, elegant lounge and dining area with catering kitchen, guest suite, and a stunning rooftop terrace with a fireplace and skyline views. This is your opportunity to own a signature suite in a landmark address where luxury, location, and lifestyle align perfectly. Extras: **Inclusions:** Cooktop, S/S Oven, S/S Microwave, Integrated Fridge/Dw W/Cabinetry Matching Front Panels, Washer & Dryer. Window Coverings, Elf's. Premium Amenities: Lounge With Fireplace With Catering Kitchen And Dining Room, Roof Top Lounge, Gym , Guest Suite

Listing Contracted With: SAGE REAL ESTATE LIMITED **Ph:** 416-483-8000

	170 Avenue Rd 401		Sold: \$1,205,000
	Toronto Ontario M5R 0A4		List: \$1,240,000
	Toronto C02 Annex Toronto % Dif: 97		
	Taxes: \$6,666 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 1	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 2478	Locker Unit:	1x3, 1x4	
	Level: 4		
Dir/Cross St: Avenue Rd/Davenport Rd			
Directions: North of Davenport			
Prop Mgmt: Forest Hill Kipling 416-964-7323			

MLS#: C13019846 **Sold Date:** 05/13/2026
PIN#: 764780043

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,003.37	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Alum Siding / Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned
Sqft Source: -	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: Unknown	Heat Incl: Y	Concierge, Gym, Indoor Pool, Party/Meeting
Phys Hdcap-Eqp:	Hydro Incl:	Room, Rooftop Deck/Garden, Visitor Parking
	CAC Incl: Y	Com Elem Incl:
	Prkg Incl: Y	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, School	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.93	x 4.17	Hardwood Floor
2	Kitchen	Main	12.93	x 10.76	Centre Island
3	Living	Main	20.24	x 14.4	South View
4	Dining	Main	20.24	x 14.4	B/I Shelves
5	Prim Bdrm	Main	13.16	x 11.09	4 Pc Ensuite
6	2nd Br	Main	10.93	x 9.32	Closet

Client Remks: Welcome To 170 Avenue Road Nestled In One Of The Most Exclusive Enclaves! Stunning And Chic Offering. Meticulously Designed! Over 1,000+ SF Of Superb Style And Functional Layout. Custom Built-Ins Throughout. Multiple W/Outs To Expansive Balcony. Floor-to-ceiling Windows. Chefs Kitchen Boasts Top Of The Line Stainless Steel Appliances And Center Island With Breakfast Bar. Ample Storage T/O. Spacious Prim Bedrm Retreat W/ Lux Spa-like 4 PC Ensuite, W/Out To Balc And Closet Space Galore. Parking Spot And Locker! Steps To Ttc, Parks, Shops And Eateries In Yorkville. One Of A Kind Condo In A Fabulous Neighbourhood!

Inclusions: All Elfs, All Window Covs, Custom Built-Ins T/O, Miele cooktop, Miele oven, Miele refrigerator/freezer, Miele dishwasher, Miele washer and dryer and a Miele microwave.

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. **Ph:** 416-223-1818

	15 McMurrich St 1502			Sold: \$1,080,000	
	Toronto Ontario M5R 3M6			List: \$1,249,000	
	Toronto C02 Annex Toronto % Dif: 86				
	Taxes: \$5,863.22 / 2026		For: Sale	SPIS: No	DOM: 40
	Condo Apt	#Shares%:	Rms: 7		
	Apartment	Locker#: 103	Bedrooms: 2 + 1		
	Unit#: 2	Locker Lev/Unit: B2	Washrooms: 2		
	Corp#: MTCC / 562	Locker Unit:	1x5xFlat, 1x4xFlat		
				Level: 15	
	Dir/Cross St: Davenport and Bay St				
Directions: Davenport and Bay St					
Prop Mgmt: ICC Property Management 416-485-5300					

MLS#: C13130238 **Sold Date:** 06/23/2026
PIN#: 115620099

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,202.34	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Drive:	Underground
Apx Sqft:	1800-1999	Elev/Lift:	Yes	Park Type:	Exclusive
Sqft Source:	floor plans	HST Applicable to	Included In	Park/Drv Spcs:	1
Exposure:	Nw	Sale Price:		Tot Prk Spcs:	1
Assessment:		Taxes Incl:		#:	20
Spec Desig:	Unknown	Water Incl:	Y	Park \$/Mo:	
Survey Type:	None	Heat Incl:	Y	Prk Lvl/Unit:	B1
Phys Hdcap-Eqp:		Cable TV Incl:	Y	Bldg Amen:	
		CAC Incl:	Y	Concierge, Exercise Room, Party/Meeting	
		Bldg Ins Incl:	Y	Room, Rooftop Deck/Garden, Sauna, Visitor	
		Prkg Incl:	Y	Parking	
		Cert Level:		Com Elem Incl:	Y
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove,		
			Hospital, Library, Park, Pets Allowed with		
			Restrictions, Place Of Worship, Public Transit,		
			Ravine		
		Interior Feat:	Other		
		Security Feat:	Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	7.68	x 6.07	Parquet Floor	Double Closet	Open Concept
2	Kitchen	Ground	13.12	x 11.91	Quartz Counter	Open Concept	Pot Lights
3	Den	Ground	10.01	x 9.32	Pot Lights	Open Concept	Window Flr to Ceil
4	Dining	Ground	9.25	x 6.43	Parquet Floor	Open Concept	W/O To Balcony
5	Living	Ground	19.06	x 14.76	Fireplace	Pot Lights	Open Concept
6	Prim Bdrm	Ground	22.15	x 19.16	W/I Closet	4 Pc Ensuite	W/O To Balcony
7	2nd Br	Ground	16.83	x 12.01	5 Pc Ensuite	W/I Closet	Broadloom

Client Remks: Step into luxury living in the heart of Yorkville/Summerhill at this exclusive penthouse nestled in a sought-after boutique building. This rarely offered corner suite offers 1910 sq ft of sun-filled space featuring a wood-burning fireplace, an open-concept layout, and an updated kitchen with a breakfast bar, creating an inviting space for everyday living and entertaining. Indulge in the ultimate retreat with two generously sized bedrooms, each boasting an ensuite bathroom and a walk-in closet. Step outside onto your private covered terrace, where you can savour your morning coffee or unwind after a long day. Enjoy the gym, sauna, spacious party room and your very own electric car charger! Newly renovated hallways and lobby add to the allure of this urban oasis. Take advantage of this rare opportunity to elevate your lifestyle in one of Toronto's most coveted neighbourhoods. A warm & inviting condo community with 24 hour concierge & visitor parking. Located within walking distance of subway, Summerhill, Yorkville, shopping, library, Ramsden Park, the Mink Mile, the ROM, and many top restaurants. Not To Be Missed!

Inclusions: CCS Electric Car Charger, Maytag Stove, Kenmore Dishwasher, Amana Fridge, LG Washer & Dryer, All Window Coverings, Blinds And All Electric Light Fixtures.

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



102 Bloor St W 1209
Toronto Ontario M5S 1M8
 Toronto C02 Annex Toronto % Dif: 95
Taxes: \$6,153.35 / 2025 **For:** Sale **SPIS:** No **DOM:** 20

Sold: \$1,185,000
List: \$1,250,000

Condo Apt
 1 Storey/Apt
Unit#: 8
Corp#: MTCC / 1149

#Shares%:
Locker#: 15
Locker Lev/Unit:
 Same floor
Locker Unit:
Level: 11

Rms: 6
Bedrooms: 2
Washrooms: 2
 1x3, 1x4

Dir/Cross St: Bay /Bloor Avenue
Directions: between Bay Street and Avenue Road on the north side of Bloor Street West.
Prop Mgmt: Pro-House Management Limited

MLS#: C12894554 **Sold Date:** 04/07/2026
PIN#: 121490184

Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 1996 Yr Built Source: MPAC Apx Sqft: 1200-1399 Sqft Source: MPAC Exposure: S Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,307.49 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Not Subject to HST HST Applicable to Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer		6.89	x 4.69	Tile Floor
2	Kitchen		21.06	x 11.29	Modern Kitchen
3	Living		19	x 10.43	South View
4	Dining		13.02	x 8.53	Hardwood Floor
5	Prim Bdrm		20.73	x 10.3	W/I Closet
6	2nd Br		14.01	x 8.37	Double Closet
7	Laundry		9.42	x 7.15	Tile Floor

Client Remks: Imagine stepping into a suite where luxury and comfort unite seamlessly in Yorkville's core. This contemporary, residence, meticulously custom designed and fully renovated, invites you to soak in the sunlight streaming through expansive south-facing windows showcasing the city views. 9-foot ceilings amplify the sense of light and scale, whether you're hosting friends or enjoying a quiet night in. There's even generous space for your dream home office, making work-from-home a pleasure. Enjoy the best of urban living without compromise. Move right in to an open-concept design, two generous bedrooms, and two modern bathrooms; including a primary suite with a walk-in closet and spa-inspired ensuite featuring double sinks. The chef's kitchen dazzles with premium appliances, extensive pantry and storage. Hardwood floors in principal rooms. The convenience of a rare walk-in laundry and utility room is a practical touch rarely seen in condo living. This is more than just a home; it's a lifestyle defined by elegance and unbeatable value. With every detail thoughtfully curated, you'll wish this exquisite condominium was yours. Its the perfect happy place.

Inclusions: Integrated Fisher & Paykel Refrigerator, Fisher & Paykel cooktop, microwave, and oven. Integrated Bosch Dishwasher. Stacked Electrolux Washing machine and Dryer. Oversized island. All light fixtures. automated blinds. Laundry room and closet built-ins. Locker conveniently located on the same floor.

Listing Contracted With: HAZELTON REAL ESTATE INC. **Ph:** 416-924-3779



11 Yorkville Ave 5909
Toronto Ontario M4W 0B7
 Toronto C02 Annex Toronto % Dif: 96
Taxes: \$6,409 / 2026 **For:** Sale **SPIS:** No **DOM:** 6
Sold: \$1,200,000
List: \$1,250,000
 Condo Apt **#Shares%:** **Rms:** 4 + 1
 Apartment **Locker#:** **Bedrooms:** 3 + 1
Unit#: 9 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 3108 **Locker Unit:** 1x4xFlat, 1x3xFlat
Level: 59
Dir/Cross St: Yonge St/Yorkville Ave
Directions: Yonge St/Yorkville Ave
Prop Mgmt: Melbourne Property Management

MLS#: C13230536 **Sold Date:** 06/08/2026
PIN#: 000000000

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Builder Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$725.73 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	
2	Kitchen	Flat	0	0	
3	Prim Bdrm	Flat	0	0	
4	2nd Br	Flat	0	0	
5	3rd Br	Flat	0	0	

Client Remks: Welcome to Suite 5909 at 11 Yorkville Avenue, an exceptional residence in the heart of Toronto's most prestigious neighbourhood. This beautifully designed 987 sq. ft. suite offers 3 spacious bedrooms plus a versatile media room, providing the perfect blend of luxury, functionality, and modern city living. Open concept layout featuring premium finishes and contemporary kitchen with integrated appliances. Located at the coveted intersection of Yonge and Bloor, just steps to Toronto's finest luxury boutiques, designer shopping, and renowned restaurants. Easy access to the Bloor-Yonge subway station, ROM, University of Toronto, and some of the city's most celebrated entertainment and lifestyle attractions. *Power of Sale, Default on VTB*

Listing Contracted With: BLUE WHALE CAPITAL REALTY INC. **Ph:** 416-666-6606



164 Cumberland St 606			Sold: \$1,190,000		
Toronto Ontario M5R 1A8			List: \$1,275,000		
Toronto C02 Annex Toronto % Dif: 93					
Taxes: \$4,690.42 / 2025		For: Sale	SPIS: No	DOM: 26	
Condo Apt		#Shares%:	Rms: 8		
1 Storey/Apt		Locker#: 5	Bedrooms: 2		
Unit#: 606		Locker Lev/Unit: P-2	Washrooms: 2		
Corp#: MTCC / 616		Locker Unit:	1x4xMain, 1x3xMain		
		Level: 3			
Dir/Cross St: Bloor St W and Avenue Rd					
Directions: Use GPS					
Prop Mgmt: TSE Management Service Inc					

MLS#: C13249988 **Sold Date:** 07/01/2026
PIN#: 116160022

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,922.87	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	No	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Drive:	Underground
Apx Sqft:	1200-1399	Elev/Lift:	Retirement:	Park Type:	Rental
Sqft Source:	MPAC	HST Applicable to	Included In	Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	S	Sale Price:		Park \$/Mo:	\$262.50
Assessment:		Taxes Incl:	Water Incl: Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Heat Incl:	Hydro Incl:	Bldg Amen:	Concierge, Rooftop Deck/Garden, Elevator
Survey Type:	Unknown	Cable TV Incl:	CAC Incl:	Com Elem Incl:	Y
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl:		
		Cert Level:	Energy Cert:		
		GreenPIS:			
		Prop Feat:	Arts Centre, Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		
		Interior Feat:	Carpet Free		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.58	x 5.09	Marble Floor	Double Closet	Mirrored Ceiling
2	Living	Main	21	x 14.01	Hardwood Floor	Crown Moulding	Fireplace
3	Dining	Main	7.15	x 10.99	Hardwood Floor	Crown Moulding	
4	Kitchen	Main	10.66	x 12.34	Porcelain Floor	Pot Lights	Quartz Counter
5	2nd Br	Main	12.5	x 12.07	Hardwood Floor	California Shutters	Window Flr to Ceil
6	Prim Bdrm	Main	16.01	x 13.42	Hardwood Floor	California Shutters	Window Flr to Ceil
7	Bathroom	Main	6.27	x 10.01	Ceramic Floor	3 Pc Ensuite	Mirrored Ceiling
8	Bathroom	Main	4.99	x 10.43	Porcelain Floor	4 Pc Bath	Pot Lights

Client Remks: Welcome to Renaissance Court Residences, an elegant 32-unit boutique address in the heart of Toronto's iconic Yorkville neighbourhood. Perfect for professionals, singles or downsizers, this residence is approx. 1,239 sq. ft. of sophisticated living space, designed for refined urban living. The expansive living and dining areas are ideal for both entertaining and everyday comfort, enhanced by rich hardwood flooring, crown moulding, and a rare wood-burning fireplace that creates a warm and inviting focal point. Large south-facing floor-to-ceiling windows fill the suite with natural light throughout. The renovated gourmet kitchen is designed for both beauty and functionality, featuring quartz countertops, premium top-of-the-line appliances suited for the discerning chef, porcelain flooring, pot lighting, and abundant storage, all integrated into the principal living spaces. The generous primary bedroom offers floor-to-ceiling windows, California shutters, ample closet space, and a private 3-piece ensuite. The spacious second bedroom provides flexibility for guests, family, or a sophisticated home office. The second bathroom has been completely renovated with elegant contemporary finishes. This suite includes the opportunity to enjoy the luxurious amenities of the adjacent Cumberland Tower, featuring an upscale fitness centre including indoor infinity pool, hot tub, sauna, guest suites, elegant party room, resident lounge areas, and outdoor patios. Residents enjoy concierge service, rented underground parking, locker, and an enviable Yorkville lifestyle steps to the Mink Mile, Whole Foods, luxury boutiques, fine dining, cultural institutions, TTC subway, University of Toronto, hospitals, and Toronto's finest hotels.

