

	3900 Yonge St 408		Sold: \$795,000				
	Toronto Ontario M4N 3N6		List: \$849,000				
	Toronto C04 Bedford Park-Nortown Toronto % Dif: 94						
	Taxes: \$5,279 / 2025 For: Sale		SPIS: No DOM: 23				
Condo Apt		#Shares%:	Rms: 5				
Apartment		Locker#: 405	Bedrooms: 2				
Unit#: 8		Locker Lev/Unit: G16	Washrooms: 2				
Corp#: MTCC / 620		Locker Unit:	2x3xMain				
		Level: 4					
Dir/Cross St: Wilson Ave / Yonge St							
Directions: Wilson Ave / Yonge St							
Prop Mgmt: ICC Property Management / 416-488-3900							
MLS#: C12647734 Sold Date: 01/15/2026							
Assignment: No		Fractional Ownership: No PIN#: 116200115					
Kitchens:	1	Pets Perm:	No	Balcony: Terr			
Fam Rm:	N	Locker:	Owned	Ens Lndry: Y			
Basement:	None	Maint:	\$1,753.16	Lndy Lev: Main			
Fireplace/Stv:	N	A/C:	Central Air	Exterior: Brick			
Heat:	Heat Pump / Electric	Central Vac:	No	Gar/Gar Spcs: Underground / 1			
Apx Age:	31-50	UFFI:		Drive: None			
Year Built:	1983	Elev/Lift:	Yes	Park Type: Exclusive			
Yr Built Source:	MPAC	HST Applicable to	Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1			
Apx Sqft:	1200-1399	Sale Price:		Park \$/Mo:			
Lot Size Source:	MPAC	Taxes Incl:	Water Incl: Y	Prk Lvl/Unit: B29			
Roof:	Flat	Heat Incl:	Y Hydro Incl: Y	Bldg Amen:			
Sqft Source:	MPAC	Cable TV Incl:	Y CAC Incl: Y	Concierge, Exercise Room, Indoor Pool,			
Exposure:	W	Bldg Ins Incl:	Y Prkg Incl: Y	Party/Meeting Room, Rooftop Deck/Garden,			
Assessment:	\$700,000 / 2025	Cert Level:	Energy Cert: No	Visitor Parking			
Spec Design:	Unknown	GreenPIS:	No	Com Elem Incl: Y			
Survey Type:	None	Prop Feat:	Cul De Sac, Ensuite Laundry,				
Phys Hdcap-Eqp:		Exterior Feat:	Landscaped, Lighting				
		Interior Feat:	None				
		Security Feat:	Carbon Monoxide Detectors,				
			Smoke Detector				
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.83	x 8.92	B/I Appliances	Stainless Steel Appl	Combined W/Laundry
2	Dining	Main	26.08	x 19.03	Combined W/Living	W/O To Terrace	Window Flr to Ceil
3	Living	Main	18.41	x 11.75	Combined W/Dining	W/O To Terrace	Window Flr to Ceil
4	Prim Bdrm	Main	18.41	x 10.5	3 Pc Ensuite	W/I Closet	Window Flr to Ceil
5	2nd Br	Main	14.17	x 9.91	Large Closet	W/O To Terrace	Window Flr to Ceil
Client Remks: Rarely offered western exposure with unobstructed, serene greenery on one of the largest terraces, boasting 1,297 interior square feet of a meticulously maintained canvas to make your own. Welcome to the coveted York Mills Place. Enjoy an elegant 2-bedroom, 2-bathroom residence offering a refined blend of comfort, privacy, and timeless sophistication at one of Toronto's most sought-after addresses. This west-facing suite is wrapped in floor-to-ceiling glass walls, flooding the home with an abundance of natural light and showcasing peaceful, unobstructed treetop views throughout. The thoughtfully designed floor plan features a spacious open-concept living and dining area with seamless walk-out access to an expansive entertainment terrace; creating a true indoor-outdoor lifestyle and the perfect setting for hosting, relaxing, and dining. The generous primary bedroom enjoys tranquil views, a walk-in closet, and a 3-piece ensuite. The second well-sized bedroom also offers direct walk-out access to the terrace, making it an ideal guest suite or inspiring home office. Adding exceptional value, this suite includes one parking space and a locker for added convenience. Amenities including a 24-hour concierge, indoor pool, fitness centre, an elegant party and lounge room, and a spectacular seventh-floor terrace surrounded by lush greenery. Perfectly located just steps to Yonge Street shops, restaurants, and the subway, with easy access to downtown Toronto and Pearson International Airport, this residence offers a seamless blend of tranquility, privacy, and urban convenience.							
Inclusions: All electrical light fixtures, all window coverings, stainless steel fridge, stove, range hood, dishwasher, washer & dryer.							
Listing Contracted With: REMAX YOUR COMMUNITY REALTY Ph: 416-637-8000							



