

		1555 Avenue Rd 403 Toronto Ontario M5M 4M2 Toronto C04 Bedford Park-Nortown Toronto % Dif: 90 Taxes: \$2,443.26 / 2026 For: Sale SPIS: No DOM: 2			Sold: \$395,000 List: \$439,000
		Condo Apt #Shares%: Rms: 4 Apartment Locker#: Bedrooms: 1 Unit#: 14 Locker Lev/Unit: Washrooms: 1 Corp#: YCC / 503 Room 2 1x4xFlat Locker Unit: 143 Level: 4			
		Dir/Cross St: Avenue Rd/Lawrence Ave. Directions: 1 block north of Lawrence on Avenue Rd. Prop Mgmt: General Property Management			
MLS#: C13452684 PIN#: 115030079		Sold Date: 06/18/2026			
Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Measurements Exposure: Ew Assessment: 2026 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,100.65 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: Pets Allowed with Restrictions Interior Feat: Primary Bedroom - Main Floor		Balcony: Open Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 24 Park \$/Mo: Prk Lvl/Unit: 1 Bldg Amen: Bike Storage, Car Wash, Exercise Room, Party/Meeting Room, Sauna, Squash/Racquet Court Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	13.29	x 10.99	W/O To Balcony O/Looks Garden
2	Dining	Flat	10.01	x 9.91	Pass Through
3	Kitchen	Flat	11.32	x 6.89	Breakfast Bar
4	Prim Bdrm	Flat	12.89	x 9.91	Double Closet
5	Other	Flat	8.2	x 4.92	
Client Remks: Demand tranquil Bedford Glen - quiet cul de sac at Avenue/Lawrence. One bedroom condo overlooking the award winning gardens. Awaits your personal touch. This is being sold "as is, where is". Other is balcony. Steps to bus, short walk to subway. Minutes to shops and restaurants. Includes parking and locker. Inclusions: As is: Existing fridge, stove, microwave, elf's, window coverings Listing Contracted With: RE/MAX ULTIMATE REALTY INC. Ph: 416-487-5131					



760 Lawrence Ave W 136
Toronto Ontario M6A 3E7
 Toronto W04 Yorkdale-Glen Park Toronto % Dif: 98
Taxes: \$3,016 / 2025 **For:** Sale **SPIS:** No **DOM:** 8
Sold: \$640,000
List: \$649,999
Condo Townhouse **#Shares%:** **Rms:** 6
Stacked Townhse **Locker#:** **Bedrooms:** 2
Unit#: 63 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCC / 1513 **Locker Unit:** 1x2xMain, 2x4x2nd
Level: 3
Dir/Cross St: Dufferin St and Lawrence Ave
Directions: Dufferin St and Lawrence Ave
Prop Mgmt: City sites property management

MLS#: C12728502 **Sold Date:** 02/03/2026
PIN#: 125130196

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$758.21 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: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Family Room, Golf, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Other	Balcony: Terr Ens Lndry: Y Ndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.76	x 7.94	Stainless Steel Appl
2	Living	Main	16.73	x 9.97	Combined W/Dining
3	Dining	Main	10.83	x 7.68	Combined W/Living
4	Prim Bdrm	2nd	20.24	x 9.42	4 Pc Ensuite Double Closet Bay Window
5	2nd Br	2nd	9.71	x 9.02	Large Closet Large Window

Client Remks: Modern Townhome Living in North York. Sunlight pours through this thoughtfully designed 3-storey condo townhouse, creating a warm and inviting space that feels like home the moment you step inside. Offering over 1,000 square feet of upgraded living space, the layout is open, functional, and effortlessly modern. The kitchen connects naturally to the living and dining areas, making it perfect for everyday living and easy entertaining. The second level is a quiet retreat, where the primary bedroom offers comfort and privacy with two closets and a beautifully finished ensuite. It's a space designed to unwind at the end of the day. This home has been carefully maintained and updated over time. The kitchen was refaced in 2025 and updated with new appliances. A new air conditioner was installed in 2024, the furnace in 2019, and windows and blinds were also replaced in 2019. Laminate flooring throughout was updated in 2021, while bathroom cabinets and light fixtures were refreshed in 2024. Ensuite laundry adds everyday convenience with a washer and dryer from 2020. What truly sets this home apart is the private, west-facing rooftop terrace. Bathed in afternoon sun and glowing at sunset, it's a rare outdoor space perfect for BBQs, quiet evenings, or hosting friends. It feels like an extension of the home, open, calm, and full of light. With two indoor parking spaces, comfort and practicality are seamlessly built in. Located in a major transit station area, you're just steps from the subway and a 24-hour Shoppers Drug Mart, and minutes from Allen Road, Highway 401, Yorkdale Mall, and Lawrence Square. Shops, parks, and daily essentials are all close by, making this a location that truly supports an easy, connected lifestyle. Bright, welcoming, and thoughtfully updated, this townhome offers a beautiful balance of modern living and everyday comfort in one of North York's most convenient communities.