Inclusions: Includes all window coverings, electrical light fixtures, built-ins, dining room chandelier, appliances.
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



11 Yorkville Ave PH4 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 97 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 6		
Condo Apt Apartment Unit#: 04 Corp#: TSCC / 3108	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 65	Rms: 4 Bedrooms: 2 + 1 Washrooms: 2 1x4xFlat, 1x4xFlat
Dir/Cross St: Yonge & Yorkville Directions: SouthWest Of Yonge & Yorkville Prop Mgmt: Forest Hill Residential		

MLS#: C13218718 **Sold Date:** 06/05/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Year Built: 2025 Apx Sqft: 800-899 Sqft Source: 823sf + 68sf Balcony Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$681.41 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes 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, Pets Allowed with Restrictions Interior Feat: Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Poured Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 219 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Flat	25.39	x 10.99	W/O To Balcony	Ne View	Combined W/Dining
2	Kitchen	Flat	25.39	x 10.99	Marble Counter	B/I Appliances	Combined W/Dining
3	Living	Flat	25.39	x 10.99	W/O To Balcony	Ne View	Combined W/Dining
4	Br	Flat	14.11	x 8.6	Double Closet	4 Pc Ensuite	East View
5	2nd Br	Flat	13.39	x 8.4	Ne View	Large Closet	
6	Media/Ent	Flat	0	0	Hardwood Floor		

Client Remks: Experience elevated living at 11 Yorkville PH4. Wake up above the city in the exclusive Penthouse Collection, PH4 offers 823 sq ft of interior space + 68sq ft private balcony, with soaring 11 ft ceilings and breathtaking, unobstructed North East views of the Toronto skyline , truly Million Dollar View. This stunning and spacious 2-bedroom suite showcases premium finishes and designer details , The contemporary kitchen designed by Cecconi Simone, features a waterfall center island , built-in Sub-Zero refrigerator, built-in Miele kitchen appliances, and a dedicated wine fridge - perfectly blending sophistication and functionality. Luxurious five-star hotel-inspired bathroom offers a spa-like retreat with elevated materials and upgraded premium features, full-height porcelain tiling, floating vanities. Indulge in world-class 5-star, resort-style amenities including 24-hr concierge, elegant lobby, visitor parking, indoor/outdoor infinity pool, hot tub, spa & sauna room, rooftop Zen garden w/ BBQs, fully equipped fitness center , yoga room, kids' playroom, piano lounge, party room, wine tasting lounge, Zen reflection room, theatre room, Wi-Fi social lounge, and business Centre. Perfectly situated across from the Four Seasons Hotel, surrounded by designer luxury brands boutique store & Michelin-star restaurants. The ROM, top galleries, TTC subway stations, the University of Toronto all at your door steps. This will your dream home in Downtown Toronto! A rare opportunity to own a signature penthouse in one of Yorkville's most prestigious addresses - where luxury, style and iconic views meet. *Power of Sale, Default on VTB* No Hst Rebate Applicable

Listing Contracted With: CENTURY 21 LANDUNION REALTY INC. **Ph:** 905-475-8807

	32 Davenport Rd 3002 Toronto Ontario M5R 0B5 Toronto C02 Annex Toronto % Dif: 92 Taxes: \$6,800 / 2025 For: Sale SPIS: No DOM: 108		Sold: \$1,190,000 List: \$1,288,000
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2541	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 30	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: avenue rd & bloor st w Directions: use google maps Prop Mgmt: Icon Property Management			

MLS#: C12638090 **Sold Date:** 04/04/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: as per builder Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,123.75 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	8.1	x 14.37	Large Window Open Concept Hardwood Floor
2	Dining	Flat	11.09	x 14.37	Combined W/Kitchen Open Concept W/O To Balcony
3	Br	Flat	12.5	x 9.68	3 Pc Bath Closet Hardwood Floor
4	2nd Br	Flat	8.1	x 11.78	Closet Hardwood Floor Large Window
5	Den	Flat	10.5	x 4.1	Hardwood Floor

Client Remks: Welcome to this exceptional high-floor 2+1 bedroom, 2 bathroom residence at 32 Davenport Rd, Unit 3002, ideally situated in the heart of Yorkville, just steps from Avenue Road and Bloor Street. This beautifully designed suite offers breathtaking city skyline views, abundant natural light throughout, and a highly functional layout perfect for both everyday living and entertaining. The spacious primary bedroom features a private ensuite, while the second bedroom offers excellent flexibility for family or guests. The separate den is ideal for a home office or study, making this suite perfectly suited for today's lifestyle. Open-concept living and dining areas create a seamless flow, complemented by modern finishes and floor-to-ceiling windows that enhance the bright and airy atmosphere. Located in one of Toronto's most prestigious neighbourhoods, residents enjoy immediate access to world-class shopping, fine dining, cafes, cultural attractions, and transit. Surrounded by luxury boutiques, top restaurants, and vibrant city life, this residence offers an unmatched combination of comfort, convenience, and upscale urban living.

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

	11 Yorkville Ave 5702 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 97		Sold: \$1,250,000 List: \$1,290,000
	Taxes: \$0 / 2026 For: Sale	SPIS: No	DOM: 4
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 3108	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 57	Rms: 5 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x4xMain
Dir/Cross St: Yonge & Yorkville Directions: Yonge & Yorkville Prop Mgmt: Melbourne Property Management			

MLS#: C12823756		Sold Date: 03/02/2026	
PIN#:			
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$731.23	Lndy Lev:	
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete Poured	
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1	
Apx Age: New	UFFI:	Drive: Underground	
Year Built: 2025	Elev/Lift: Yes Retirement:	Park Type: Owned	
Apx Sqft: 800-899	HST Applicable to Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1	
Sqft Source:	Sale Price:	Park \$/Mo:	
896 sqft + 68 sqft Balcony	Taxes Incl:	Prk Lvl/Unit:	
Exposure: Nw	Heat Incl:	Bldg Amen:	
Assessment:	Cable TV Incl:	Com Elem Incl: Y	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y		
Survey Type: None	Cert Level:		
Phys Hdcap-Eqp:	GreenPIS:		
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions		
	Interior Feat: Storage Area Lockers		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	25.33	x 11.84	Nw View	Large Window	W/O To Balcony
2	Kitchen	Flat	25.33	x 11.84	Marble Counter	Centre Island	B/I Appliances
3	Dining	Flat	25.33	x 11.84	Combined W/Living	Nw View	
4	Br	Flat	15.32	x 8.5	Double Closet	4 Pc Ensuite	West View
5	2nd Br	Flat	13.32	x 8.5	Nw View	Closet	

Client Remks: Welcome to Unit 5702 at 11 Yorkville, one of Toronto's most prestigious addresses, located within the Grand Cru Collection- the most exclusive and refined section of the building. This brand-new 2-bedroom plus media residence showcases soaring 10-foot smooth-finish ceilings, abundant natural light from its coveted northwest exposure, and breathtaking panoramic views of tree tops, Rosedale and Midtown Toronto. The suite is impeccably finished with engineered wood flooring, designer baseboards, and custom closet organizers, reflecting the elevated craftsmanship synonymous with Grand Cru residences. The Cecconi Simone designed kitchen features integrated Miele appliances, a statement island with waterfall-edge countertops, built-in wine fridge, chilling station, wine storage and stemware shelving, all complemented by sleek linear LED pendant lighting. Spa-inspired bathrooms offer full-height porcelain tiling, floating vanities, and premium fixtures, creating a tranquil retreat. Residents enjoy access to unmatched, resort-style amenities, including a luxurious spa, indoor and outdoor swimming pools, a state-of-the-art fitness centre, private theatre, and elegant resident lounges, delivering an unparalleled Yorkville lifestyle at Toronto's most coveted intersection.

Inclusions: 1 Parking is included

Listing Contracted With: BLUE WHALE CAPITAL REALTY INC. **Ph:** 416-666-6606



142 Pears Ave A4			Sold: \$1,260,000		
Toronto Ontario M5R 1T2			List: \$1,295,000		
Toronto C02 Annex Toronto % Dif: 97					
Taxes: \$4,826.16 / 2025		For: Sale		SPIS: No	
				DOM: 1	
Condo Townhouse		#Shares%:		Rms: 5 + 1	
2-Storey		Locker#:		Bedrooms: 2 + 1	
Unit#: 4		Locker Lev/Unit:		Washrooms: 2	
Corp#: YCC / 508		Locker Unit: #8		1x4x2nd, 1x4xLower	
		Level: 1			
Dir/Cross St: Avenue Rd and Davenport Rd					
Directions: West of Avenue & North of Davenport Rd					
Prop Mgmt: Gpm Property Management Inc. 905-669-0222					

MLS#: C13171060 **Sold Date:** 05/26/2026
PIN#: 115080004

Kitchens: 1		Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N		Locker: Exclusive	Ens Lndry: Y
Basement: Finished		Maint: \$1,688.33	Lndy Lev:
Fireplace/Stv: N		A/C: Central Air	Exterior: Brick
Heat: Forced Air / Electric		Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:		UFFI:	Drive:
Apx Sqft: 1600-1799		Elev/Lift:	Park Type: Exclusive
Sqft Source: Plans		HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S		Sale Price:	#: #11
Assessment:		Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown		Water Incl: Y	Prk Lvl/Unit:
Survey Type: None		Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:		CAC Incl:	Bbqs Allowed, Exercise Room, Outdoor Pool,
		Y Prkg Incl: Y	Party/Meeting Room, Sauna, Visitor Parking
		Energy Cert:	Com Elem Incl: Y
		GreenPIS:	
		Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	
		Exterior Feat: Year Round Living	
		Interior Feat: Carpet Free	
		Security Feat: Alarm System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 12.01	Hardwood Floor	Large Window	Overlook Patio
2	Dining	Main	9.42	x 9.09	Hardwood Floor	Combined W/Living	B/I Shelves
3	Kitchen	Main	8.83	x 8.23	Hardwood Floor	Modern Kitchen	Pot Lights
4	Prim Bdrm	2nd	20.08	x 10.83	W/I Closet	Panelled	Overlook Patio
5	2nd Br	2nd	11.75	x 7.91	Hardwood Floor	Large Window	Overlook Patio
6	Rec	Lower	17.75	x 16.4	Laminate	Above Grade Window	Large Closet

Client Remks: 142 Pears Ave - Perfectly positioned between Yorkville, The Annex and Summerhill, this rare three-level townhouse offers 1,720 square feet of beautifully renovated living space in one of Midtown Toronto's most coveted neighbourhoods. Tucked away from the bustle, the home feels remarkably calm and private, with an expansive terrace that functions like a hidden courtyard - ideal for entertaining, relaxing or gardening. Inside, the main level has been transformed into a bright open-concept living and dining space framed by floor-to-ceiling windows and filled with natural light. Custom built-ins, integrated lighting and a stylish coffee bar add warmth and sophistication throughout. The sleek modern kitchen is anchored by a striking waterfall island, premium finishes and thoughtful functionality. A dramatic open-to-below design allows light to pour into the lower level, creating an inviting recreation space with endless flexibility. Easily adaptable for an additional bedroom, guest suite, office, gym or media room, this level also includes a beautifully finished four-piece bathroom, laundry room and exceptional storage. Upstairs, the serene primary retreat features a spacious walk-in closet and elegant panelled feature wall. The spa-inspired five-piece bathroom showcases exquisite tilework and an oversized shower with dual rain heads. A generous second bedroom offers versatility for guests, a nursery or home office. Residents enjoy beautifully landscaped gardens, an outdoor pool, renovated saunas and a party room, all just steps from Yorkville, Summerhill, Ramsden Park, transit, cafes, galleries and some of the city's best restaurants. Includes one garage parking space and one storage locker. A rare opportunity to enjoy the energy of Midtown Toronto without sacrificing privacy, tranquility or space.