3900 Yonge St 417
Toronto Ontario M4N 3N6
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 93
Taxes: \$5,059.92 / 2025 **For:** Sale **SPIS:** No **DOM:** 30
Sold: \$788,000
List: \$849,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** B09 **Bedrooms:** 2
Unit#: 11 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: MTCC / 620 **Locker Unit:** G3 **2x3xFlat**
Level: 4
Dir/Cross St: South of York Mills Rd /Yonge St
Directions: South of York Mills Rd /Yonge St
Prop Mgmt: ICC Property Management 416-488-3900

MLS#: C12775438 **Sold Date:** 03/12/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1200-1399 Sqft Source: Plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$1,785.51 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: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Golf, Park, Public Transit, Ravine, Wooded/Treed Exterior Feat: Landscaped, Seasonal Living Interior Feat: Other Security Feat: Alarm System, Concierge/Security, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Attached / 2 Drive: Underground, Other, Reserved/Assigned, Covered Park Type: Owned / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Level 4 Unit 18 / Level B Unit 33 Bldg Amen: Bike Storage, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.41	x 4	Hardwood Floor Wainscoting Double
2	Living	Flat	20.08	x 11.58	Hardwood Floor Crown Moulding W/O To Balcony
3	Dining	Flat	13.09	x 10.24	Hardwood Floor Open Concept Picture Window
4	Kitchen	Flat	14.01	x 9.58	B/I Appliances Breakfast Bar O/Looks Dining
5	Prim Bdrm	Flat	17.59	x 10.93	Hardwood Floor 3 Pc Ensuite W/I Closet
6	2nd Br	Flat	14.93	x 10.24	Hardwood Floor French Doors Crown Moulding
7	Laundry	Flat	9.74	x 5.25	

Client Remks: Welcome to this spacious & gracious suite at coveted York Mills Place. This charming home of approximately 1240 sf with no wasted space, offers the perfect setting for a simplified lifestyle without compromise. Wall-to-wall windows with walk-out to the balcony fill the home with natural light, including the open concept kitchen with urban & treetop views. The versatile 2nd bedroom complete with frosted glass French doors & closet, offer maximum versatility as a true 2nd bedroom or as an extension of the living room for your office, yoga studio or creative hobby area. The primary bedroom features a walk-in closet, ensuite & custom built-in's to maximize storage. The walk-in laundry/utility room includes a heat pump to individually control the temperature in your suite. Downsize or right-size in style while enjoying the space & comfort you value. The suite is well located within easy proximity to the elevator & 1 of the 2 parking spaces is on the 4th floor for maximum convenience. The hallways & other common areas are under renovation for a contemporary, sophisticated & fresh update.

Inclusions: All as is: All window coverings, all electric light fixtures, built-in Bosch dishwasher, KitchenAid electric convection oven, Samsung microwave/exhaust, Kitchen Aid refrigerator/freezer, Primary Ensuite Tub Fixtures, Frigidaire stacked washer & dryer, & heat pump.