Inclusions: Kitchen refacing- July 2025 (5y warranty for labor and materials) Air conditioner- August 2024 (5y warranty) Bathroom cabinets and light fixture - August 2024 Bosh dishwasher - 2024 (5y warranty) Laminate flooring - 2021 Washer and dryer - 2020 Furnace - 2019 New windows and blinds - 2019 Appliances - 2018

Listing Contracted With: EXP REALTY **Ph:** 905-830-9111



3130 Yonge St 202
Toronto Ontario M4N 2K6
 Toronto C04 Lawrence Park North Toronto % Dif: 88
Taxes: \$3,883.55 / 2025 **For:** Sale **SPIS:** No **DOM:** 39

Sold: \$612,000
List: \$699,000

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 8 **Locker Lev/Unit:** P1 **Washrooms:** 2
Corp#: TSCC / 1444 **Locker Unit:** 13 1x3, 1x4
Level: 2

Dir/Cross St: Yonge & Lawrence
Directions: West side of Yonge St, North of Lawrence
Prop Mgmt: Times Property Management - 905-882-0854

MLS#: C13012522 **Sold Date:** 05/26/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,067.20 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: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 12 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.42	x 12.7	Laminate Combined W/Dining W/O To Balcony
2	Dining	Main	19.42	x 12.7	Laminate Combined W/Living Open Concept
3	Kitchen	Main	11.48	x 10.47	Granite Counter Stainless Steel Appl Open Concept
4	Prim Bdrm	Main	17.42	x 9.81	W/I Closet 4 Pc Ensuite W/O To Balcony
5	2nd Br	Main	10.79	x 10.5	Laminate Double Closet W/O To Balcony

Client Remks: Step into a bright, thoughtfully designed corner suite offering over 1,000 sq ft of refined living space in one of the city's most exclusive neighbourhoods. This beautifully appointed residence offers 2 bedrooms and 2 full bathrooms, featuring a highly functional layout with expansive windows throughout the main living area and a walkout to an east-facing balcony, ideal for enjoying the afternoon light. The open-concept living, dining, and kitchen areas create a seamless flow, perfect for both everyday living and entertaining. The spacious primary bedroom includes a large walk-in closet, an additional closet for extra storage, a 4-piece ensuite with a soaker tub and separate shower, and a walkout to a shared terrace. The well-sized second bedroom also features generous closet space with built-ins and its own walkout to the shared terrace. Additional highlights include a parking spot, a locker, and access to superb building amenities such as a fitness room and party room. All of this in a meticulously maintained mid-sized building, just steps from the subway, restaurants, shops, great schools and everyday conveniences.

Inclusions: See Schedule B

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



40 Sylvan Valleyway 507
Toronto Ontario M5M 4M3
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 97
Taxes: \$3,491.26 / 2026 **For:** Sale **SPIS:** No **DOM:** 49
Sold: \$675,000
List: \$699,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 66 **Bedrooms:** 2
Unit#: 07 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: YCC / 503 Level B 8-66 1x3xMain, 1x4xMain
Locker Unit: 8
Level: 05
Dir/Cross St: Avenue Road and Lawrence
Directions: East of Avenue, North of Lawrence
Prop Mgmt: G.P.M. Property Management Inc. 905-669-0222