Inclusions: KitchenAid: fridge, range, dishwasher; Whirlpool washer & dryer. All window coverings and all electrical light fixtures.
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



175 Cumberland St 2207			Sold: \$1,310,000		
Toronto Ontario M5R 3M9			List: \$1,399,900		
Toronto C02 Annex Toronto % Dif: 94					
Taxes: \$6,915.24 / 2026		For: Sale	SPIS: No	DOM: 45	
Condo Apt		#Shares%:	Rms: 5		
1 Storey/Apt		Locker#:	Bedrooms: 2		
Unit#: 7		Locker Lev/Unit:	Washrooms: 3		
Corp#: MTCP / 626		Locker Unit:	1x4, 1x4, 1x2		
		Level: 12			
Dir/Cross St: Avenue/Bloor					
Directions: Avenue/Bloor					
Prop Mgmt: Del Property Management					

MLS#: C13029370 **Sold Date:** 06/05/2026
PIN#:

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$2,217.49	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
Year Built:	1983	Elev/Lift:	Retirement:	Park Type:	Exclusive
Apx Sqft:	1800-1999	HST Applicable to	Included In	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Sqft Source:	Floor Plans	Sale Price:		Park \$/Mo:	\$268.66
Exposure:	Ne	Taxes Incl:	Water Incl: Y	Prk Lvl/Unit:	
Assessment:		Heat Incl:	Y Hydro Incl:	Bldg Amen:	
Spec Desig:	Unknown	Cable TV Incl:	Y CAC Incl: Y	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Squash/Racquet Court	
Survey Type:	None	Bldg Ins Incl:	Y Prkg Incl:		
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:		
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions	Com Elem Incl:	Y
		Interior Feat:	None		
		Security Feat:	Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	31.73	x 14.11	
2	Dining	Main	15.35	x 19.19	
3	Kitchen	Main	12.83	x 13.88	
4	Prim Bdrm	Main	18.7	x 13.29	4 Pc Ensuite
5	2nd Br	Main	27.46	x 10.4	4 Pc Ensuite
6	Bathroom	Main	6.2	x 5.12	2 Pc Bath

Client Remks: Renaissance Plaza - Yorkville's Iconic Address! Suite 2207 presents a rare opportunity to create your dream home in one of Toronto's most prestigious residences. Spanning approximately 1,877 sq. ft., this spacious 2-bedroom, 2.5-bathroom suite features an inviting, flexible layout ideal for both daily living and entertaining. The bright living and dining areas are complemented by a generous eat-in kitchen, powder room, and ensuite laundry. Ample storage and unobstructed Northeast views over Yorkville and the treetops of Rosedale enhance the appeal of this exceptional space. Renaissance Plaza offers an unparalleled lifestyle-luxury, privacy, and convenience at the centre of it all. Building amenities include a 24-hour concierge, indoor pool, squash court, sundeck, exercise room, event space, valet parking, and more. This suite is one of 54 units with an Assumption Agreement, which requires Colliers to rent an exclusive parking space at 75% of the regular rate. A unique opportunity awaits to design and personalize this residence to your exact style while enjoying the vibrancy of Yorkville's upscale dining, boutique shopping, and cultural landmarks. Front entrance is currently under construction, no visitor parking temporarily.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings (all in as-is condition).

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



11 Yorkville Ave PH1 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 4		
Condo Apt Apartment Unit#: 09 Corp#: TSCC / 3108	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 30	Rms: 4 Bedrooms: 2 Washrooms: 2 1x5xMain, 1x4xMain
Dir/Cross St: Yonge St & Yorkville Ave Directions: SouthWest Of Yonge & Yorkville Prop Mgmt: Melbourne Property Management		

MLS#: C12825730 **Sold Date:** 03/03/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Year Built: 2025 Apx Sqft: 900-999 Sqft Source: 902sqft + 40sqft Balcony Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$674.40 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main 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	Living	Flat	24.9	x 10.73	W/O To Balcony
2	Kitchen	Flat	24.9	x 10.73	B/I Appliances
3	Prim Bdrm	Flat	14.5	x 9.28	W/O To Balcony
4	2nd Br	Flat	12.11	x 9.19	Closet

Client Remks: Experience elevated living at 11 Yorkville PH1. Wake up above the city in the exclusive Penthouse Collection, PH1 offers 902 sq ft of interior space + 40 sq ft private balcony, with soaring 10 ft ceilings and breathtaking, unobstructed west-facing views of the Toronto skyline and CN Tower. This stunning and spacious 2-bedroom suite showcases premium finishes and designer details , modern contemporary herringbone flooring through out. The contemporary kitchen designed by Cecconi Simone, features a waterfall center island , built-in Sub-Zero refrigerator, built-in Miele kitchen appliances, and a dedicated wine fridge - perfectly blending sophistication and functionality. Luxurious five-star hotel-inspired bathroom offers a spa-like retreat with elevated materials and upgraded premium features, full-height porcelain tiling, floating vanities. Indulge in world-class 5-star, resort-style amenities including 24-hr concierge, elegant lobby, visitor parking, indoor/outdoor infinity pool, hot tub, spa & sauna room, rooftop Zen garden w/ BBQs, fully equipped fitness centre , yoga room, kids' playroom, piano lounge, party room, wine tasting lounge, Zen reflection room, theatre room, Wi-Fi social lounge, and business Centre. Perfectly situated across from the Four Seasons Hotel, surrounded by designer luxury brands boutique store & Michelin-star restaurants. The ROM, top galleries, TTC subway stations, the University of Toronto all at your door steps. This will your dream home in Downtown Toronto! A rare opportunity to own a signature penthouse in one of Yorkville's most prestigious addresses - where luxury, style and iconic views meet.

Listing Contracted With: CENTURY 21 LANDUNION REALTY INC. **Ph:** 905-475-8807



28 Admiral Rd 8
Toronto Ontario M5R 2L5
 Toronto C02 Annex Toronto % Dif: 98
Taxes: \$5,301.23 / 2025 **For:** Sale **SPIS:** No **DOM:** 17
Sold: \$1,468,000
List: \$1,499,000
 Condo Townhouse **#Shares%:** **Rms:** 7 + 1
 Multi-Level **Locker#:** 8 **Bedrooms:** 3 + 1
Unit#: 8 **Locker Lev/Unit:** 3 **Washrooms:** 3
Corp#: YCP / 131 Basement 1x2xGround, 1x4x2nd,
Locker Unit: 8 1x3x3rd
Level: 1
Dir/Cross St: St George Street / Bloor Street West
Directions: Type "28 Admiral Rd" into Waze!
Prop Mgmt: Self-Managed

MLS#: C12862454 **Sold Date:** 03/26/2026
PIN#: 111310008

Kitchens: 1 Fam Rm: Y Basement: Fin W/O Fireplace/Stv: Y Heat: Baseboard, Heat Pump / Electric Apx Age: Apx Sqft: 1800-1999 Sqft Source: As per MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$808 A/C: Wall Unit 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: Arts Centre, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Patio, Landscaped Interior Feat: Auto Garage Door Remote, Separate Hydro Meter, Storage, Water Heater	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 8 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.57	x 7.91	Centre Island	Renovated	Quartz Counter
2	Living	Main	18.67	x 10.07	Open Concept	Juliette Balcony	Wainscoting
3	Dining	Main	9.09	x 7.91	Glass Doors	Open Concept	
4	Prim Bdrm	3rd	18.57	x 11.09	3 Pc Ensuite	Hardwood Floor	Double Closet
5	Den	3rd	9.15	x 6.27	Skylight	Window	Tile Floor
6	2nd Br	2nd	12.01	x 8.92	Hardwood Floor	Closet	Window
7	3rd Br	2nd	12.01	x 8.83	Wainscoting	Hardwood Floor	Closet
8	Rec	Ground	17.85	x 15.42	W/O To Patio	Electric Fireplace	Sliding Doors
9	Laundry	Ground	10.6	x 5.58	2 Pc Bath	Laundry Sink	Separate Rm

Client Remks: Some homes fit into the city. Others become part of its story. Welcome to the Annex. Tucked behind an understated brick facade, this beautifully renovated townhouse unfolds across four thoughtfully designed levels and more than 1,800 sq ft of living space. With 3 bedrooms and 3 washrooms, the layout strikes that rare balance: generous enough to grow into, yet effortless to live in every day. The main floor was designed for gathering. A modern kitchen with generous island and built-in banquette anchors the open-concept living and dining areas, while sliding doors invite in fresh air and leafy views. Upstairs, the top level becomes a private retreat. The spacious primary suite features a beautifully renovated ensuite, while a dedicated skylit office offers a bright work-from-home space. Two additional bedrooms and a second renovated washroom provide flexibility for family or guests. Downstairs, a cinematic family room with fireplace, projector and blackout screen creates a true movie-night experience. Walk out to an exclusive patio with screened-in gazebo - a private outdoor retreat made for summer barbecues and evening cocktails. Only ten homes share this secure boutique enclave, known for its warm community. Underground parking and a large storage locker make daily life wonderfully uncomplicated. Set on a quiet one-way street - noticeably calmer than nearby Bedford or St. George - yet steps to the subway, U of T, parks, groceries, restaurants, galleries and Yorkville's boutiques. In short: city living, written exactly the way it should be.
Inclusions: As per Schedule B
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY **Ph:** 416-443-0300



8 Cumberland St 5101			Sold: \$1,599,990
Toronto Ontario M4W 0B6			List: \$1,599,990
Toronto C02 Annex Toronto % Dif: 100			
Taxes: \$9,652.32 / 2025	For: Sale	SPIS: No	DOM: 53
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#: TBA	Bedrooms: 2	
Unit#: 01	Locker Lev/Unit: TBA	Washrooms: 2	
Corp#: TSCC / 3030	Locker Unit: TBA	1x4xFlat, 1x3xFlat	
Level: 51			
Dir/Cross St: Yonge St and Bloor St			
Directions: North West Corner of Yonge St and Bloor St			
Prop Mgmt: TSE MANAGEMENT SERVICES INC			

MLS#: C13044368 **Sold Date:** 06/17/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,010.95	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: New	UFFI:	Drive: Underground
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned
Sqft Source: 1193/Floor Plan	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Nw	Sale Price:	#: TBA
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit: TBA
Survey Type: Unknown	Heat Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	CAC Incl:	Com Elem Incl: Y
	Y Prkg Incl: Y	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	19.16	x 19.09	Laminate	Stone Counter	Stainless Steel Appl
2	Dining	Flat	19.16	x 19.09	Laminate	Combined W/Kitchen	Nw View
3	Living	Flat	19.16	x 19.09	Laminate	Combined W/Dining	W/O To Balcony
4	Prim Bdrm	Flat	14.83	x 11.75	Laminate	3 Pc Ensuite	W/I Closet
5	2nd Br	Flat	13.09	x 10.83	Laminate	Large Closet	Window

Client Remks: Welcome to 8 Cumberland, a stunning address nestled in the heart of the prestigious Yorkville community. This spacious and sunlit 2 Bedroom 2 Bathroom unit offers 1193 square feet of luxurious living space 11 foot ceiling with breathtaking North West-facing views Penthouse Suite - Corner unit. Located within a striking 51-storey high-rise, this modern condo embodies urban living at its finest, situated at the iconic intersection of Cumberland and Yonge. With an unbeatable walk and transit score, you're just steps away from world-class shopping, dining, and entertainment. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. The open-concept layout invites you to enjoy panoramic city vistas, while the chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, and high-end stainless-steel appliances, is perfect for culinary enthusiasts. Every moment at 8 Cumberland feels like home. Miele Appliance, 1 Parking and 1 Locker

Inclusions: B/I Miele Fridge, Miele Cook Top, Miele B/I Oven, Miele Stainless Steel Microwave & Hood, Integrated Dishwasher, Washer And Dryer, 1 Parking & 1 locker is included (monthly locker maintenance fee of \$36.43 & Parking \$93.41 applies)

Listing Contracted With: RE/MAX EXCEL ALLIANCE REALTY **Ph:** 905-475-4750

	110 Bloor St W 1510			Sold: \$1,600,000	
	Toronto Ontario M5S 2W7			List: \$1,600,000	
	Toronto C02 Annex Toronto % Dif: 100				
	Taxes: \$8,016 / 2026 For: Sale			SPIS: No	DOM: 38
	Condo Apt	#Shares%:		Rms: 5	
	Apartment	Locker#:		Bedrooms: 2	
	Unit#: 10	Locker Lev/Unit:		Washrooms: 2	
	Corp#: MTCC / 539	Locker Unit:		1x3, 1x4	
		Level: 12			
	Dir/Cross St: Bay/Bloor/Avenue Rd				
	Directions: Bloor/Bay/Avenue Rd				
	Prop Mgmt: Del Property Management 416-923-9776				

MLS#: C12963986 **Sold Date:** 05/15/2026
PIN#:

Kitchens: 1	Pets Perm: No	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$2,035.59	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Attached / 1
Apx Age:	UFFI:	Drive:
Apx Sqft: 1600-1799	Elev/Lift:	Park Type: Common
Sqft Source: 1600	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: #P250
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: Unknown	Heat Incl: Y Hydro Incl: Y	Concierge, Gym, Indoor Pool, Sauna, Visitor
Phys Hdcap-Eqp:	Cable TV Incl: Y CAC Incl: Y	Parking, Elevator
	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Hospital, Library, Park, Public Transit, School	
	Interior Feat: Other	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Prestigious address in the heart of Yorkville at 110 Bloor Street West, an iconic full service residence with direct subway access. This south facing two bedroom, two bathroom suite offers a well designed and spacious layout suited for comfortable everyday living. The open concept living and dining areas are thoughtfully arranged, creating a seamless flow throughout. The kitchen is beautifully appointed with a centre island, ample storage, granite countertops, and top of the line integrated stainless steel appliances. Finished with quality throughout, the suite features hardwood flooring, a spacious front foyer with an elongated hallway, floor to ceiling windows, and excellent storage. The oversized primary bedroom includes an ensuite with a jacuzzi tub and a generous built in walk in closet. The second bedroom is larger than typical, ideal as a bedroom, versatile den, office, or guest space. Includes one Triple A parking spot conveniently located near the elevator. Residents benefit from a 24 hour concierge with outstanding staff and management, as well as visitors parking. Maintenance fees include all utilities. Building amenities include an updated indoor pool, fully equipped gym, sauna, squash court, and an outdoor terrace with BBQs. Direct access to the subway and underground path connects you to everyday essentials including, Othership Yorkville, Jaybird Studio, F45 Training Yorkville, Paris Baguette, Mandy's Gourmet Salads, and more. Step outside into Yorkville's renowned lifestyle, with world class shopping, top tier dining, cafes, galleries, museums, luxury spas, and everyday conveniences just moments away.					
Inclusions: Panasonic microwave, KitchenAid oven and cooktop, KitchenAid refrigerator, Miele dishwasher, and LG washer and dryer. Custom-style cabinetry unit with integrated bar and display in the living room.					
Listing Contracted With: HAZELTON REAL ESTATE INC. Ph: 416-924-3779					