Listing Contracted With: FOREST HILL REAL ESTATE INC. **Ph:** 416-929-4343



3800 Yonge St 501
Toronto Ontario M4N 3P7
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 96
Taxes: \$5,263.53 / 2025 **For:** Sale **SPIS:** No **DOM:** 10
Sold: \$1,150,000
List: \$1,198,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 1 **Locker Lev/Unit:** 2 **Washrooms:** 2
Corp#: MTCC / 871 **Locker Unit:** 35 1x4xMain, 1x3xMain
Level: 5
Dir/Cross St: Yonge and York Mills
Directions: west side of Yonge St, south of York Mills
Prop Mgmt: DEL Property Management 416-488-5539

MLS#: C12730600 **Sold Date:** 02/05/2026
PIN#: 118710158

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 1200-1399 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: Yes	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,686.60 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: N HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: No GreenPIS: No Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: None Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Concierge/Security, Security Guard, Heat Detector, Smoke Detector	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 Park \$/Mo: Prk Lvl/Unit: Unit 40 Level A Bldg Amen: Concierge, Exercise Room, Indoor Pool, Recreation Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.53	x 5.94	Hardwood Floor Crown Moulding Closet
2	Living	Main	18.47	x 13.98	Hardwood Floor W/O To Balcony Crown Moulding
3	Dining	Main	10.3	x 10.14	Hardwood Floor L-Shaped Room Crown Moulding
4	Kitchen	Main	13.06	x 9.02	Hardwood Floor Open Concept Granite Counter
5	Den	Main	15.32	x 9.32	Hardwood Floor French Doors O/Looks Ravine
6	Prim Bdrm	Main	15.49	x 11.48	W/I Closet 4 Pc Ensuite W/O To Balcony

Client Remks: Welcome to Suite 501, a well-proportioned 1+1 bedroom, 2-bath condo offering 1,411 square feet of living space. Ravine-facing with a functional layout, updated kitchen, hardwood floors throughout and a large West-facing private terrace, this condo is a rare find. The open-concept kitchen features granite countertops, plenty of storage and house-size proportions. The serene bedroom offers two walk-in closets, spacious ensuite bath and spectacular ravine views. This unit also features a convenient, fully separate laundry room. One underground parking space and a huge locker are included! Resort-style living awaits with an array of amenities, including an saltwater pool featuring a hot tub, sauna and steam room, a fully equipped gym, exercise classes, indoor squash/pickle ball court, library and a games room to name a few. The maintenance fees are all inclusive covering Heat, A/C and hydro.
Inclusions: Stove, Fridge, Dishwasher, Microwave, Washer, Dryer, All Light Fixtures & Window Coverings, *Jacuzzi* Bathtub is in "as is" condition.

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



3900 Yonge St 201
Toronto Ontario M4N 3N6
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 99
Taxes: \$7,601.19 / 2025 **For:** Sale **SPIS:** No **DOM:** 18
Sold: \$1,285,000
List: \$1,299,000
Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#:** G9 **Bedrooms:** 2 + 1
Unit#: 1 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCC / 620 **Locker Unit:** 1x5xFlat, 1x4xFlat,
Level: 2 1x2xFlat
Dir/Cross St: Yonge & York Mills
Directions: Put the address in your GPS.
Prop Mgmt: Del Property Management

MLS#: C13225250 **Sold Date:** 06/19/2026
Assignment: No **Fractional Ownership:** No **PIN#:** 116200035

Kitchens: 1	Pets Perm: No	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$2,692.60	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Stucco/Plaster
Heat: Heat Pump / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2
Apx Age: 31-50	UFFI:	Drive: Underground
Builder: Belmont Construction	Elev/Lift:	Park Type: Exclusive / Owned
Year Built: 1983	Retirement: N	Park/Drv Spcs: 2 Tot Prk Spcs: 2
Yr Built Source: MPAC	HST Applicable to: Included In	#: B-74
Apx Sqft: 1800-1999	Sale Price:	#: 2-28
Sqft Source: Floor plans	Taxes Incl:	Park \$/Mo:
Exposure: Ne	Water Incl: Y	Prk Lvl/Unit:
Assessment:	Heat Incl: Y Hydro Incl: Y	Bldg Amen:
Spec Desig: Unknown	Cable TV Incl: Y CAC Incl: Y	Concierge, Exercise Room, Indoor Pool,
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y	Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp: No	Cert Level:	Com Elem Incl: Y
	Energy Cert: No	
	GreenPIS: No	
	Prop Feat: Ensuite Laundry, Golf, Park, Public Transit	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	0	0	Tile Floor Double Closet 2 Pc Bath
2	Living	Ground	0	0	Parquet Floor W/O To Balcony Window Flr to Ceil
3	Den	Ground	0	0	Parquet Floor Picture Window
4	Dining	Ground	0	0	Parquet Floor Window Flr to Ceil
5	Kitchen	Ground	0	0	Tile Floor Stainless Steel Appl W/O To Balcony
6	Prim Bdrm	Ground	0	0	W/I Closet Parquet Floor 5 Pc Ensuite
7	2nd Br	Ground	0	0	Double Closet Parquet Floor 4 Pc Ensuite