MLS#: C13046682 **Sold Date:** 06/15/2026
PIN#: 115030093

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 31-50 Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 900-999 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,620.26 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Feat: Elevator,Ramped Entrance,Parking 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: No GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Main 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: P7- L5 (237) Bldg Amen: Bbqs Allowed, Car Wash, Exercise Room, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.01	x 13.75	Parquet Floor	W/O To Terrace	Open Concept
2	Dining	Flat	8.01	x 11.25	Parquet Floor	Combined W/Living	Open Concept
3	Kitchen	Flat	8.01	x 11.25	Stainless Steel Appl	Laminate	B/I Shelves
4	Prim Bdrm	Flat	9.74	x 15.49	3 Pc Ensuite	His/Hers Closets	Parquet Floor
5	2nd Br	Flat	8.5	x 11.75	Parquet Floor	Closet Organizers	Window

Client Remks: Tucked away on an exclusive cul-de-sac in Bedford Park, 40 Sylvan Valleyway offers the perfect blend of natural beauty and urban convenience. Ideally situated at Avenue and Lawrence, Unit 507 at The Bedford Glen is a spacious 2-bedroom, 2-bath suite featuring 900 sq. ft. of thoughtfully designed living space. Coveted quiet east Views overlooking a peaceful neighbourhood with a large covered terrace, this home showcases pride of ownership with renovated bathrooms, a beautiful kitchen, hardwood floors, and a bright open-concept living & dining area. The functional kitchen offers ample storage and flows seamlessly into the dining room, complete with abundant cabinetry, floating shelves, stainless steel appliances and generous countertop space. The primary bedroom features his-and-hers closets (with custom organizers) and an ensuite bath with a walk-in shower, while both the living room and primary bedroom open onto a large, covered terrace perfect for year-round enjoyment & BBQing. All-inclusive maintenance fees, include all utilities & bulk cable agreement, Exclusive use of 1 parking spot (near the elevator, with no stairs needed) and 1 large locker. A friendly building known for its strong sense of community. Enjoy access to book clubs, garden gatherings, and excellent amenities such as a gym, sauna, squash court, and golf practice range. Meticulously landscaped 7 acres with a private, picturesque ravine with gardens, footbridges, a waterfall, and a koi pond, The Bedford Glen offers a truly idyllic setting with easy access to transit, shopping, dining, cafes, boutique shops (Pusateri's), desirable schools (John Wanless, Glenview, Lawrence Park, Havergal & TFS). A tranquil urban retreat in the heart of the city.
Inclusions: See Schedule C

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



40 Sylvan Valley Way 508 Toronto Ontario M5M 4M3 Toronto C04 Bedford Park-Nortown Toronto % Dif: 92 Taxes: \$3,591.22 / 2026 For: Sale SPIS: No DOM: 15		
Condo Apt Apartment Unit#: 08 Corp#: YCC / 503	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 05	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x4xGround
Dir/Cross St: Avenue Road and Lawrence Directions: North of Lawrence East of Avenue Prop Mgmt: GPM PM 905-669-0222		

MLS#: C13430568	Sold Date: 06/26/2026
Assignment: No	Fractional Ownership: No PIN#: 115030094

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Electric Apx Age: Apx Sqft: 900-999 Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,635.71 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lyndy Lev: Main Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: Level C Unit 6 Park \$/Mo: Prk Lvl/Unit: C Unit 6 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	13.39	x 11.94	Hardwood Floor Combined W/Dining W/O To Patio
2	Dining	Flat	11.02	x 8.33	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Flat	12.66	x 11.25	Hardwood Floor Stainless Steel Appl Quartz Counter
4	Prim Bdrm	Flat	19.26	x 9.74	Hardwood Floor Sliding Doors W/O To Patio
5	2nd Br	Flat	11.45	x 8.27	Hardwood Floor Closet Large Window
6	Other	Flat	15.78	x 8.14	Concrete Counter

