



**3900 Yonge St 809**  
**Toronto Ontario M4N 3N6**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 91  
**Taxes:** \$4,945.49 / 2024 **For:** Sale **SPIS:** N **DOM:** 15  
**Sold: \$1,000,000**  
**List: \$1,099,000**

Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 9 **Locker Lev/Unit:** Uni **Washrooms:** 2  
**Corp#:** MTCC / 620 **Locker Unit:** 1x3xMain, 1x3xMain  
**Level:** 8  
**Dir/Cross St:** Yonge & York Mills  
**Prop Mgmt:** Del Property Management

**MLS#:** C11952048**Sold Date:** 02/18/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,559.59	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Heat Pump / Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Exclusive
<b>Sqft Source:</b>	1181 (as per MPAC)	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	W	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Unit 38
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>	N		
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Public Transit, School, Wooded/Treed		

**Topography:** Wooded/Treed

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Track Lights	O/Looks Ravine	Linen Closet
2	Dining	Main	13.78	x 9.51	Open Concept	O/Looks Ravine	Hardwood Floor
3	Kitchen	Main	13.78	x 9.19	Eat-In Kitchen	Stainless Steel Appl	Tumbled Marble
4	Prim Bdrm	Main	18.37	x 10.66	W/I Closet	Hardwood Floor	O/Looks Ravine
5	Br	Main	13.45	x 9.84	W/O To Balcony	Hardwood Floor	Closet
6	2nd Br	Main	0	0	B/I Shelves	Tile Floor	
7	Bathroom	Main	0	0	3 Pc Bath	B/I Vanity	Limestone Flooring
8	Bathroom	Main	0	0	3 Pc Ensuite	Granite Counter	Limestone Flooring
9	Foyer	Main	0	0	Limestone Flooring	Closet	Linen Closet

**Client Remks:** Updated 2 Bed, 2 Bath suite with almost 1200 sq ft of interior space, offers a bright and airy living space with expansive windows and a large balcony with a peaceful ravine view. The open-concept layout enhances the spaciousness, with a dedicated dining area flowing seamlessly into a large, modern eat-in kitchen featuring ample storage, stainless steel appliances, granite counters and granite floors. The primary bedroom provides a comfortable retreat with its own private ensuite and walkin closet, while the second bedroom is generously sized and complemented by a well-appointed 3 pc hall bathroom. Large windows throughout bring in an abundance of natural light, framing beautiful treed views. This home offers the perfect balance of tranquility and city convenience, just minutes from top-rated restaurants, cafes, and all that Yonge Street has to offer including just a few minutes walk to the York Mills Subway Station, 401. A fantastic opportunity for those seeking a functional and inviting space in a prime location. **\*\*EXTRAS\*\*** All Inclusive Maintenance Fees- incl cable, hydro, water. 1 parking & 1 locker. Engineered Hardwood, Granite & Limestone Floors. Large laundry room off kitchen. 24 Hr Concierge, Indoor Pool, Gym & party room.

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



**3900 Yonge St 807**  
**Toronto Ontario M4N 3N6**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 91  
**Taxes:** \$4,290.80 / 2024 **For:** Sale **SPIS:** N **DOM:** 27  
**Sold: \$1,231,500**  
**List: \$1,348,000**

Condo Apt **#Shares%:** **Rms:** 9  
 Apartment **Locker#:** 2 **Bedrooms:** 2  
**Unit#:** 7 **Locker Lev/Unit:** G **Washrooms:** 2  
**Corp#:** MTCC / 620 **Locker Unit:** G 1x4xMain, 1x3xMain  
**Level:** 8