15 McMurrich St 1004
Toronto Ontario M5R 3M6
 Toronto C02 Annex Toronto % Dif: 86
Taxes: \$5,459.59 / 2025 **For:** Sale **SPIS:** No **DOM:** 59
Sold: \$1,400,000
List: \$1,625,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 10 **Locker Lev/Unit:** B2 **Washrooms:** 2
Corp#: MTCC / 562 **Locker Unit:** 78 1x4xFlat, 1x3xFlat
Level: 4
Dir/Cross St: Davenport/Bay St
Directions: Davenport/Bay St
Prop Mgmt: ICC Property Management 416-485-5300

MLS#: C12746464 **Sold Date:** 04/01/2026
PIN#: 115620071

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,150 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, Storage, Upgraded Insulation Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Security System, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 9 Park \$/Mo: Prk Lvl/Unit: B2 Bldg Amen: Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.54	x 18.04	Open Concept Combined W/Dining Large Window
2	Dining	Main	10.96	x 10.17	Open Concept Combined W/Living Large Window
3	Kitchen	Main	20.54	x 18.24	Open Concept Combined W/Living
4	Prim Bdrm	Main	18.11	x 15.03	W/I Closet Large Window
5	2nd Br	Main	14.67	x 15.03	Closet Large Window
6	Bathroom	Main	8.63	x 11.45	Double Sink Heated Floor
7	Bathroom	Main	8.89	x 9.81	Heated Floor Window

Client Remks: This stunning condominium has been renovated from the studs up with no expense spared. Italian hardwood floors run throughout, complemented by new windows and a sliding glass door opening to the balcony. An electric fireplace anchors the living space, while automated blinds enhance comfort and privacy throughout the home. The residence is exquisitely finished with custom Scavolini millwork, including a bespoke built-in bar with illuminated glass cabinetry, integrated shelving, closets, and fully designed Scavolini kitchen and bathrooms. Heated bathroom floors add an elevated touch of everyday luxury, while a full-length built-in mirror enhances the primary bedroom. The kitchen is equipped with premium appliances, including a Miele induction cooktop, dishwasher, wall oven, speed oven/microwave, and hood fan, alongside a Fisher & Paykel refrigerator and Marvel wine fridge. A full-size LG washer and dryer complete the functional spaces. Thoughtful details continue with a statement Bocci dining room light fixture, Somfy automatic blackout and screen blinds in both bedrooms, and automated blinds in the living and dining areas. Comfort and technology are seamlessly integrated with a new HVAC system controlled by an Ecobee thermostat and a built-in Sonos speaker system throughout the residence, including both bathrooms.

Inclusions: Bocci dining room chandelier, custom built Scavolini bar with glass cabinets and lighting, Miele dishwasher, oven, speedy oven/microwave and hood fan. Fisher & Paykel refrigerator, Marvel wine fridge, LG full size washer and dryer. Somfy automatic blackout and screen blinds in both bedrooms.. Automatic blinds in the living and dining room. Built in Scavolini cabinets and closets throughout. Scavolini bathrooms and kitchen. Heated bathroom floors. Italian hardwood floors throughout. New windows and glass sliding doors to balcony. Electric fireplace. Built in full length mirror in the primary bedroom. Ecobee thermostat with new HVAC. Built in Sonos speaker system throughout entire suite. Brand new entrance door.

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

	3 McAlpine St 501		Sold: \$1,570,000
	Toronto Ontario M5R 3T5		List: \$1,699,000
	Toronto C02 Annex Toronto % Dif: 92		
	Taxes: \$10,082 / 2025	For: Sale	SPIS: No
Condo Apt	#Shares%:	Rms: 7	
2-Storey	Locker#:	Bedrooms: 2 + 1	
Unit#: 1	Locker Lev/Unit: A	Washrooms: 3	
Corp#: TSCC / 1474	Locker Unit: 125	1x2xMain, 1x5x2nd,	
	Level: 5	1x3x2nd	
Dir/Cross St: Davenport Rd & Yonge St			
Directions: Davenport Rd & Yonge St			
Prop Mgmt: Crossbridge Condominium Services Ltd 416-922-316			

MLS#: C13036216 **Sold Date:** 05/21/2026
PIN#: 124740065

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$3,380	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 2000-2249	Elev/Lift:	Park Type: Owned
Sqft Source: 2245 Sq.ft as per Builder	Retirement: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Nw	HST Applicable to Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Hydro Incl:	
	CAC Incl:	
	Y Prkg Incl: Y	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Built-In Oven, Primary Bedroom - Main Floor	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.47	x 11.02	Hardwood Floor
2	Dining	Main	19.39	x 11.09	Open Stairs
3	Sitting	Main	17.88	x 14.4	Hardwood Floor
4	Prim Bdrm	2nd	17.88	x 12.07	Combined W/Living
5	2nd Br	2nd	10.1	x 10.07	2 Pc Bath
6	Den	2nd	12.7	x 9.09	5 Pc Ensuite
7	Library	2nd	19.29	x 9.78	Hardwood Floor
					Hardwood Floor
					Hardwood Floor

Client Remks: A Hidden Gem in the heart of Torontos prestigious Yorkville, this 2245 sqft suite feels like a townhome in a building. Stunning 2-storey loft, 2 bedrooms + den, wraparound 660 sq ft terrace, East/North/West Exposure. It is a residence that blends modern sophistication with a touch of old-world charm. Known as Domus, this architectural masterpiece by Diamante is not just another condo its a statement of style, elegance, and exclusivity. Domus is unlike anything else in the city. Its ten-storey tower, and Gothic-inspired overtones, rises above the street scape, its floor-to-ceiling arched windows creating a play of light and shadow that shifts throughout the day. Chefs kitchen w/giant window and breakfast bar, 17 foot ceiling, Glass tile wall - fireplace, open den/office on second floor. Beyond its striking architecture, Domus offers a 24-hour concierge, a fully equipped gym, an elegant party room, and a guest suite. A serene private garden provides a peaceful escape from the city's energy. For pet lovers, Domus is a dream ensuring that furry companions can enjoy the luxurious surroundings as well. And with maintenance fees covering heat, water, parking, building insurance, and common elements, residents can enjoy a truly worry-free living experience. Domus is more than a home its a lifestyle. Steps away from Yorkville, Bay/Bloor, Rosedale known as Mink Mile upscale shopping district neighbourhood, Restaurants, TTC and more. ****The asking price is \$757/sqft which is amazing for the Yorkville area.****

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer/Dryer, Window Coverings, 1 Underground Parking and 1 Locker.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-975-5588



59 Mcmurrich St			Sold: \$1,598,000		
Toronto Ontario M5R 3S6			List: \$1,699,900		
Toronto C02 Annex Toronto % Dif: 94					
Taxes: \$8,543.81 / 2025		For: Sale		SPIS: No	
				DOM: 25	
Condo Townhouse		#Shares%:		Rms: 6 + 2	
3-Storey		Locker#:		Bedrooms: 3	
Unit#: 13		Locker Lev/Unit:		Washrooms: 3	
Corp#: MTCC / 1019		Locker Unit:		1x5x3rd, 1x3x2nd,	
		Level: 1		1x2xMain	
Dir/Cross St: Yonge St & Davenport					
Directions: Yonge St & Davenport					
Prop Mgmt: ICC Property Management					

MLS#: C12830080 **Sold Date:** 03/24/2026
PIN#: 120190013

Kitchens: 0 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$2,265.51 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Built-In Oven, Carpet Free, Separate Heating Controls, Storage	Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.26	x 12.86	Hardwood Floor Coffered Ceiling Recessed Lights
2	Dining	Main	12.99	x 10.14	Hardwood Floor Coffered Ceiling Recessed Lights
3	Kitchen	Main	13.45	x 9.81	Hardwood Floor Stainless Steel Appl Quartz Counter
4	2nd Br	2nd	17.88	x 10.96	Hardwood Floor Closet Large Window
5	3rd Br	2nd	16.14	x 8.73	Hardwood Floor Closet Bay Window
6	Prim Bdrm	3rd	11.68	x 11.91	Hardwood Floor 5 Pc Ensuite W/I Closet
7	Sitting	3rd	8.07	x 11.91	Combined w/Primary Bay Window Hardwood Floor
8	Rec	Bsmt	14.37	x 10.89	Access To Garage

Client Remks: Don't miss this beautifully renovated Yorkville luxury 3-bedroom, 2.5-bathroom townhouse with parking for less than \$847 per sqft, excluding finished basement. This over 2000 sqft townhouse is one of only 5 in the complex and offers incredible value with condo fees including all utilities and finished basement. Step into a custom, modern gourmet kitchen featuring elegant quartz countertops and top-of-the-line stainless steel appliances, including a built-in double wall oven. The main floor features stunning engineered hardwood floors, coffered ceilings, Hunter Douglas blinds and recessed LED lighting in the living and dining rooms, creating an inviting and sophisticated atmosphere. Retreat to the expansive top-floor master suite, complete with a sitting area/den and a lavish 5-piece ensuite. Indulge in the freestanding tub, Toto bidet, and enjoy the extra large walk-in closet with custom organizers. Entertain and unwind on the private enclosed patio/terrace, providing ample space for a BBQ and outdoor lounge furniture. The basement level has 9 Ft high ceilings with direct access to the underground garage and adjacent parking spot. Underground garage conveniently leads to building amenities. Building amenities include a fully-equipped gym, sauna, boardroom, party room, and ample visitor parking. Gym, change rooms & sauna are about to undergo a major \$350k budgeted renovation scheduled for completion in Late Spring of 2026.

Inclusions: Blomberg Fridge, Gaggenau Double wall oven, Bosch Dishwasher, B/I LG Microwave, Elisa Range Hood, KitchenAid Glass Cook Top, 3Stage Under Sink Water Filter, Toto Powered Bidet, Nest Thermostat, Samsung Washer, Miele Dryer, All Elfs, All Window Coverings

Listing Contracted With: AXON CAPITAL REALTY ADVISORS INC. **Ph:** 416-929-1660



55 Prince Arthur Ave 805
Toronto Ontario M5R 1B3
 Toronto C02 Annex Toronto % Dif: 96
Taxes: \$8,935.93 / 2025 **For:** Sale **SPIS:** No **DOM:** 59
Sold: \$1,675,000
List: \$1,749,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCC / 717 Main Floor 1x2xFlat, 1x4xFlat,
Locker Unit: 1 1x6xFlat
Level: 5
Dir/Cross St: Bloor St & Avenue Rd
Directions: Bloor St & Avenue Rd
Prop Mgmt: First Service Residential 416-968-6866

MLS#: C12931826 **Sold Date:** 05/25/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 31-50 Apx Sqft: 2000-2249 Sqft Source: Builder's Floor Plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite+Exclusive Maint: \$3,264.55 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: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Countertop Range, Separate Heating Controls Security Feat: Alarm System, Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 12 (on P2) Park \$/Mo: Prk Lvl/Unit: B/353 Bldg Amen: Concierge, Guest Suites, 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	Flat	11.58	x 10.6	2 Pc Bath	Parquet Floor	Double Closet
2	Living	Flat	24.57	x 16.99	Parquet Floor	W/O To Balcony	B/I Shelves
3	Dining	Flat	16.99	x 11.98	Separate Rm	Parquet Floor	W/O To Balcony
4	Kitchen	Flat	21	x 10.99	Centre Island	Granite Counter	Parquet Floor
5	Breakfast	Flat	21	x 10.99	Combined W/Kitchen	Parquet Floor	W/O To Balcony
6	Prim Bdrm	Flat	20.57	x 12.99	Broadloom	6 Pc Ensuite	W/I Closet
7	2nd Br	Flat	17.59	x 10.99	4 Pc Ensuite	W/I Closet	W/O To Balcony
8	Locker	Flat	0	0	Combined W/Laundry	Tile Floor	B/I Shelves

Client Remks: ****1. BUILDING****This luxury, boutique-condominium is conveniently located in the prestigious Annex/Yorkville area, one block from Bloor St. ****2. UNIT CONDITION****This is a dated, "full reno" project. Also good for buyers planning gradual renos while away on a seasonal basis. It is functional/livable in the interim. ****3. LIVING AREA****This bright and spacious suite offers approximately 2,172 sq. ft. of exceptional living space consisting of a 24'6" wide living room and a separate dining room with a wet bar. The spacious foyer has a double-door entry and a powder room for visitors. The suite features self-controlled thermostats for personalized comfort and a convenient ensuite storage/HVAC room. ****4. KITCHEN****Eat-in kitchen includes granite countertops, a mirrored backsplash, and a centre island stovetop with Hood Fan and plenty of pantry storage. ****5. BED/BATH****The private quarters include two oversized bedrooms, both with ensuite bathrooms and private balconies. Separate wings (East & West) allow privacy for overnight visitors or live-in help. The primary bedroom has a 6-pc ensuite plus abundant storage in the walk-in closet. The second bedroom offers a 4-piece ensuite and a walk-in closet. ****6. AMENITIES****Residents enjoy top-tier amenities, including a 24-hour, attentive concierge service and valet parking for residents & visitors. Amenities include an indoor salt-water pool & lap pool, hot tub, sauna, gym, 3-room guest suite with Queen bed, party room with a roof-top terrace and two BBQs and an in-house carwash and bike storage. ****7. LOCATION****This building's walk score of 96-99 is "a walker's paradise" near Yorkville's finest dining, shopping, and cultural attractions such as the Royal Ontario Museum (ROM) and Koerner Hall. It is adjacent to the St George Subway station for access to both Subway Lines 1&2. Located one block from the York and RYCY Clubs, on the edge of UofT's main campus.
Inclusions: Kitchen Aid Refrigerator, Dacor Stove, GE Oven, Panasonic Microwave, Kenmore Dishwasher, Maytag Washer and Dryer (top load), Electric Light Fixtures, Window Coverings, Broadloom in Primary Bedroom
Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP **Ph:** 416-928-6833