Client Remks: WE FEEL A SPARK IN BEDFORD PARK Nestled on a quiet cul-de-sac, beside a private, picturesque ravine; complete with gardens, foot bridges, waterfall, and fish pond, and within Toronto's esteemed Bedford park community, awaits your next home. Whether your objective is an address with cache or the John Wanless school district, this rare offering is ideal for downsizers, growing families, and everyone in between. Friendly neighbours, top tier amenities, well-managed, pet-friendly, boutique building with all-inclusive maintenances fees, make this silver fox of a building a coveted match. Within the suite, you will find a quality renovation with new floors, an open concept kitchen (with additional storage), cordless blinds, and practical upgrades throughout. The main area provides ample space for living, working from home, or entertaining and also features a walk-out to a private, sheltered terrace. Both bedrooms are spacious and include sizeable closets, with the primary also featuring a walk-out to the quiet terrace, a walk-trough storage and pantry space, ensuite laundry, walk-in shower, and a one-floor layout. The cherry on this sundae is that it has rare side-by-side parking spaces! The perfect blend between sexy and dependable makes this unit our main squeeze. Indeed #508 in The Bedford Glen is an undisputed 10 out of 10. TOP 4 REASONS WE'RE SWOONING: Neighborhood: Located in luxury Bedford Park, in one of the most desirable school districts, this uptown pocket is close to the 401 and walkable to TTC, chic shops, restaurants, groceries, doctor's offices, and more. Layout: At 926 square feet, it's the perfect size for all your needs. With two bedroom, two full baths, one with a walk in shower and plenty of storage, we're full of surprises. The professionally re-worked and renovated kitchen adds openness to the space as well as additional storage and display opportunities with frosted glass cupboards.

Inclusions: Stainless Steel Kitchen Aid Refrigerator, Stainless Steel Kitchen Aid Dishwasher, Stainless Steel Kitchen Aid Stove, Stainless Steel Kenmore Built In Microwave, Stacked Washer and Dryer, All Electric Light Fixtures Except Those Excluded, All Window Coverings

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



1717 Avenue Rd 410 Toronto Ontario M5M 0A2 Toronto C04 Bedford Park-Nortown Toronto % Dif: 94 Taxes: \$4,178 / 2025 For: Sale SPIS: No DOM: 79			Sold: \$840,000 List: \$895,000
Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2173	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 25 Level: 4	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x2, 1x3	
Dir/Cross St: Avenue Road & Lawrence Directions: Avenue Road & Lawrence Prop Mgmt: Forest Hill Kipling			

MLS#: C12770596 **Sold Date:** 04/29/2026
PIN#: 761730045

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2011 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,036.82 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: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Front Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B72 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	Main	13.91	x 10.93	Stainless Steel Appl O/Looks Dining Hardwood Floor
2	Dining	Main	11.88	x 5.61	Hardwood Floor Combined W/Family Open Concept
3	Living	Main	11.88	x 10.86	Walk-Out Combined W/Dining Hardwood Floor
4	Prim Bdrm	Main	10.89	x 20.41	3 Pc Ensuite W/I Closet California Shutters
5	Den	Main	5.97	x 10.01	Hardwood Floor Double Doors B/I Closet

Client Remks: Welcome to this luxury 1+1 bedroom, 2-bath residence in a boutique building on Avenue Road, ideally located in the heart of Bedford Park. This spacious, sun-filled suite features 9 foot ceilings and boasts west-facing views, flooding the home with natural light throughout the day. Thoughtfully designed with top-of-the-line appliances, custom built-ins, and refined finishes, every detail speaks to quality and comfort. The primary bedroom features a walk-in closet and a sleek ensuite, while the generously sized den offers endless possibilities; perfect as a second bedroom, home office, or playroom. Step out onto your private balcony overlooking Avenue Road and enjoy the vibrant neighbourhood below. Includes parking and a locker for added convenience. Just steps to some of the city's best restaurants, shops, and amenities, and located within a top-rated school district, this is upscale urban living at its finest.

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



40 Sylvan Valley Way 116 Toronto Ontario M5M 4M3 Toronto C04 Bedford Park-Nortown Toronto % Dif: 93 Taxes: \$5,060 / 2025 For: Sale SPIS: No DOM: 45			Sold: \$887,500 List: \$950,000
Condo Apt 2-Storey Unit#: 16 Corp#: YCC / 503	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Room Level: 1	Rms: 9 Bedrooms: 2 Washrooms: 3 1x2xMain, 1x4x2nd, 1x3x2nd	Dir/Cross St: Avenue Rd and Lawrence Directions: Turn on Douglas off Avenue Rd. Prop Mgmt: G.P.M. Property Management Inc.