Client Remks: Welcome to Suite 201 at the prestigious York Mills Place, one of North Toronto's most coveted addresses. This exceptional 2 Bedroom + Den, 3 Bathroom residence spans approximately 1,877 sq ft of thoughtfully designed living space, offering the rare scale, privacy, and comfort of a true family home within one of the city's most superbly managed condominium communities. Bathed in natural light with a desirable north-east exposure, Suite 201 captures beautiful treetop and neighbourhood views throughout the day. Two private balconies extend your living space outdoors, perfect for savouring your morning coffee or unwinding as the evening settles in. Inside, generous principal rooms flow seamlessly from one to the next, creating an effortless sense of space that is increasingly rare in today's condominium market. The updated kitchen will delight any home cook, with a layout equally suited to intimate family dinners or entertaining guests. The versatile den adapts to suit your lifestyle, whether as a private home office, reading room, or additional guest space. With three bathrooms and two generously proportioned bedrooms, the suite offers a level of convenience and privacy that sets it well apart. Completing the package: one owned parking space, one exclusive-use parking space, and one exclusive-use locker. York Mills Place delivers hotel-calibre amenities, including an indoor pool, hot tub, sauna, fully equipped fitness centre, elegant party room, meeting room, rooftop terrace, and guest lounge. Residents enjoy 24-hour concierge and security services, ample visitor parking, and all-inclusive maintenance fees covering hydro, heat, air conditioning, water, cable, and building insurance. Beyond your front door, the Bedford Park-Nortown neighbourhood offers one of Toronto's most desirable lifestyles. Steps to York Mills subway station, the Don Valley Golf Course, Rosedale Golf Club, top-rated schools, parks, ravine trails, and the best of Yonge Street's dining and boutiques.

Inclusions: All Electrical Light Fixtures & Window Coverings. All appliances: Fridge/Freezer combo, dishwasher, built-in oven, built-in electrical stove, washer & dryer.

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

		3600 Yonge St 737 Toronto Ontario M4N 2N6 Toronto C04 Bedford Park-Nortown Toronto % Dif: 93 Taxes: \$7,782 / 2025 For: Sale SPIS: No DOM: 16		Sold: \$1,220,000 List: \$1,315,000		
		Condo Apt #Shares%: Rms: 6 Apartment Locker#: Bedrooms: 2 + 1 Unit#: 13 Locker Lev/Unit: Washrooms: 3 Corp#: MTCC / 1331 Locker Unit: 1x5xFlat, 1x4xFlat, Level: 07 1x2xFlat Dir/Cross St: York Mills/Yonge Directions: York Mill/Yonge Prop Mgmt: Del Property Management				
MLS#: C12718832 Sold Date: 02/06/2026 PIN#:						
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N 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: None Maint: \$1,982.47 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: No GreenPIS: No Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: None		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: None Park Type: Exclusive / Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	21.16	x 11.88	Hardwood Floor	W/O To Balcony
2	Dining	Flat	11.81	x 11.48	Hardwood Floor	Crown Moulding
3	Kitchen	Flat	12.01	x 9.68	Granite Counter	Double Sink
4	2nd Br	Flat	13.94	x 11.81	4 Pc Ensuite	Pass Through Backsplash
5	Den	Flat	12.34	x 10.01	Hardwood Floor	French Doors
6	Prim Bdrm	Flat	16.27	x 12.47	5 Pc Ensuite	W/I Closet
Client Remks: Welcome to luxury living in the heart of the prestigious Bedford Park neighbourhood. Nicely upgraded kitchen! Marble foyer with nice coffered ceiling! Nice 80" balcony! Enjoy the convenience and security of first-class concierge service, along with a full suite of upscale amenities. Relax by the pool, host unforgettable gatherings in the party room, or take advantage of the on-site car wash and other thoughtful touches that enhance daily life. Some photos have been virtually staged. Inclusions: 1 36" fridge, 1 33" fridge, 5 burner gas stove, microwave, washer, dryer ALL CHATTELS "AS IS" Listing Contracted With: RE/MAX CROSSROADS REALTY INC. Ph: 416-491-4002						