	900 Yonge St PH2 Toronto Ontario M4W 3P5 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$5,761.23 / 2025 For: Sale SPIS: No DOM: 24			Sold: \$1,750,000 List: \$1,750,000
	Condo Apt Apartment Unit#: 1 Corp#: MTCC / 698	#Shares%: Locker#: #5 Locker Lev/Unit: One flight of stairs above PH Locker Unit: Room Level: 15	Rms: 7 Bedrooms: 3 + 1 Washrooms: 2 1x4, 1x3	
Dir/Cross St: Yonge And Davenport Directions: Yonge And Davenport Prop Mgmt: Equity Ici Real Estate Services Inc. 416-485-5300 Ext 225				

MLS#: C12966882 Sold Date: 05/01/2026 PIN#:				
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 31-50 Year Built: 1986 Apx Sqft: 2250-2499 Roof: Flat Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,475.53 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: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Exterior Feat: Patio Interior Feat: Carpet Free, Storage Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: A8 #: B8 Park \$/Mo: Prk Lvl/Unit: B1 / B2 Bldg Amen: Bike Storage, Concierge, Recreation Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.51	x 7.91	Coffered Ceiling	Double Closet	3 Pc Bath
2	Living	Main	18.18	x 18.24	Fireplace	Hardwood Floor	Picture Window
3	Dining	Main	18.18	x 9.84	Hardwood Floor	Picture Window	Formal Rm
4	Kitchen	Main	8.83	x 8.5	Renovated	Breakfast Bar	Stainless Steel Appl
5	Breakfast	Main	9.51	x 8.76	Combined W/Kitchen	French Doors	B/I Shelves
6	Family	Main	20.34	x 11.09	Skylight	W/O To Terrace	Cathedral Ceiling
7	Study	Main	18.77	x 11.91	Murphy Bed	Hardwood Floor	B/I Desk
8	Prim Bdrm	Main	17.26	x 11.25	Hardwood Floor	W/I Closet	5 Pc Ensuite
9	2nd Br	Main	14.07	x 10.5	Closet	Picture Window	Hardwood Floor
10	Laundry	Main	10.76	x 10.07	Tile Floor	Closet	
11	Mudroom	Main	10.79	x 5.09	W/O To Terrace	Tile Floor	
12	Other	Main	24.51	x 13.85	W/O To Terrace	North View	East View

Client Remks: Imagine a penthouse with a wonderful 390 sq ft outdoor terrace to enjoy your morning cup of coffee. A rare find in the city and only one of a few in the building. This suite is on the market for the very first time, presenting an unparalleled chance to secure a truly premium condominium residence. 2353 sq ft of warm and welcoming interior space. The generous floor plan includes three bedrooms plus a flexible den/study. This room is equipped with concealed Murphy beds, making it an ideal supplemental guest suite when required. The principal living and dining areas are elegantly separated by a wood-burning fireplace, creating a warm, focal division. Flooded with natural light, the family room/sunroom is a brilliant space for relaxing. The kitchen and bathrooms have been tastefully updated with contemporary finishes. The Residences at 900 Yonge is intimate boutique building situated precisely where the prestigious Rosedale and Yorkville neighbourhoods intersect. With only 50 exclusive suites and a 24-hr concierge service, residents enjoy privacy and security. The building's contemporary appeal is enhanced by a recently updated lobby and hallways. You are steps away from Yorkville, where you can indulge in fine dining, visit top bars and clubs, explore high-end boutique shopping, and tour museums and art galleries. For recreation, the location is unbeatable. Residents have direct access to the trails of the Rosedale Valley, an expansive network perfect for jogging, cycling, or extended walks through green space. You are also just a short stroll from one of the city's largest and oldest public spaces: Ramsden Park. This 13.7-acre gem of an amenity offers 12 tennis courts, 8 pickleball courts, and a large leash-free dog area. Rosedale subway station is a short walk. This offering includes two car parking spots and a very convenient, large storage locker located just one floor above the penthouse level. Ample EV chargers available at an additional cost.

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 07/08/2026 2:38:23 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: See Schedule B

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



110 Bloor St W 710			Sold: \$1,777,627	
Toronto Ontario M5S 2W7			List: \$1,888,000	
Toronto C02 Annex Toronto % Dif: 94				
Taxes: \$8,015.94 / 2025		For: Sale	SPIS: No	DOM: 34
Condo Apt	#Shares%:	Rms: 6		
Apartment	Locker#:	Bedrooms: 2 + 1		
Unit#: 10	Locker Lev/Unit:	Washrooms: 2		
Corp#: MTCC / 539	Locker Unit:	1x5xMain, 1x4xMain		
	Level: 4			
Dir/Cross St: Bloor/Bay St.				
Directions: Bloor/Bay St.				
Prop Mgmt: Del Property Management				

MLS#: C12732190 **Sold Date:** 03/02/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Mpac Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$2,035.59 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: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Built-In Oven, Carpet Free, Wheelchair Access, Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 57 Park \$/Mo: Prk Lvl/Unit: 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	Kitchen	Main	15.49	x 12.99	B/I Appliances Centre Island Modern Kitchen
2	Living	Main	26.21	x 15.49	Combined W/Dining Hardwood Floor
3	Dining	Main	26.21	x 15.49	Combined W/Living Hardwood Floor
4	Prim Bdrm	Main	23	x 12.73	W/I Closet 5 Pc Ensuite Hardwood Floor
5	2nd Br	Main	11.25	x 10.7	B/I Shelves Double Closet
6	Den	Main	10.6	x 7.91	B/I Bookcase Window Flr to Ceil

Client Remks: Welcome To Prestigious 110 Bloor St W, An Iconic Luxury Residence In The Heart Of Yorkville. This One Of A Kind 1600 sq.ft. Thoughtfully Designed 2-bedroom Plus Den Suite Offers An Exceptional Blend Of Space, Elegance, and Urban Convenience. Featuring A Modern Open-Concept Kitchen W/ Sleek Cabinetry, Caesar Stone Counters & Premium Appliances, Perfect For Both Everyday Living & Entertaining. The Expansive South Facing Living And Dining Areas W/ Floor to Ceiling Windows Filled W/Natural Light Perfect For Relaxation. Wide Plank Hardwood Floors Offer A Seamless Flow Throughout the Home. The Spacious Primary Bedroom Is A True Retreat, Complete W/ A Spacious Walk-in Closet & Luxurious 5 Pcs Ensuite. A Second Bedroom & A Versatile Den W/ Custom Cabinets Provide Flexibility For Home Office, Guest Space, Extra Storage or Family Living. Extra Wide Hallway Can Accommodate Wheelchair Access. Laundry Room W/Sink, One Parking Included. Many Amenities Including 24-Hour Concierge Service, Indoor Pool, Sauna, Full Fitness Centre, Valet Guests and Residents Parking, Direct Access To Subway And Underground Path. Best Restaurants, Top Branded Shopping, Galleries, ROM and Entertainment All At Your Door Steps. Maintenance Fee Included All (Heat, AC, Electricity, Water, Wifi, Cable and Parking)

Inclusions: Double Door SS Fridge, SS Dishwasher, SS Range Hood, Electric Stove Top, Built-in Oven, Den Cabinets, Washer & Dryer, Electric Blinds In Primary and Living , Regular Blinds in Den, All Light Fixture, Pot Lights, 2XTV Brackets, All Security camera (As is)

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 905-888-6201



206 Bloor St W 1001			Sold: \$1,818,000	
Toronto Ontario M5S 1T8			List: \$1,929,000	
Toronto C02 Annex Toronto % Dif: 94				
Taxes: \$16,726 / 2025		For: Sale	SPIS: Yes	DOM: 42
Condo Apt	#Shares%:	Rms: 5		
Apartment	Locker#: 13	Bedrooms: 2		
Unit#: 01	Locker Lev/Unit: C	Washrooms: 2		
Corp#: TSCC / 2254	Locker Unit:	1x5xFlat, 1x3xFlat		
	Level: 10			
Dir/Cross St: Bloor And Avenue				
Directions: Bloor and Avenue				
Prop Mgmt: Fh Kipling				

MLS#: C12867866 **Sold Date:** 04/21/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 11-15 Apx Sqft: 1600-1799 Lot Size Source: Other Sqft Source: 1605 Exposure: Ne Assessment: Spec Desig: Other Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,013.82 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: Arts Centre, Clear View, Family Room, Fireplace/Stove, Hospital, Library, Other, Pets Allowed with Restrictions Interior Feat: Separate Heating Controls	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room Com Elem Incl:
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.59	x 22.9	Combined W/Dining	Gas Fireplace	W/O To Balcony
2	Dining	Main	23.59	x 22.9	Hardwood Floor	Combined W/Living	Coffered Ceiling
3	Kitchen	Main	15.58	x 8.6	Hardwood Floor	Centre Island	B/I Appliances
4	Prim Bdrm	Main	14.21	x 12.11	Hardwood Floor	W/I Closet	5 Pc Ensuite
5	2nd Br	Main	12.01	x 11.88	Hardwood Floor	W/I Closet	3 Pc Bath

Client Remks: Discover An Unparalleled Lifestyle At Museum House, An Exclusive 19-Storey Boutique Residence With Only 27 Suites, Perfectly Nestled Between The Charm Of The Annex And The Energy Of Yorkville. This Refined 1,605 Sq Ft Residence Offers A Private And Intimate Living Experience, Beginning With A Dedicated Concierge Team Providing Valet Parking And Direct-To-Suite Elevator Access. The Interior Features Soaring 10-Foot Ceilings And Expansive Floor-To-Ceiling Windows That Flood The Open-Concept Living And Dining Areas With Natural Light. At The Heart Of The Home Is A Chef's Kitchen Appointed With A Large Stone Island And Integrated Miele Appliances, While The Primary Suite Serves As A Spa-Inspired Retreat With Marble Finishes And A Five-Piece Ensuite. With A Secondary Bedroom Thoughtfully Separated For Privacy And A Versatile Den Perfect For A Home Office, This Layout Offers Seamless Functionality. Steps From The Royal Ontario Museum, Koerner Hall, And Philosopher's Walk, Museum House Places You At The Center Of Toronto's Most Prestigious Cultural Landscape.

Listing Contracted With: REAL LAND REALTY INC. **Ph:** 647-351-2727



88 Davenport Rd 602			Sold: \$1,950,000		
Toronto Ontario M5R 0A5			List: \$2,089,000		
Toronto C02 Annex Toronto % Dif: 93					
Taxes: \$8,423.15 / 2025		For: Sale	SPIS: No	DOM: 9	
Condo Apt	#Shares%:	Rms: 6			
Apartment	Locker#:	Bedrooms: 2			
Unit#: 02	Locker Lev/Unit:	Washrooms: 2			
Corp#: TSCC / 2280	Locker Unit: E69	1x5xFlat, 1x3xFlat			
	Level: 6				
Dir/Cross St: Davenport Rd & Bay					
Directions: Davenport Rd & Bay					
Prop Mgmt: First Service Residential 416-551-2865					

MLS#: C13024342 **Sold Date:** 04/30/2026
PIN#: 762800034

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2012 Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,277.35 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Fireplace/Stove, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Bar Fridge, Built-In Oven, Storage Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 185 Park \$/Mo: Prk Lvl/Unit: P4 Bldg Amen: Exercise Room, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.19	x 16.37	Combined W/Dining
2	Dining	Flat	17.19	x 11.09	Combined W/Living
3	Kitchen	Flat	12.6	x 9.19	Renovated
4	Prim Bdrm	Flat	13.98	x 14.6	W/I Closet
5	2nd Br	Flat	12.11	x 11.81	B/I Shelves
6	Laundry	Flat	3.97	x 5.31	B/I Shelves

Client Remks: Immerse yourself in refined luxury at The Florian, one of the City's most prestigious full-service residences. This sun-drenched suite offers a thoughtfully designed layout featuring two spacious bedrooms with direct balcony access, two spa-like bathrooms, and a chef's inspired kitchen with breakfast bar. The open concept living and dining area is anchored by a gas fireplace and bathed in natural sunlight, flowing seamlessly onto a generous south facing balcony. Custom built-ins throughout the suite provide abundant, well integrated storage, adding everyday ease to elegant living. A large ensuite laundry room completes the space. Renowned for exceptional service The Florian offers 24 hour concierge, valet parking, and many upscale amenities including a state of the art fitness centre, a saltwater pool and a outdoor terrace. This is hotel style living at its finest and every detail is designed for an elevated lifestyle. This highly sought after residence is ideally located in prime Yorkville, just steps from a curated collection of exclusive boutiques and fine dining, inviting you to indulge and explore.