MLS#: C13135542 **Sold Date:** 06/29/2026
PIN#: 115030016

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Other / Electric Apx Age: Year Built: 1979 Yr Built Source: MPAC Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,586.70 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: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Exterior Feat: Patio, Landscaped Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 188 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Exercise Room, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.34	x 11.32	W/O To Terrace
2	Family	Main	16.01	x 8.14	Window
3	Dining	Main	8.92	x 8.92	O/Looks Living
4	Office	Main	9.22	x 10.89	
5	Kitchen	Main	11.45	x 8.6	
6	Br	2nd	14.9	x 11.32	3 Pc Ensuite
7	2nd Br	2nd	14.7	x 8.1	Window
8	Laundry	2nd	5.05	x 8.17	

Client Remks: Welcome to Bedford Glen - one of Toronto's best-kept secrets, tucked away on an exclusive cul-de-sac in the heart of prestigious Bedford Park. Unit 116 at 40 Sylvan Way is not your average condominium. This exceptional two-storey, ground-level suite offers the space, privacy, and lifestyle of a home - without any of the work that comes with one. Freshly painted throughout and move-in ready, this generous 2-bedroom plus den layout spans two full levels, offering a rare sense of separation and true livability. Step outside to your own private patio - an exclusive outdoor retreat perfect for morning coffee, evening entertaining, or simply enjoying the tranquil surroundings that define life at Bedford Glen. Set on seven meticulously landscaped acres, the property is a genuine urban sanctuary. Stroll through manicured gardens, cross charming footbridges, and discover a serene ravine complete with a waterfall and koi pond - all steps from your back door. This is outdoor living on a scale rarely found within the city. Inside the building, a warm and welcoming community awaits. Bedford Glen is known for its exceptional sense of belonging - residents enjoy organized book clubs, garden gatherings, and a full suite of amenities including a fitness centre, sauna, squash court, and golf practice range. This is a building where neighbours become friends. The maintenance fee is truly all-inclusive: heat, hydro, air conditioning, water, Rogers Infinite cable package, and one exclusive-use parking space and locker are all covered. Simply add your internet package and move in - your carrying costs are predictable, protected, and frankly, remarkable for what you receive. Ideally situated at Avenue Road and Lawrence, the location is second to none. Walk to Pusateri's Fine Foods, independent cafes, and boutique shops along Avenue Road. Whether you are rightsizing from a larger home or seeking a sophisticated urban lifestyle without compromise this is a the condo life to consider.

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer
Listing Contracted With: Royal LePage Real Estate Associates **Ph:** 905-812-8123



64 Sylvan Valley Way
Toronto Ontario M5M 4M3
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 98
Taxes: \$6,251.38 / 2025 **For:** Sale **SPIS:** No **DOM:** 24
Sold: \$1,338,000
List: \$1,370,000
Condo Townhouse **#Shares%:** **Rms:** 6 + 2
2-Storey **Locker#:** **Bedrooms:** 3
Unit#: 17 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: YCC / 494 **Locker Unit:** 1x2xMain, 1x3x2nd,
Level: 1 1x4x2nd
Dir/Cross St: Avenue & Lawrence
Directions: NE Avenue & Lawrence
Prop Mgmt: Percel Inc.

MLS#: C12821016 **Sold Date:** 03/21/2026
PIN#: 114940017

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$994.44 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Exterior Feat: Landscaped, Patio, Privacy Interior Feat: Carpet Free, Auto Garage Door Remote	Balcony: Terr Ens Lndry: Y Ndy Lev: Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.99	x 4.99	Closet	Window	Tile Floor
2	Living	Main	20.18	x 19.42	Open Concept	W/O To Yard	Hardwood Floor
3	Dining	Main	20.18	x 19.42	Combined W/Living	Open Concept	Hardwood Floor
4	Kitchen	Main	13.09	x 11.84	Modern Kitchen	Breakfast Bar	Stone Counter
5	Powder Rm	Main	0	0	2 Pc Bath	Pedestal Sink	Tile Floor
6	Prim Bdrm	2nd	17.32	x 12.34	W/W Closet	Juliette Balcony	Hardwood Floor
7	Bathroom	2nd	7.51	x 5.15	3 Pc Ensuite	Stone Counter	Updated
8	2nd Br	2nd	11.68	x 8.66	Closet	Large Window	Hardwood Floor
9	3rd Br	2nd	10.01	x 9.74	W/W Closet	Window	Hardwood Floor
10	Bathroom	2nd	6.99	x 4.99	4 Pc Bath	B/I Vanity	Updated
11	Rec	Bsmt	19.16	x 11.84	Gas Fireplace	Above Grade Window	Parquet Floor
12	Utility	Bsmt	19.85	x 8.83	Combined W/Laundry	Laundry Sink	Laminate