3900 Yonge St 405
Toronto Ontario M4N 3N6
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 100
Taxes: \$7,201.53 / 2025 **For:** Sale **SPIS:** No **DOM:** 2
Sold: \$2,269,000
List: \$2,279,000
Condo Apt **#Shares%:** **Rms:** 7
Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 5 **Locker Lev/Unit:** G17 **Washrooms:** 3
Corp#: MTCC / 620 **Locker Unit:** 408 1x2xFlat, 1x3xFlat,
Level: 4 1x5xFlat
Dir/Cross St: Yonge Street & York Mills Road
Directions: Exit HWY 401 Go South on Yonge St. Past York Mills Rd.
Prop Mgmt: ICC Property Management 416-488-3900

MLS#: C12749108 **Sold Date:** 02/04/2026
PIN#: 116200139

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 1983 Yr Built Source: Builder Apx Sqft: 1800-1999 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$2,614.09 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Feat: Accessible Public Transit Nearby, Elevator, Parking, Hallway Width 42 Inches or More, Wheelchair Access 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, Golf, Library, Park, Public Transit, Ravine, School Exterior Feat: Controlled Entry, Landscaped, Lighting, Year Round Living Interior Feat: Bar Fridge, Built-In Oven, Carpet Free, Countertop Range, Auto Garage Door Remote, Primary Bedroom - Main Floor, Sauna, Storage Area Lockers Security Feat: Concierge/Security, Carbon Monoxide Detectors, Smoke Detector, Alarm System	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: Unit #32 #: Unit #55 Park \$/Mo: Prk Lvl/Unit: Level 4 / Level B Bldg Amen: Car Wash, Gym, Indoor Pool, Sauna, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.01	x 22.05	Open Concept	Window Flr to Ceil	W/O To Balcony
2	Dining	Flat	12.3	x 11.61	Open Concept	Combined W/Dining	W/O To Balcony
3	Kitchen	Flat	19.19	x 9.68	Modern Kitchen	B/I Appliances	Breakfast Bar
4	Prim Bdrm	Flat	11.84	x 27.36	5 Pc Ensuite	W/I Closet	Large Window
5	Bathroom	Flat	13.78	x 9.12	5 Pc Bath	Double Sink	Soaker
6	2nd Br	Flat	10.83	x 23.26	3 Pc Ensuite	Double Closet	Large Window
7	Bathroom	Flat	5.38	x 7.28	3 Pc Bath	B/I Vanity	Pot Lights
8	Den	Flat	14.3	x 9.48	Separate Rm	Large Window	Hardwood Floor
9	Laundry	Flat	8.92	x 8.83	Separate Rm	B/I Shelves	Laundry Sink
10	Powder Rm	Flat	5.25	x 5.38	2 Pc Bath	Quartz Counter	B/I Vanity