**Dir/Cross St:** Yonge and York Mills  
**Prop Mgmt:** Del Property Management

**MLS#:** C11976611**Sold Date:** 03/17/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,498.75	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1200-1399	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Exclusive
<b>Sqft Source:</b>	1275+275 sf	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	2 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	W	<b>Heat Incl:</b>	Y	<b>#:</b>	1-16
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y	<b>#:</b>	C-40
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Prk Lvl/Unit:</b>	1-16 / C-40
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Recreation Room, Visitor Parking
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Public Transit, Ravine	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.5	x 11.52	Vinyl Floor	W/O To Terrace	Combined W/Dining
2	Dining	Main	13.94	x 9.84	Broadloom	O/Looks Ravine	
3	Kitchen	Main	14.99	x 9.84	Vinyl Floor	O/Looks Living	Open Concept
4	Prim Bdrm	Main	18.57	x 10.43	Vinyl Floor	W/I Closet	Ensuite Bath
5	2nd Br	Main	14.01	x 9.68	Vinyl Floor	B/I Closet	W/O To Terrace
6	Laundry	Main	7.84	x 6.82			
7	Bathroom	Main	9.51	x 5.74	4 Pc Ensuite		
8	Foyer	Main	12.47	x 7.22	Vinyl Floor	Closet	Double Doors
9	Other	Main	32.25	x 9.25	West View		

**Client Remks:** PRESTIGIOUS , PRIME LOCATION IN ,with absolutely beautiful renovation, Modern finishing, exercise room, hot tube, pool, sauna , party room and tones of visitor parking, Carwash facilities \*\*EXTRAS\*\* High End Samsung App., Fridge , Wall Oven, Microwave, Top Stove, B/I Range Hood , D/W , Washer and Dryer, Smart Toilet in Master bed, Heated Floor, Motion sensor in mirror bath, Elect LED fixtures, Elect Drape with Remote & TV

**Extras:****Listing Contracted With:** CENTRAL HOME REALTY INC. 416-500-5888



**3900 Yonge St 903**  
**Toronto Ontario M4N 3N6**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 88  
**Taxes:** \$7,675.05 / 2024 **For:** Sale **SPIS:** N **DOM:** 31  
**Sold: \$1,425,000**  
**List: \$1,625,000**

Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 307 **Bedrooms:** 2 + 1  
**Unit#:** 03 **Locker Lev/Unit:** G **Washrooms:** 3  
**Corp#:** MTCC / 620 **Locker Unit:** 13 2x4xFlat, 1x2xFlat  
**Level:** 9

**Dir/Cross St:** Yonge and York Mills  
**Prop Mgmt:** Del Property Management 416-488-3900

**MLS#:** C12096504**Sold Date:** 05/22/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,696.14	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	2000-2249	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Exclusive
<b>Sqft Source:</b>	As Per Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	E	<b>Heat Incl:</b>	Y	<b>#:</b>	B-14
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y	<b>#:</b>	I-13
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Prk Lvl/Unit:</b>	1 / 3
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Gym, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
		<b>Prop Feat:</b>		<b>Com Elem Incl:</b>	Y
			Clear View, Cul De Sac, Ensuite Laundry, Family Room, Golf, Hospital, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	24.41	x 11.75	Wood Floor	W/O To Balcony	O/Looks Dining
2	Dining	Flat	18.01	x 10.99	Wood Floor	O/Looks Living	O/Looks Family
3	Kitchen	Flat	19.75	x 9.68	Eat-In Kitchen	Family Size Kitchen	Pantry
4	Prim Bdrm	Flat	21.75	x 11.68	Broadloom	4 Pc Ensuite	W/I Closet
5	2nd Br	Flat	16.01	x 10.66	Broadloom		
6	Family	Flat	16.01	x 10.66	Broadloom	B/I Bookcase	

**Client Remks:** Welcome to York Mills Place, Suite 903 3900 Yonge St Where Elegance Meets Comfort. This Luxury residence is bathed in natural light from its floor-to-ceiling windows, this stunning 2+1-bedroom, 3-bath residence is perfectly designed for both grand entertaining & refined everyday living. Spanning an impressive over 2,000 sq. ft., this unique unit features generous principal rooms, a family-sized eat-in kitchen with pantry & a luxurious primary suite complete with a spa-inspired ensuite & an oversized walk-in closet. Enjoy breath taking, unobstructed panoramic views of Hoggs Hollow from your own expansive, private covered large balcony, ideal for al fresco dining or simply unwinding above the treetops. With two parking spaces included & a locker , just steps from the TTC & vibrant Yonge Street, this rare offering combines space, style, & unmatched convenience. Across from The Miller & a short walk or drive to every possible convenience within reach. Family room can easily be converted to a 3rd bedroom.