Client Remks: Nestled in a quiet and coveted pocket of Bedford Park, this beautifully updated 2-storey townhome is ready to welcome you home! Style, function, and space, this home has it all - an entertainer's dream main floor, 3 well-appointed bedrooms, a bonus basement family room, and a private backyard retreat! The foyer includes a generous receiving closet and a powder room perfectly placed for guests. Bright, airy, and open-concept living and dining rooms are perfect for hosting family and friends. Featuring rich hardwood floors, large windows with ample natural light, an office nook, and a walkout to a fully-fenced and landscaped backyard. The renovated kitchen is a standout for any home chef, with stone counters, stainless steel appliances, and large windows. A generous island with storage and a breakfast bar creates a perfect setting for everything from quick breakfasts to your weekend baking projects. Ample storage and a dedicated coffee/appliance nook keep the space beautiful and organized. Upstairs, three spacious bedrooms offer flexibility for families and guests. The primary suite is a peaceful retreat, complete with a wall-to-wall closet with organizers, a charming Juliette balcony, and a modern 3-piece ensuite. Two additional bedrooms, each with large windows and ample closet space share a stylishly updated 4pc bath. The finished lower level extends the living space even further with a recreation room that adapts to your needs - playroom, home office, movie nights, or all of the above. Practical updates add peace of mind, including a new high-efficiency furnace and air conditioning system (2021). With a built-in garage and private drive, this home checks all the boxes for comfort and convenience. Located in the desirable John Wanless catchment, close to private schools, parks, walking trails, shops, and everyday conveniences. Don't miss this opportunity for comfort, flexibility, and a sense of home in one of Toronto's most beloved neighbourhoods.

Inclusions: See Schedule B.



40 Sylvan Valley Way 324-325
Toronto Ontario M5M 4M3
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 97
Taxes: \$7,834.96 / 2025 **For:** Sale **SPIS:** No **DOM:** 32
Sold: \$1,450,000
List: \$1,498,000
Condo Apt **#Shares%:** **Rms:** 8
1 Storey/Apt **Locker#:** **Bedrooms:** 1 + 1
Unit#: 7 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: YCC / 503 **Locker Unit:** # 6 1x3xMain, 1x4xMain
Level: 3
Dir/Cross St: Avenue Rd & Lawrence
Directions: Avenue Rd & Lawrence
Prop Mgmt: General Property Management - GPM

MLS#: C12909502 **Sold Date:** 04/24/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 2000-2249 Roof: Unknown Foundation: Unknown Sqft Source: Plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,705.78 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: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Cul De Sac, Electric Car Charger, Ensuite Laundry, Family Room, Fireplace/Stove, Lake/Pond, Park, Pets Allowed with Restrictions, Wooded/Treed Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Countertop Range Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Exclusive / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Level B # 227 / Level 1 # 139 Bldg Amen: Bbqs Allowed, Exercise Room, Games Room, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.42	x 8.01	Marble Floor	Double Closet	
2	Living	Main	26.41	x 19.42	Cathedral Ceiling	Hardwood Floor	W/O To Balcony
3	Dining	Main	26.41	x 19.42	Hardwood Floor	Combined W/Living	
4	Kitchen	Main	14.24	x 10.99	Hardwood Floor	Marble Counter	Breakfast Bar
5	Prim Bdrm	Main	14.99	x 11.15	Hardwood Floor	W/I Closet	W/O To Terrace
6	Office	Main	17.59	x 8.43	B/I Desk		
7	Family	Main	22.18	x 19.26	Hardwood Floor		
8	Den	Main	8.43	x 13.42	Cathedral Ceiling	W/O To Balcony	Glass Doors
9	Laundry	Main	9.15	x 6.99	B/I Shelves	Stone Counter	