Inclusions: All appliances, all window coverings. One parking spot, one large locker included with this suite. Valet parking, visitors parking, 24 hour concierge, indoor pool, sauna and spa, exercise room and gym, outdoor terrace, BBQ for building use, parking room with kitchen. Steps to shops and restaurants.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-488-2875



181 Davenport Rd 808
Toronto Ontario M5R 1J1
 Toronto C02 Annex Toronto % Dif: 99
Taxes: \$14,855.51 / 2025 **For:** Sale **SPIS:** No **DOM:** 13
Sold: \$2,082,000
List: \$2,098,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 4 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCP / 2609 **Locker Unit:** 1x2xMain, 1x5xMain,
Level: 8 1x3xMain
Dir/Cross St: DAVENPORT RD AND AVENUE RD
Directions: JUST E OF HAZELTON AVE ON DAVENPORT
Prop Mgmt: ICC Property Management

MLS#: C12846184 **Sold Date:** 03/17/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,374.96 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Built-In Oven, Other	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 54 #: 55 Park \$/Mo: Prk Lvl/Unit: LVL C/UNIT 54 / LVL C/UNIT 55 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.7	x 22.67	W/O To Balcony	Electric Fireplace	Hardwood Floor
2	Dining	Main	8.27	x 14.57	Coffered Ceiling	Pot Lights	Open Concept
3	Kitchen	Main	12.17	x 13.52	Breakfast Bar	Marble Counter	W/O To Balcony
4	Prim Bdrm	Main	23.52	x 18.93	W/I Closet	Ensuite Bath	W/O To Balcony
5	2nd Br	Main	11.84	x 20.44	W/I Closet	Ensuite Bath	Picture Window
6	Foyer	Main	13.52	x 7.02	Large Closet	Marble Floor	

Client Remks: Yorkville Refinement, Elegance, And Exceptional Space In The Heart Of The City. This Beautifully Appointed Two-Bedroom, Three-Bathroom Residence Offers Approximately 1,600 Sq. Ft. Of Sophisticated Living In One Of Yorkville's Most Desirable Boutique Buildings. Completely Renovated In 2026 And Designed By Tara Fingold Interiors, The Home Blends Warmth, Elegance, And Contemporary Ease. A Refined Palette And Carefully Curated Finishes Create A Space That Feels Both Fresh And Timeless, Perfectly Suited To Yorkville's Elevated Lifestyle. The Generous Principal Rooms Offer An Outstanding Sense Of Scale Rarely Found In Condominium Living, With An Effortless Flow For Both Daily Living And Elegant Entertaining. Natural Light Fills The Space, Enhancing The Home's Calm, Polished Aesthetic. The Primary Suite Is A True Retreat, Featuring His-And-Her Walk-In Closets, Space To Lounge And A Beautifully Appointed Ensuite. The Second Bedroom Also Includes A Walk-In Closet, Offering Exceptional Storage Rarely Found In Condominium Living. A Rare And Highly Desirable Offering, The Suite Includes Two Parking Spaces And A Large, Private Temperature-Controlled Locker That Functions As A Full Storage Room, An Exceptional Feature In The Heart Of Yorkville. Located In A Premium Building Just Steps To Yorkville's Renowned Restaurants, Boutiques, Galleries, And Cultural Institutions, Suite 808 Offers Refined Urban Living At One Of Toronto's Most Prestigious Addresses.

Inclusions: Miele Fridge/Freezer, Miele Dishwasher, Miele Oven, Miele Cooktop, Miele Microwave, Miele Hood, LG Washer and Dryer, All Light Fixtures, All Window Coverings

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



11 Yorkville Ave LPH07 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 97 Taxes: \$0 / 2026 For: Sale SPIS: No DOM: 22		
Sold: \$2,240,000 List: \$2,300,000		
Condo Apt Apartment Unit#: 07 Corp#: TSCC / 3108	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 64	Rms: 6 Bedrooms: 3 + 1 Washrooms: 3 1x5xFlat, 1x4xFlat, 1x4xFlat
Dir/Cross St: Yonge & Yorkville Directions: 11 Yorkville Ave. Prop Mgmt: Forest Hill Residential		

MLS#: C13169340 **Sold Date:** 06/16/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Year Built: 2025 Apx Sqft: 1400-1599 Sqft Source: Developer Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$931.28 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Poured Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 201 & 202 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Flat	25	x 12.5	Sw View Large Window
2	Kitchen	Flat	25.16	x 12.5	Marble Counter B/I Appliances Hardwood Floor
3	Living	Flat	14.76	x 11.15	W/O To Balcony Sw View Hardwood Floor
4	Br	Flat	11.25	x 10.01	W/I Closet 5 Pc Ensuite South View
5	2nd Br	Flat	14.53	x 9.74	South View Hardwood Floor 4 Pc Bath
6	3rd Br	Flat	14.5	x 8.43	4 Pc Ensuite West View Hardwood Floor
7	Den	Flat	8.76	x 5.58	Hardwood Floor

Client Remks: An ultra rare opportunity to own a never-lived-in Lower Penthouse at one of Toronto's most prestigious addresses - 11 Yorkville. This exceptional 3 bedroom + flex, 3 bathroom suite is a blank canvas ready for its first owner to craft into their dream home, finished to the highest standard and waiting to be personalized. Soaring 11 foot smooth finish ceilings and designer-selected engineered hardwood flooring set an effortlessly refined tone throughout. The heart of the home is a showstopping kitchen conceived by internationally acclaimed Cecconi Simone, featuring custom cabinetry with backlit tinted glass uppers, cove and under-cabinet lighting, and a breathtaking marble island with waterfall countertop detailing, integrated dining table, built-in wine storage, and glass-enclosed stemware display. Outfitted with a Sub-Zero integrated fridge-freezer, dedicated Sub-Zero wine fridge, and a full Miele package. This is a kitchen worthy of the most discerning home chef, crowned by a dramatic linear LED pendant above the island. The spa-inspired bathrooms are nothing short of extraordinary. The master ensuite is fully clad in floor-to-ceiling stone and tile, with a floating integrated stone vanity, polished chrome wall-mounted faucets, and mirrored cabinetry with recessed lighting. Unwind in the undermount soaker tub with stone surround, or refresh under the walk-in rain shower with recessed niche and potlit ceiling, every detail a quiet testament to world-class luxury. Residents of 11YV enjoy world-class amenities including an indoor/outdoor infinity-edge pool with waterfall and hot tub, men's and women's spa with hammam, state-of-the-art fitness centre, intimate piano lounge, dramatic wine tasting room, chef's kitchen, private theatre.

Listing Contracted With: BLUE WHALE CAPITAL REALTY INC. **Ph:** 416-666-6606



11C Tranby Ave
Toronto Ontario M5R 1N4
 Toronto C02 Annex Toronto % Dif: 104
Taxes: \$7,653.99 / 2025 **For:** Sale **SPIS:** No **DOM:** 4
Sold: \$2,600,000
List: \$2,495,000
Condo Townhouse **#Shares%:** **Rms:** 7
3-Storey **Locker#:** **Bedrooms:** 4
Unit#: 6 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCC / 585 **Locker Unit:** 1x5x2nd, 1x4x3rd,
Level: 1 1x2xMain
Dir/Cross St: Avenue/Davenport
Directions:
 From Davenport, head south on Bedford. Turn left on Tranby Ave (one way east). Proceed to #11 just before Avenue Rd on right side of Tranby. Street parking along Tranby Ave.
Prop Mgmt: 11 Tranby Townhouses

MLS#: C13148720
PIN#: 115850005

Sold Date: 05/24/2026

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$1,248.03	Lndy Lev: Upper
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: Yes	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive: Underground
Apx Sqft: 2000-2249	Elev/Lift:	Park Type: Owned
Sqft Source: Feet	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N	Sale Price:	#: 13
Assessment:	Taxes Incl: Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Hydro Incl:	Prk Lvl/Unit: Level A Unit 13
Survey Type: None	Cable TV Incl: CAC Incl:	Bldg Amen: Bbqs Allowed
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Central Vacuum, Ensuite Laundry, Fenced Yard, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free, Central Vacuum	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.58	x 12.4	W/O To Patio Fireplace Recessed Lights
2	Dining	Main	18.01	x 11.25	Combined W/Kitchen Picture Window Hardwood Floor
3	Kitchen	Main	14.4	x 8.92	Stainless Steel Appl Granite Counter Picture Window
4	Prim Bdrm	2nd	21.26	x 12.17	5 Pc Ensuite W/I Closet Picture Window
5	2nd Br	2nd	12.4	x 9.91	Picture Window B/I Shelves Hardwood Floor
6	3rd Br	3rd	12.4	x 10.24	W/O To Balcony Double Closet Hardwood Floor
7	4th Br	3rd	12.4	x 11.68	Picture Window Double Closet Hardwood Floor

Client Remks: Within a discreet gated enclave where the historic charm of The Annex meets the elite sophistication of Yorkville, this architectural 4-bedroom townhome offers a masterclass in low-maintenance luxury. Designed for the discerning buyer who values both privacy and proximity, the residence is set within a respectful community of long-term neighbours. Beyond the double wooden entry doors lies a sanctuary of light, beginning with a gourmet kitchen renovated to the highest standards. Featuring Thermador Professional-grade appliances and an expansive granite breakfast island, the space is as functional as it is beautiful. The main level flows seamlessly across warm engineered hardwood into a dedicated dining area and an inviting living room, where a cozy wood-burning fireplace serves as the focal point. Large Bauhaus sliding glass doors open to an exclusive, south-facing courtyard, offering a secluded outdoor retreat in the heart of the city. The home's central staircase wraps through a dramatic triple-height opening, drawing fresh air and natural light through every floor. The second level is anchored by a sprawling primary suite, complete with a skylit five-piece ensuite featuring heated flooring and a walk-in closet with custom built-ins. A second bedroom on this level - currently used as an office - overlooks the quiet courtyard. The third level offers two additional well-appointed bedrooms; one opens onto a private south-facing deck, providing an elevated vantage point for relaxation. This top floor is serviced by a full bathroom, laundry, and ample storage. Residents enjoy the seamless security of a private entrance to the underground garage, which includes a dedicated parking space. Located just steps from the ROM, the boutiques of the Mink Mile, and Eatly - with easy access to top-tier schools and transit - this property represents a rare opportunity to secure a spacious and impeccably maintained legacy home in Toronto's most coveted cultural corridor.

Inclusions: Stainless Steel Thermador Fridge, Stainless Steel Thermador Dishwasher, Stainless Steel Thermador Gas Stove / Electric Oven, Sharp Microwave, Tromm Front Loading Dryer, Maytag Washing Machine, Central Vacuum and Equipment, All Window Coverings and Light Fixtures. All Heating and Cooling Equipment.

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

	1 Bedford Rd 811		Sold: \$2,800,000
	Toronto Ontario M5R 2B5		List: \$2,850,000
	Toronto C02 Annex Toronto % Dif: 98		
	Taxes: \$12,638.50 / 2025	For: Sale	SPIS: No
			DOM: 12
	Condo Apt	#Shares%:	Rms: 6
	Apartment	Locker#: 26	Bedrooms: 2
	Unit#: 11	Locker Lev/Unit: 8	Washrooms: 3
	Corp#: TSCC / 2139	Locker Unit: 25	1x2xFlat, 1x4xFlat,
		Level: 8	1x5xFlat
	Dir/Cross St: Avenue Rd and Bloor St.		
	Directions: Avenue Rd and Bloor St.		
	Prop Mgmt: Crossbridges Condominium Services		

MLS#: C13150938 **Sold Date:** 06/01/2026
PIN#: 761390319

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$2,180.95	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age: 11-15	UFFI:	Drive: Underground
Apx Sqft: 1800-1999	Elev/Lift: Yes	Park Type: Owned / Owned
Sqft Source: Floor Plan	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: Nw	Sale Price:	#: 2 #: 3
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit: P2 / P2
Survey Type: None	Heat Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl:	Concierge, Gym, Indoor Pool, Party/Meeting
	Bldg Ins Incl: Y	Room, Rooftop Deck/Garden, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Arts Centre, Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	Interior Feat: Storage Area Lockers	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	9.15	x 6.53	Hardwood Floor
2	Living	Flat	19	x 24.18	W/O To Balcony
3	Dining	Flat	19	x 24.18	Hardwood Floor
4	Kitchen	Flat	13.48	x 9.42	B/I Appliances
5	Family	Flat	13.48	x 14.99	B/I Shelves
6	Prim Bdrm	Flat	12.4	x 24.34	B/I Closet
7	2nd Br	Flat	11.15	x 11.84	Hardwood Floor
					Large Closet
					Gas Fireplace
					Combined W/Living
					Combined W/Family
					Gas Fireplace
					5 Pc Ensuite
					4 Pc Ensuite
					Large Closet

Client Remks: Upgrade your lifestyle. Keep the space. Lose the maintenance. Step into effortless luxury at One Bedford. This isn't just a condo, it's a sprawling, sun-drenched corner suite with three separate walkouts that lead to a wraparound terrace complete with a dedicated BBQ connection ready for summer soirees or quiet morning coffees. Forget the standard open-concept box. Enjoy a distinct, separate family room with a gas fireplace and an updated chef's kitchen showcasing Cristallo stone countertops and a matching backsplash. Anchor your gatherings in the elegant living and dining rooms, warmed by a gas fireplace and grounded by rich hardwood floors. Floor-to-ceiling windows with smart automated blinds wrap the suite, flooding every corner with natural light. A peaceful retreat featuring direct terrace access, bespoke custom closets, and a five-piece ensuite with double vanities. A spacious second bedroom boasting its own private ensuite, guaranteeing privacy for visiting friends or family. Location is everything. Nestled steps from the ROM, Koerner Hall, the subway, and the vibrant pulse of Yorkville. Two storage lockers located right on your floor - no elevator trips required! Two premium underground parking spaces. A unique private mechanical room with exterior access.