Client Remks: Welcome to this custom-designed luxury residence at York Mills Place, ideally located at 3900 Yonge Street, Unit 405, in the prestigious Bedford Park-Nortown community. Spanning 1,823 sq. ft., this elegant condo offers 2 bedrooms plus a den and 3 bathrooms, with a refined, wide plank oak flooring throughout, bespoke millwork, floor-to-ceiling windows, and a desirable south-east exposure. The expansive open-concept living and dining areas walk out to a balcony with greenbelt, ravine, and city skyline views. The contemporary chef's kitchen features quartz waterfall edge countertops and matching backsplash, premium built-in integrated appliances, a wine fridge, and a generous breakfast bar. The spacious primary bedroom includes a walk-in closet and spa-inspired 5-piece ensuite with double vanity, soaking tub, and separate shower, while the second bedroom offers its own private 3-piece ensuite. A separate den with a large window provides ideal flexibility for a home office or guest space, complemented by a dedicated laundry room with built-in shelving and sink. This residence includes



3900 Yonge St 903
Toronto Ontario M4N 3N6
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 92
Taxes: \$8,091.36 / 2025 **For:** Sale **SPIS:** No **DOM:** 64
Sold: \$2,300,000
List: \$2,499,000
Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#:** 307 **Bedrooms:** 2
Unit#: 03 **Locker Lev/Unit:** 3 **Washrooms:** 3
Corp#: MTCC / 620 **Locker Unit:** 2x4xFlat, 1x2xFlat
Level: 9
Dir/Cross St: Yonge and York Mills
Directions: south of York Mills on west side of Yonge
Prop Mgmt: ICC Property Management 416-488-3900

MLS#: C12886540 **Sold Date:** 05/19/2026
PIN#: 116200239

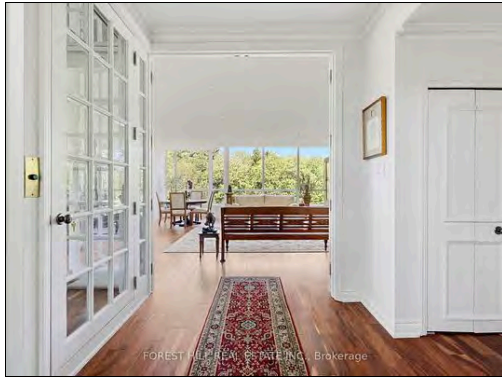
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: 31-50 Year Built: 1983 Yr Built Source: MPAC Apx Sqft: 2000-2249 Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$2,889.97 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: No GreenPIS: No Prop Feat: Clear View, Cul De Sac, Public Transit Interior Feat: Other Security Feat: Concierge/Security, Security System	Balcony: Open Ens Lndry: Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: #13 #: #14 Park \$/Mo: Prk Lvl/Unit: Level 1 / Level B Bldg Amen: Bike Storage, Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	9.32	x 6.59	Large Closet	Closet Organizers	Hardwood Floor
2	Living	Flat	22.57	x 22.67	Window Flr to Ceil	Open Concept	Hardwood Floor
3	Dining	Flat	22.74	x 15.09	Window Flr to Ceil	W/O To Balcony	Open Concept
4	Kitchen	Flat	22.97	x 10.83	Open Concept	Centre Island	Pantry
5	Den	Flat	10.5	x 9.84	Hardwood Floor		
6	Prim Bdrm	Flat	30.25	x 11.68	4 Pc Ensuite	Large Closet	Closet Organizers
7	2nd Br	Flat	18.24	x 10.76	Hardwood Floor	Double Closet	Closet Organizers

Client Remks: This is the one! A spacious condo that has been completely and meticulously renovated with the highest quality materials and finishes, situated in a prime North Toronto neighbourhood. Bespoke cabinetry and designer finishes throughout. 2100 sq ft of thoughtfully redesigned space with an abundance of natural light from floor to ceiling windows overlooking a lush landscape. This open concept condo is designed as a flexible, flowing space, allowing it to adapt easily to different lifestyles and needs. The main living area combines kitchen, dining and living room into one cohesive space. The kitchen anchors the layout with integrated Miele appliances and a 12 foot long island with quart counter that can function as a food-prep area, casual dining spot, work surface or entertaining hub. Adjacent to the kitchen is a versatile space that can have multiple uses: a den, an office, a breakfast nook, a computer alcove. Furniture placement - rather than architecture- defines how the space is used. Optionally, this area may be enclosed as a more private space. Concierge service is 24/7 and very helpful. Great amenities include a party room, an indoor pool, a gym and an outdoor terrace overlooking a tranquil water feature. And the location is so convenient. York Mills subway station is only steps away and the Yonge Street bus stop is right out front. There are lots of shops and restaurants along Yonge Street. A full service Loblaws is 1 block away. Don Valley Golf Course (a public 18 hole course) is just north on Yonge. There are beautiful parks and nature trails nearby. The 401 is a short drive and you can be downtown in 20 minutes. You are going to love living here!