Client Remks: A Singular Masterpiece at Bedford Glen. Introducing the most exceptional and expansive residence to grace the coveted Bedford Glen Community - an extraordinary, one-of-a-kind suite offering 2,090 sq ft of single-level living. The seamless combination of two suites, this bespoke home was completely reimagined and rebuilt from the studs up with the highest level of craftsmanship, design, and elegance truly a rare offering in a boutique setting. Every inch of this home speaks to refined taste and meticulous detail: two marble floor foyers, rich hardwood flooring throughout, and a chef's dream kitchen adorned with marble countertops, backsplash, and breakfast bar. Custom cabinetry and built-ins enhance the space with both beauty and function, while exquisite decorative glass and barn doors and marble windowsills elevate the interiors to a level rarely seen. The gracious family room features a marble surround fireplace, a full servery with a second fridge, wine fridge, and dishwasher- perfect for elegant entertaining. A marble desk in the home office, heated floors and towel racks in the ensuite add indulgent comfort. Thoughtfully curated accoutrements abound, each one contributing to the unmatched sophistication and comfort of this residence. Complete with three balconies, two parking spaces and two lockers, this suite is nestled within a quiet cul-de-sac, overlooking a private ravine with manicured gardens, a footbridge, waterfall and fish pond - an exclusive oasis for residents alone. With an impeccably managed building, robust reserve fund, and all-inclusive maintenance fees, this is the rarest of the opportunities to own the crown jewel of Bedford Glen.

Inclusions: All Curtains, Mesh Blinds and Blackout Blinds, 2 Pendant Light Fixtures Over Breakfast Counter, 2 Wine Fridges, Electrolux 2 Door Fridge, Bosch Dishwasher, Bosch Oven, Kitchen aid Stove Top, 2 Microwaves, Miele Dishwasher & Fridge In Family Room, 2 TVs, Aprilaire Humidifier. Outdoor table and 2 chairs on balcony.

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



37 Sylvan Valleyway Toronto Ontario M5M 4M4 Toronto C04 Bedford Park-Nortown Toronto % Dif: 98 Taxes: \$6,100.56 / 2025 For: Sale SPIS: No DOM: 93		
Condo Townhouse 2-Storey Unit#: 32 Corp#: YCC / 494	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1	Rms: 7 + 1 Bedrooms: 3 Washrooms: 3 1x2xGround, 1x4x2nd, 1x3x2nd
Dir/Cross St: Avenue Rd & Lawrence Directions: East of Avenue Rd Prop Mgmt: Percel Property Mgmt: 1-888-737-2351		

MLS#: C12513848 **Sold Date:** 02/06/2026
PIN#:

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: floor plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$1,010.29 A/C: Central Air Central Vac: No UFFI: Elev/Lift: No Retirement: HST Applicable to Not Subject to HST Sale Price: Assess Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lyndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Built-In / 1 Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.16	x 12.07	Gas Fireplace Hardwood Floor W/O To Patio
2	Dining	Main	14.57	x 10.83	Hardwood Floor O/Looks Living Open Concept
3	Kitchen	Main	19.06	x 8.99	Renovated Eat-In Kitchen Hardwood Floor
4	Prim Bdrm	2nd	16.73	x 12.24	3 Pc Ensuite W/W Closet Hardwood Floor
5	2nd Br	2nd	10.3	x 10.24	Hardwood Floor Double Closet Window
6	3rd Br	2nd	9.58	x 8.5	Hardwood Floor Double Closet Window
7	Rec	Ground	18.57	x 8.07	Gas Fireplace Hardwood Floor O/Looks Backyard
8	Laundry	Lower	14.57	x 8.07	B/I Shelves Laundry Sink

Client Remks: Welcome to the townhomes of Bedford Glen - an exclusive and highly sought-after enclave perfectly situated at Avenue Road and Lawrence. This beautifully renovated end-unit townhome is filled with natural light and showcases hardwood floors throughout. The spacious living room, featuring a cozy gas fireplace, opens onto a private, fenced interlock terrace ideal for outdoor living, entertaining, or gardening. The kitchen is a home chef's delight, complete with granite countertops and an inviting eat-in area. Upstairs, generously sized bedrooms and tastefully renovated bathrooms offer comfort and style. The lower level provides a versatile recreation space with a second gas fireplace and convenient ensuite laundry, creating ample room for families, downsizers, or snowbirds alike. A private driveway and attached garage accommodate two vehicles, with ample visitor parking nearby. Enjoy the convenience of being just steps from transit, boutique shops, fine restaurants, Havergal College, and other top-rated schools with easy access to Highway 401 for seamless commuting. RECENT UPGRADES: forced air gas furnace, 2 new bathrooms, window treatments, wool runner, replaced broadloom with hardwood, turn key move in and just enjoy maintenance free living
Inclusions: Two new bathrooms, new hardwood in some rooms, new furnace, new window coverings, See feature sheet for a full list of inclusions.