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



10 Prince Arthur Ave 501 Toronto Ontario M5R 1A9 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$0 / 2025 For: Sale SPIS: No DOM: 75		
Sold: \$2,675,000 List: \$2,859,000		
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 3119	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 11&1 Level: 5	Rms: 4 Bedrooms: 2 Washrooms: 3 1x2, 1x3, 1x5
Dir/Cross St: Avenue and Bloor Directions: East along Prince Arthur from Bedford toward Avenue Rd Prop Mgmt: Forest Hill Residential		

MLS#: C12870230 **Sold Date:** 05/25/2026
PIN#: 771190018

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: New Apx Sqft: 1400-1599 Sqft Source: Developer plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,302.26 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Family Room, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Lighting Interior Feat: Built-In Oven, Carpet Free, Separate Heating Controls, Countertop Range Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick / Stone Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: R51 #: R52 Park \$/Mo: Prk Lvl/Unit: B4 / B5 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: An exceptional opportunity in one of Toronto's newest luxury boutique condominium offerings. Located where the Annex meets Yorkville, 10 Prince Arthur is an impressive new residence designed by Richard Wengle with interiors by Gluckstein. Be the first to live in this brand-new, never-lived-in 2-bedroom, 2.5-bathroom suite with a desirable split-bedroom layout. The west-facing exposure provides beautiful afternoon light and opens to a private balcony with gas connections for summer BBQs. Elegant finishes include 10-ft ceilings, wide plank white oak floors, a Cameo kitchen with marble counters, and Wolf & Sub-Zero appliances. The spacious primary suite features a walk-in closet and a marble ensuite with heated floors, walk-in shower and freestanding Kohler soaker tub. Includes 2 underground parking spaces with valet option and 2 side-by-side lockers. This is a boutique 25-suite building with 24-hour concierge, fitness centre, resident's lounge with catering kitchen, dog wash, and valet service. Perfectly positioned on a quiet, tree-lined street, yet just moments from Yorkville's celebrated shops, restaurants, and cafes. Inclusions: See Schedule B Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED Ph: 416-925-9191					



10 Bellair St 1807		
Toronto Ontario M5R 3T8		
Toronto C02 Annex Toronto % Dif: 100		
Taxes: \$15,052 / 2025	For: Sale	SPIS: No
		DOM: 19
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#: M-11	Bedrooms: 2 + 1
Unit#: 4	Locker Lev/Unit: A	Washrooms: 3
Corp#: TSCP / 1519	Locker Unit: 11	1x6, 1x4, 1x2
Level: 17		
Dir/Cross St: Bay and Bloor		
Directions: Super prime Yorkville		
Prop Mgmt: Del Property Management (416) 922-3969		

MLS#: C13003154 **Sold Date:** 05/04/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry:
Basement: None	Maint: \$3,039.99	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age: 16-30	UFFI:	Drive: Underground
Year Built: 2003	Elev/Lift: Yes	Park Type: Owned / Owned
Yr Built Source: MPAC	Retirement:	Park/Drv Spcs: 0
Apx Sqft: 2000-2249	Under Contract: None	Tot Prk Spcs: 2
Sqft Source: Floor Plans	HST Applicable to: Included In	Park \$/Mo:
Exposure: Ne	Sale Price:	Prk Lvl/Unit: Level D/66 / Level D/67
Assessment:	Taxes Incl:	Bldg Amen:
Spec Desig: Unknown	Water Incl: Y	Concierge, Exercise Room, Guest Suites,
Survey Type: None	Heat Incl: Y	Indoor Pool, Party/Meeting Room, Rooftop
Phys Hdcap-Eqp:	Cable TV Incl:	Deck/Garden
	CAC Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free, Countertop Range	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19	x 9.32	Marble Floor
2	Living	Main	25.1	x 13.91	Large Window
3	Dining	Main	15.91	x 13.68	W/O To Balcony
4	Kitchen	Main	22.93	x 10.6	Updated
5	Den	Main	11.25	x 9.51	Murphy Bed
6	Powder Rm	Main	0	0	Marble Floor
7	Prim Bdrm	Main	26.18	x 12.4	Marble Counter
8	Bathroom	Main	0	0	2 Pc Bath
9	2nd Br	Main	20.08	x 10.99	Juliette Balcony
10	Bathroom	Main	0	0	Combined W/Sitting
11	Laundry	Main	0	0	Soaker

Client Remks: Elevate your lifestyle from the 18th floor of the prestigious 10 Bellair, where this sprawling 2249 sq ft residence commands a premier position in the heart of Yorkville. This phenomenal suite offers a front-row seat to the city's vibrant energy, overlooking the Village of Yorkville Park. The interior is a masterclass in design, featuring a split-plan layout that offers the ultimate in privacy. Rich walnut-stained engineered Oak flooring flows seamlessly throughout the flat. The massive L-shaped living and dining area is has huge windows, filling the space with natural light and providing a direct walk-out to the main balcony. Adjoining this space, the updated classic eat-in kitchen is a cook's dream, boasting premium appliances, and elegant honed marble countertops. The kitchen is open to a bright breakfast area with sliding patio doors that lead to a secondary balcony. Double French doors off the living room reveal an oversized den. Sunlight enters from a large window and is warmed by a cozy electric fireplace, this versatile space features a beautiful wall-to-wall custom cabinet with integrated Murphy bed, easily transforming the room into a third bedroom. The primary retreat is an expansive sanctuary designed for a king-sized suite and a private sitting area. It is complemented by a generous walk-in closet and a lavish 6-pc marble-clad ensuite bathroom. Ensuring total seclusion, the 2nd bedroom, also featuring its own ensuite, is cleverly positioned at the opposite end of the residence. Practicality meets luxury with 2 dedicated parking spaces and an uncommonly large locker room for ample storage. Modern comfort is guaranteed year-round by individually 2 controlled heat pumps. Enjoy 24 hour concierge service and valet parking. Amenities include a 2-storey fitness centre, an indoor pool and hot tub, a sophisticated party room and 4 guest suites for visiting family and friends. Steps from world-class shopping, Michelin-starred dining, and cultural landmarks.

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



88 Davenport Rd 1804 Toronto Ontario M5R 0A5 Toronto C02 Annex Toronto % Dif: 86 Taxes: \$16,167.63 / 2025 For: Sale SPIS: No DOM: 73		
Sold: \$2,900,000 List: \$3,388,000		
Condo Apt Apartment Unit#: 04 Corp#: TSCC / 2280	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 17	Rms: 6 Bedrooms: 2 + 1 Washrooms: 3 1x2xFlat, 1x3xFlat, 1x5xFlat
Dir/Cross St: Davenport Rd & Bay St Directions: Davenport Rd & Bay St Prop Mgmt: First Service Residential 416-551-2865 admin@tssc2280.ca		

MLS#: C12644550 **Sold Date:** 03/03/2026
PIN#: 762800080

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Other / Other Apx Age: 11-15 Year Built: 2013 Yr Built Source: Builder Apx Sqft: 2000-2249 Sqft Source: 2197 Builder Plan Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,240.69 A/C: Other Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Primary Bedroom - Main Floor, Separate Hydro Meter	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: tba Bldg Amen: Com Elem Incl: Y
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	26.84	x 17.59	Hardwood Floor W/O To Balcony Fireplace
2	Dining	Flat	26.84	x 17.59	Combined W/Living Open Concept Hardwood Floor
3	Kitchen	Flat	21.16	x 11.42	W/O To Balcony Modern Kitchen Breakfast Bar
4	Other	Flat	20.34	x 6.99	Balcony Nw View West View
5	Prim Bdrm	Flat	14.7	x 13.58	W/I Closet Ensuite Bath W/O To Balcony
6	2nd Br	Flat	14.17	x 10.76	Ensuite Bath W/O To Balcony Hardwood Floor
7	Library	Flat	13.32	x 12.01	Hardwood Floor Open Concept W/O To Balcony
8	Other	Flat	37.76	x 6.99	Balcony Ne View North View

Client Remks: Spectacular sunsets and panoramic views await you at this stunning 2197 square foot corner suite at The Florian in Yorkville. Refined layout, elegant and renowned style, the perfect balance of modern clean lines and classic enduring quality. 2 Bedrooms each with its own ensuite bath, plus a study/den/library + powder room. Chic sleek great sized kitchen w/ extended peninsula counter so you can chef and entertain seamlessly. Two large balconies w/ access from all rooms. Light comes from everywhere in this suite. 10ft ceiling height and well placed walls for all of your Art. The finest of finishes and details were chosen for 1804. 98% walkscore means you are minutes from parks, subway and some of the finest shops and dining in Toronto. The Florian where luxe meets modern in gracious balance. Steps to Bay/Bloor. Summerhill & Rosedale. A centre point, from which you can peruse shops, meet friends for gelato, catch subways or taxi or walk to the Ballet or Symphony. The amenities at 88 Davenport are meticulously designed, purpose and luxury in every touch. Excellence and exclusivity w/ only 4 suites on this floor. Living at The Florian is all about bespoke comfort. 24Hr concierge, valet parking, and a sun drenched indoor swimming pool. Work out in the well appointed fitness center, then enjoy the saunas and spotless spa like change rooms and showers. Plan events, dinners, parties, meetings in the huge welcoming party room, w/ its own dining area and separate lounge, and catering kitchen. The Florian also offers guest suites. Not to miss the extraordinary 4th floor outdoor garden rooftop lounge and bbq area, fully landscaped and furnished to dine, relax, entertain and to enhance your living experience at 88 Davenport. Book tea at the Windsor Arms and dinner at the Four Seasons, or order in and enjoy your 2 stunning terrace-like balconies. One parking and 1 locker are included w/ this suite. This is the epitome of a "Boutique" refined city residence.

Inclusions: All ELF's & window coverings currently in suite.

Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY **Ph:** 416-366-8800



200 Cumberland St 3502 Toronto Ontario M5R 0B7		Sold: \$3,882,000 List: \$4,036,000
Toronto C02 Annex Toronto % Dif: 96		
Taxes: \$21,408.53 / 2025	For: Sale	SPIS: No
		DOM: 144
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 2	Locker Lev/Unit: 4	Washrooms: 3
Corp#: TSCC / 2844	Locker Unit: 10	1x5xMain, 1x4xMain,
	Level: 35	1x2xMain
Dir/Cross St: Avenue Rd & Cumberland		
Directions: Avenue Rd & Cumberland		
Prop Mgmt: Forest Hill-Kipling		

MLS#: C12782162 **Sold Date:** 07/07/2026
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$3,772.83	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: Yes	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Drive:
Apx Sqft: 2000-2249	Elev/Lift:	Park Type: Owned / Owned
Sqft Source: Floor Plan	HST Applicable to: Included In	Park/Drv Spcs: 2 Tot Prk Spcs: 2
Exposure: S	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: D-32 / D-33
Spec Desig: Unknown	Water Incl: Y	Bldg Amen:
Survey Type: None	Heat Incl:	Concierge, Exercise Room, Gym, Indoor Pool,
Phys Hdcap-Eqp:	Cable TV Incl:	Party/Meeting Room, Rooftop Deck/Garden
	Bldg Ins Incl: Y	Com Elem Incl: Y
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Central Vacuum, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions	
	Interior Feat: Central Vacuum	
	Security Feat: Alarm System, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	0	0	Hardwood Floor	Double Closet
2	Living	Main	0	0	Hardwood Floor	Gas Fireplace W/O To Terrace
3	Dining	Main	0	0	Hardwood Floor	Picture Window Open Concept
4	Kitchen	Main	0	0	Hardwood Floor	Breakfast Bar
5	Office	Main	0	0	Hardwood Floor	
6	Prim Bdrm	Main	0	0	5 Pc Ensuite	W/I Closet Juliette Balcony
7	2nd Br	Main	0	0	4 Pc Ensuite	Picture Window Broadloom

Client Remks: A rare offering at Yorkville Private Estates, this exceptional residence at 200 Cumberland Street, Suite 3502 w/south-facing splendour and breathtaking, unobstructed views of the CN Tower and Toronto skyline. Thoughtfully designed with 2+1 bedrooms and 3 beautifully appointed bathrooms, the suite features stunning herringbone floors and a spectacular primary retreat complete with a lavish five-piece ensuite. Residents enjoy impeccable white-glove concierge and valet services provided by the esteemed Forest Hill Group, along with resort-calibre amenities including an indoor pool, rooftop terrace, and golf simulator. Complete with two-car parking and ideally positioned just steps to the world-class shops, cafes, and restaurants of Yorkville, this is refined city living at its very best.

Inclusions: Miele Fridge/Freezer, Miele Dishwasher, Miele Oven & Cooktop, Miele Microwave, Whirlpool Washer & Dryer, All Window Coverings, All Light Fixtures (Except as Excluded), Any Remotes, All Built-Ins

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



50 Yorkville Ave 4702
Toronto Ontario M4W 0A4
 Toronto C02 Annex Toronto % Dif: 94
Taxes: \$31,724.44 / 2025 **For:** Sale **SPIS:** No **DOM:** 18
Sold: \$6,100,000
List: \$6,496,000
Condo Apt **#Shares%:** **Rms:** 6
 1 Storey/Apt **Locker#:** **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** D-105 **Washrooms:** 3
Corp#: TSCP / 2282 **Locker Unit:** 1x5xFlat, 1x3xFlat,
 Level: 25 1x2xFlat
Dir/Cross St: Yorkville Ave Between Bay and Yonge St.
Directions: Yorkville Ave Between Bay and Yonge St.
Prop Mgmt: Four Season Private Residences

MLS#: C12886482 **Sold Date:** 04/03/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 2500-2749 Sqft Source: plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$4,204.02 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, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Separate Heating Controls	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: #32 #: #33 Park \$/Mo: Prk Lvl/Unit: Level D / Level D Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	29	x 19	Ne View	Gas Fireplace	B/I Bookcase
2	Dining	Flat	16.5	x 12.66	Open Concept	Window Flr to Ceil	W/O To Balcony
3	Kitchen	Flat	22.01	x 10.17	Centre Island	Open Concept	Combined W/Dining
4	Prim Bdrm	Flat	15.75	x 13.16	His/Hers Closets	5 Pc Ensuite	
5	Den	Flat	21.65	x 10.76	B/I Shelves	Window Flr to Ceil	
6	2nd Br	Flat	13.75	x 11.09	3 Pc Ensuite	North View	
7	Bathroom	Flat	8.76	x 4.99	2 Pc Bath		
8	Laundry	Flat	14.01	x 6	B/I Shelves		
9	Other	Flat	11.52	x 11.52	Balcony	Ne View	

Client Remks: Welcome to Suite 4702 @ The Four Seasons Residences, West Tower! The pinnacle of luxury can be found in this Building that has direct elevator access into the suite and offers approximately 2500 square feet of extraordinary living space designed and furnished by Brian Gluckstein. It offers everything one could dream of when considering condo living including floor to ceiling windows throughout with unobstructed breathtaking North East views. The Gourmet kitchen offers top of the line appliances including Subzero Fridge with 2 Freezer Drawers, 2 Subzero Beverage Fridges, 2 Miele Wall Ovens, 2 Miele Warming Drawers, Miele Speed Oven, Miele Built-in Coffee Maker, Miele Dishwasher, Fisher & Paykel Dish Drawer, Wolf 5 Burner Cooktop! Open concept living spaces are perfect for entertaining. A Primary Retreat with Den, his and hers walk-in closets and sumptuous ensuite. Lavish powder room. 2nd bedroom with custom built-ins and 3 piece ensuite. Spacious balcony. 2 car parking and 1 Locker. **See detailed list of Furniture and Art pieces that are included on Schedule D** Residents in this building have a private entrance and lobby separate from the hotel. Offering state of the art amenities, fitness centre, spa services, indoor pool, dedicated concierge team, 24 hr Doorman, 24 hr valet parking and visitor parking, just to name a few! All of this plus walking distance to the sophisticated shops and restaurants of Bloor St, Yorkville Ave and Cumberland St. No need to look any further!