Inclusions: Miele fridge, Miele 36" induction cooktop, Miele oven, dishwasher, stainless steel exhaust hood, microwave drawer, stacked LG washer and dryer, electric light fixtures.

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



3800 Yonge St PH2 Toronto Ontario M4N 3P7 Toronto C04 Bedford Park-Nortown Toronto		Sold: \$2,700,000 List: \$3,000,000
% Dif: 90 Taxes: \$12,146.53 / 2026 For: Sale SPIS: No DOM: 14		
Condo Apt 2-Storey Unit#: 2 Corp#: MTCC / 871	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 10	Rms: 6 Bedrooms: 2 + 1 Washrooms: 4 1x2xMain, 1x6xMain, 1x3xMain, 1x4x2nd
Dir/Cross St: Yonge and York Mills Directions: South of York Mills Prop Mgmt: Del Property Management		

MLS#: C13233978 **Sold Date:** 06/17/2026
PIN#: 118710242

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1989 Yr Built Source: MPAC Apx Sqft: 2750-2999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$4,123.15 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: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Bar Fridge, Primary Bedroom - Main Floor, Sauna	Balcony: Terr Ens Lndry: Lyndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 3 Drive: Park Type: Owned Park/Drv Spcs: 3 Tot Prk Spcs: 3 Park \$/Mo: Prk Lvl/Unit: P1033, / P1034 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.94	x 11.25	
2	Great Rm	Main	21.62	x 22.93	
3	Kitchen	Main	9.45	x 17.72	
4	Prim Bdrm	Main	12.8	x 21.13	
5	2nd Br	Main	11.22	x 22.7	
6	Family	2nd	19.36	x 16.47	

Client Remks: Welcome to PH2 at 3800 Yonge Street. Governors Hill is an exceptional luxury building, a well-known address in one of Toronto's most desirable settings. PH 2 stands above the rest, with over 2800 sf of refined finishes, expansive space and grand rooms. Enjoy all 4 seasons wrapped up in the serenity of a ravine-facing setting visible from every room. Unparalleled privacy throughout. Within seconds of stepping into the foyer, you'll notice the structural beauty of the curved staircase and a rare offering of a personal elevator. The formal living and dining room are grand and expansive, offering wall-to-wall, floor-to-ceiling windows overlooking the ravine, anchored by a gas fireplace for added luxury and warmth. The kitchen is fully renovated with stone counters, a built-in oven and microwave and an induction stovetop. The breakfast nook is perfect for morning coffee. The expansive primary bedroom has double walk-in closets for his/hers, a luxurious 6-piece ensuite bathroom, and ample room for a sitting area, all with ravine-sweeping views. The second bedroom is on the other side of the unit, allowing for ultimate privacy, and also has an ensuite bathroom and ample closet space. A full-sized laundry room with ample storage. Take the elevator to the second floor where you'll find a family room for watching TV, which opens to an approx. 1600sf private outdoor patio. The second floor also has a convenient wet bar with a sink and fridge to allow ease of outdoor entertaining. The second floor bathroom also has a working sauna. Three-car parking and a total of 6 very large lockers; electric charging in one parking space. Governors Hill is known for its exceptional management, top-tier concierge, and resort-style amenities, which include an indoor pool, guest suites, party and meeting rooms, common rooms, pickleball, ping pong and squash courts. Pet restriction "no dogs"

Inclusions: All Electric Blinds (Hunter Douglas), all ELF's, built-in shelves in primary bedroom closet, two exterior sheds, Samsung duel oven/microwave, Samsung Fridge, Bosch dishwasher, Miele induction cooktop

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