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



1717 Avenue Rd LPH3
Toronto Ontario M5M 0A2
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 95
Taxes: \$15,911.24 / 2025 **For:** Sale **SPIS:** No **DOM:** 5
Sold: \$3,125,000
List: \$3,295,000
Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 3 **Locker Lev/Unit:** P2 **Washrooms:** 3
Corp#: TSCC / 2173 **Locker Unit:** 124 1x2xMain, 2x4xMain
Level: 6
Dir/Cross St: Avenue Rd/Lawrence
Directions: Avenue Rd/Fairlawn
Prop Mgmt: Forest Hill Kipling

MLS#: C12960142 **Sold Date:** 04/11/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2011 Yr Built Source: MPAC Apx Sqft: 2250-2499 Roof: Flat Sqft Source: Builder Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,651.52 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Yes Retirement: N Under Contract: None 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: Clear View, Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Exterior Feat: Lighting, Patio, Porch Interior Feat: Carpet Free, Built-In Oven, Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: #62 #: #63 with pre-ordered EV Park \$/Mo: Prk Lvl/Unit: P2 / P2 Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Closet	Wood Floor	2 Pc Bath
2	Living	Main	23.1	x 15.68	W/O To Terrace	2 Way Fireplace	Wood Floor
3	Dining	Main	18.8	x 14.9	Crown Moulding	2 Way Fireplace	Large Window
4	Kitchen	Main	16.27	x 13.19	W/O To Terrace	Breakfast Area	Centre Island
5	Prim Bdrm	Main	22.77	x 16.27	W/O To Terrace	W/I Closet	Electric Fireplace
6	Bathroom	Main	0	0	4 Pc Ensuite	Heated Floor	Soaker
7	2nd Br	Main	13.09	x 11.78	Double Closet	Large Window	Hardwood Floor
8	Bathroom	Main	0	0	4 Pc Ensuite	Marble Floor	Marble Counter
9	Den	Main	12.07	x 9.97	Wood Floor	Double Doors	Recessed Lights
10	Laundry	Main	0	0	Ceramic Floor	Separate Rm	
11	Other	Upper	0	0	W/O To Sundeck	South View	B/I Appliances

Client Remks: Perfectly positioned on the Southwest corner of the lower penthouse level of the prestigious Residences at 1717 Avenue Road, this elegant suite offers an uncompromising lifestyle defined by scale, light, and private outdoor grandeur. With no neighbours living above you, the atmosphere is one of absolute quiet and discretion. The floor plan spans 2272 sq ft of refined interior space, but the true crown jewel is the private 1723 sq ft rooftop terrace (a total of 2259 sq ft of outdoor space). This massive outdoor environment provides a sprawling backdrop for alfresco entertaining against the horizon and a natural gas BBQ line. In addition to the rooftop terrace, all principal rooms walk out to extraordinary balcony space. Inside, the suite benefits from the highly sought-after Southwest exposure, ensuring every room is bathed in natural light throughout the day. The architecture emphasizes volume through high ceilings and expansive windows, accented by sophisticated crown mouldings. In 2026, the residence underwent a significant update with the installation of 5" American Oak engineered hardwood flooring, which adds a warm, contemporary texture to the entire home. The split-plan layout is designed for those who appreciate privacy. A separate formal dining room allows for large-scale hosting, while the primary living area is generously scaled to accommodate substantial furniture and significant art collections. The rooms are separated by a two-way gas fireplace. For those working from home, the cozy den provides a quiet, functional space for a professional office. The two bedrooms are positioned apart for maximum privacy, each serving as a spacious retreat. The suite includes two parking spaces-one of which features a pre-ordered EV charger and two