Inclusions: See Schedule C and D.
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. **Ph:** 416-441-2888

	50 Yorkville Ave 4802 Toronto Ontario M4W 0A3 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$33,400 / 2025 For: Sale SPIS: No DOM: 51		Sold: \$6,100,000 List: \$6,499,000				
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2282	#Shares%: Locker#: D102 Locker Lev/Unit: P4 Locker Unit: 102 Level: 26	Rms: 5 Bedrooms: 2 Washrooms: 2 1x7, 1x3				
	Dir/Cross St: Bay/ Yorkville/Bloor Directions: Bay/ Yorkville Prop Mgmt: Four Seasons Hotels And Resorts						
MLS#: C12945912 Sold Date: 05/22/2026 PIN#: 762820087							
Kitchens: 1 Fam Rm: Y Basement: Other Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 11-15 Apx Sqft: 2500-2749 Sqft Source: floor plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$4,773.63 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes 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, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Separate Heating Controls		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Other Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Level D Unit 69 / Level D Unit 70 Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer		5.61	x 10.96	Elevator	Marble Floor	3 Pc Bath
2	Living		26.25	x 19	Hardwood Floor	Gas Fireplace	W/O To Balcony
3	Dining		13.52	x 12.89	Ne View	Hardwood Floor	Open Concept
4	Kitchen		20.67	x 16.8	Centre Island	Pantry	B/I Appliances
5	Prim Bdrm		15.12	x 15.91	7 Pc Ensuite	W/I Closet	B/I Closet
6	Family		16.21	x 15.88	North View	W/I Closet	Hardwood Floor
7	Laundry		13.48	x 5.87	B/I Closet	Side Door	Separate Rm
Client Remks: Experience unmatched luxury with breathtaking views at this rare opportunity in Four Seasons Private Residences, on the north-east corner of the 48th floor. This size and high floor rarely becomes available. Revel in truly unobstructed panoramic views stretching across the cityscape, and Rosedale Valley, offering a spectacle of sunrise and sweeping vistas from floor-to-ceiling windows. This remarkable suite stands apart with its redesigned, custom-built floor plan (far from the standard layout) , offering a unique living experience tailored for comfort and style. Soaring ceilings (with no bulkheads) and a generous 12 x 12 ft corner balcony provides a sweet spot for morning coffee or evening cocktails. The open entertaining space is generously proportioned, and the family room could be used as a second bedroom if preferred. The kitchen is like no other, exceptionally large and well planned with an abundance of storage and marble countertop space plus a walk in pantry. The primary suite is extravagant with an abundance of built ins, two walk in closets and a decadent spa like 7 piece ensuite. Truly a wonderful spot to call home in the heart of Yorkville.							
Inclusions: Direct elevator access into your own foyer. Miele appliances including coffee maker, built in oven, speed oven, dishwasher and warming drawer. Subzero fridge w/freezer drawers, 2 fridge drawers in island, wine fridge. Wolf gas range top with indoor grill. Walk in pantry off kitchen, Bosch washer & dryer, central vac & equipment, abundance of custom built in millwork							
Listing Contracted With: HAZELTON REAL ESTATE INC. Ph: 416-924-3779							



50 Yorkville Ave 2503/2504
Toronto Ontario M4W 0A3
 Toronto C02 Annex Toronto % Dif: 82
Taxes: \$59,965 / 2025 **For:** Sale **SPIS:** No **DOM:** 40
Sold: \$10,250,000
List: \$12,500,000
 Condo Apt **#Shares%:** **Rms:** 11
 Apartment **Locker#:** **Bedrooms:** 4
Unit#: UNIT **Locker Lev/Unit:** **Washrooms:** 5
Corp#: TSCC / 2282 P3 & P4 1x6xFlat, 1x4xFlat,
 Locker Unit: P3-1 1x3xFlat, 2x2xFlat
 Level: 3
Dir/Cross St: Yorkville and Bay
Directions: Follow your GPS
Prop Mgmt: Four Seasons Private Residences

MLS#: C13096878 **Sold Date:** 06/16/2026
PIN#: 762820006

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 11-15 Apx Sqft: 4750-4999 Sqft Source: Floor Plans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$7,932.16 A/C: Central Air Central Vac: Yes 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: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Central Vacuum, Clear View, Family Room, Fireplace/Stove, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit Exterior Feat: Privacy Interior Feat: Carpet Free, Storage Area Lockers, Central Vacuum, Built-In Oven Security Feat: Concierge/Security, Carbon Monoxide Detectors, Security Guard, Security System	Balcony: Terr Ens Lndry: Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 4 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 4 #: P4-120/121 #: P4-91-92 Park \$/Mo: Prk Lvl/Unit: L: D UNIT: 14-15 / L:D UNITS 73-74 Bldg Amen: Concierge, Gym, Indoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.99	x 28.41	Elevator
2	Living	Flat	24.34	x 29.17	Gas Fireplace
3	Family	Flat	26.51	x 17.26	W/O To Terrace
4	Dining	Flat	18.77	x 17.32	W/O To Terrace
5	Kitchen	Flat	21.65	x 21.59	Breakfast Bar
6	Prim Bdrm	Flat	14.17	x 14.4	4 Pc Ensuite
7	2nd Br	Flat	13.68	x 14.17	Cushion Floor
8	Laundry	Flat	7.15	x 5.58	Built-In Speakers
9	3rd Br	Flat	10.01	x 17.16	3 Pc Ensuite
10	4th Br	Flat	14.34	x 13.25	5 Pc Ensuite
11	Office	Flat	12.99	x 12.76	W/O To Terrace

Client Remks: This extraordinary suite at the Four Seasons Private Residences in Yorkville redefines luxury living in the heart of Toronto. This is not just a residence but an elevated lifestyle reserved for a select few. Created by merging two units into a single masterpiece, the suite spans approximately 5000 square feet with soaring 10' ceilings, presenting the scale and poise of a home in the sky. Enter via two private elevators directly into an elegant foyer of epoxied and honed marble, then step into luminous living spaces framed by floor-to-ceiling windows with sweeping south-west-east unobstructed views and two expansive private terraces. The culinary centerpiece is a chef inspired kitchen featuring custom Kobi cabinetry, two waterfall edge Statuario marble islands and fully integrated Subzero and Miele appliances. Rich walnut and Xorel panels, Moncer custom Herringbone Oak Hardwood flooring and a floating fireplace showcase meticulous design throughout. Four generous bedrooms and five bathrooms - including a primary ensuite with heated floors, Vola plumbing fixtures, honed Calacatta Oro epoxy filled mosaic detailing and large walk in closet - offer sanctuary and luxury in equal measure. Comfort and ambiance are seamlessly managed via two hvac units with concealed returns and linear vents. Residents enjoy world class Four Seasons services: 24/7 concierge, full service spa, valet parking, indoor pool, state of the art gym and wellness centre, room service, house keeping and culinary options include Cafe Boulud and D bar lounge, all in a secure refined environment

Inclusions: Miele Coffee Maker; s/s Subzero Fridge/Freezer; Panelled Miele Oven; s/s Miele Gas Cooktop; Futro Hood Fan; s/s Miele Dishwasher; Alex, Panelled Subzero Wine Fridge; Subzero 2 drawer Fridge; Paul: Miele Microwave; Miele front load Washer & Dryer; all electric light fixtures; all window coverings including black-out blinds; curtains and related hardware. Surround sound system; Custom built-in cupboards and shelving; Family rm carpet inlay, tv + bracket; Bdrm #2 Tv + bracket Bdrm #3 Tv + bracket; Bdrm #4 Tv + bracket; Primary bdrm Tv + bracket, b/i headboard, built-in night tables.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA **Ph:** 416-913-7930



181 Davenport Rd PH
Toronto Ontario M5R 1J1
 Toronto C02 Annex Toronto % Dif: 89
Taxes: \$78,251.61 / 2025 **For:** Sale **SPIS:** No **DOM:** 199
Sold: \$15,495,000
List: \$17,500,000
Condo Apt **#Shares%:** **Rms:** 12 + 3
Apartment **Locker#:** **Bedrooms:** 3 + 1
Unit#: 01 **Locker Lev/Unit:** Lvl C **Washrooms:** 8
Corp#: TSCC / 2609 **Locker Unit:** 55 & 2x2, 3x3, 2x4, 1x5
Level: 12
Dir/Cross St: Davenport Rd /Hazelton Ave/East of Avenue Rd
Directions: East of Avenue Rd, corner of Hazelton & Davenport
Prop Mgmt: ICC Property Management

MLS#: C12457321 **Sold Date:** 04/27/2026
PIN#: 766090063

Kitchens: 1 + 1 Fam Rm: Y Basement: Other Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 5000+ Sqft Source: 7078 sf interior Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$9,384 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Exterior Feat: Built-In-BBQ, Patio Interior Feat: Other Security Feat: Alarm System, Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Stone Gar/Gar Spcs: Underground / 4 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 4 Tot Prk Spcs: 4 #: 2 and 3 #: 4 and 5 Park \$/Mo: Prk Lvl/Unit: Lvl A, Unit 2&3 / Lvl A, Unit 4&5 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	Foyer		22.34	x 10.43	W/I Closet	Elevator	2 Pc Bath
2	Foyer		10.43	x 9.68	Marble Floor	W/O To Terrace	
3	Dining		21	x 20.01	Hardwood Floor	Window Flr to Ceil	W/O To Balcony
4	Living		25.98	x 21.65	Fireplace	South View	Window Flr to Ceil
5	Family		20.01	x 17.75	South View	W/O To Balcony	Window Flr to Ceil
6	Kitchen		27.49	x 14.99	Modern Kitchen	W/O To Terrace	Centre Island
7	Den		24.02	x 14.01	Wet Bar	W/O To Terrace	Nw View
8	Prim Bdrm		26.67	x 14.01	His/Hers Closets	3 Pc Ensuite	4 Pc Ensuite
9	2nd Br		16.34	x 12.99	4 Pc Ensuite	W/I Closet	Window Flr to Ceil
10	3rd Br		17.75	x 12.24	5 Pc Ensuite	W/I Closet	Window Flr to Ceil
11	Great Rm	Lower	12.66	x 11.58	Window Flr to Ceil	B/I Shelves	W/O To Balcony
12	Br	Lower	14.24	x 13.58	3 Pc Bath	Se View	
13	Kitchen	Lower	15.16	x 11.58	B/I Appliances	Open Concept	Se View

Client Remks: The pinnacle of luxury living in a truly unique Penthouse, occupying the entire floor of an intimate boutique condominium building in Yorkville. This spectacular residence boasts fabulous panoramic views in every direction, offering a breathtaking perspective of the city skyline and the lush tree-lined streets below. Floor-to-ceiling windows bathe each room in natural light, with balconies and terraces from every room. Every detail has been meticulously curated and finished to the highest conceivable standard. Two direct elevators open directly into the private marble foyer. Custom millwork, premium heated stone floors with inlays, designer lighting, smart home automation and premium architectural detail, this penthouse showcases uncompromising quality and sophistication. Simply exceptional entertaining spaces with a wonderful grand sized 'great room', a wine lounge, even a separate gallery area. Ownership includes a separate one bedroom guest/nanny/office suite, accessed through a private elevator. Incredibly generous primary bedroom occupies an entire wing with TWO decadent marble ensuites and TWO fitted dressing rooms, and two more well sized bedrooms with their own ensuites and walk in closets. Plus a private rooftop terrace with outdoor kitchen and entertaining area with a gas fire table and outdoor TV. This is perfect blend of privacy, exclusivity, and convenience, with direct elevator access to the residence, private terraces, and ample space for both grand entertaining and tranquil relaxation. And Yorkville's renowned dining, shopping, and cultural amenities just steps away, this is a rare chance to own a signature home in the city's finest neighbourhood.

Inclusions: Entire floor private residence in a boutique condo building * Multiple terraces and balconies plus a private rooftop retreat with outdoor kitchen *Sweeping city and neighbourhood views from every room *Fully customized interior, no detail overlooked *State-of-the-art kitchen and spa-inspired bathrooms * Extraordinary closet space * Separate one bedroom office/guest/nanny quarters *Direct elevator access for maximum security and privacy *Located in Yorkville: the premier destination for luxury living in the city * Full concierge services and valet parking

Listing Contracted With: HAZELTON REAL ESTATE INC. **Ph:** 416-924-3779