**Extras:****Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-487-4311

**3800 Yonge St 520****Toronto Ontario M4N 3P7**

Toronto C04 Bedford Park-Nortown Toronto % Dif: 105

**Taxes:** \$6,394.68 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,472,000**List:** \$1,399,000**DOM:** 28

Condo Apt

**#Shares%:****Rms:** 7

Apartment

**Locker#:****Bedrooms:** 2 + 1**Unit#:** 18**Locker Lev/Unit:** A**Washrooms:** 2**Corp#:** MTCC / 871**Locker Unit:** 162

1x4xFlat, 1x5xFlat

**Level:** 5**Dir/Cross St:** Yonge St and Wilson Ave**Prop Mgmt:** Del Property Management 416-488-5539**MLS#:** C11999251**Sold Date:** 04/01/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,227.77	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Fan Coil / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Owned
<b>Sqft Source:</b>	As per floor plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	B55 / B72
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Guest Suites, Gym, Indoor Pool, Squash/Racquet Court, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Golf, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Flat	12.99	x 13.75	B/I Shelves	Crown Moulding	Hardwood Floor
2	Living	Flat	12.24	x 18.01	W/O To Sunroom	Open Concept	Crown Moulding
3	Sunroom	Flat	12.24	x 11.25	W/O To Balcony	French Doors	Large Window
4	Kitchen	Flat	8.92	x 24.02	Galley Kitchen	Stainless Steel Appl	Tile Floor
5	Breakfast	Flat	8.92	x 24.02	Combined W/Kitchen	W/O To Sunroom	Tile Floor
6	Prim Bdrm	Flat	12.24	x 16.99	5 Pc Ensuite	His/Hers Closets	Hardwood Floor
7	2nd Br	Flat	9.91	x 12.99	W/O To Balcony	Closet	Hardwood Floor

**Client Remks:** Rare opportunity to own a unit in one of the most sought after buildings in Toronto! Step into elegance as you enter the lobby, greeted by a stunning waterfall a true retreat from the bustling city. This prestigious building, complete with a concierge and 24-hour security, is just a five-minute walk to York Mills Subway Station, offering both convenience and tranquility. Nestled in one of Toronto's most coveted communities Cricket Club and Hoggs Hollow this spacious unit offers 1,618 sq. ft. of updated and well-appointed living space with two underground parking spots. The split-bedroom layout provides both comfort and functionality, making it ideal for hosting guests while ensuring privacy for all. This quiet unit boasts breathtaking garden views, surrounded by lush trees an oasis in the heart of the city. Designed for easy living, it offers ample space for relaxation, a low-maintenance lifestyle, and the convenience of being close to essential amenities. Work comfortably from home in the sun-filled office overlooking the ravine, a perfect backdrop for Zoom calls. The elegant dining room is enhanced with custom built-in cabinets. The expansive primary suite offers picturesque ravine views, a generous walk-in closet, and a spa-like ensuite. Additional conveniences include an ensuite storage room and an oversized locker for all your storage needs. Resort-style living awaits with an array of amenities, including an indoor pool featuring a hot tub, sauna and steam room, a fully equipped gym, complimentary exercise classes, indoor squash/pickle ball court, library and a games room to name a few. In addition, low condo fees cover A/C, cable TV, internet, heat, and hydro making this an effortless and luxurious lifestyle choice

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





	<b>3900 Yonge St 704</b>		<b>Sold: \$1,600,000</b>
	<b>Toronto Ontario M4N 3N6</b>		<b>List: \$1,699,000</b>
	Toronto C04 Bedford Park-Nortown Toronto % Dif: 94		
	<b>Taxes:</b> \$7,810.96 / 2024	<b>For:</b> Sale	<b>SPIS:</b> N <b>DOM:</b> 7
	Condo Apt Apartment <b>Unit#:</b> 4 <b>Corp#:</b> MTCC / 620	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> G3 <b>Locker Unit:</b> 807 <b>Level:</b> 7	<b>Rms:</b> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 2x4, 1x2
<b>Dir/Cross St:</b> Yonge/York Mills			
<b>Prop Mgmt:</b> Del Property Management			

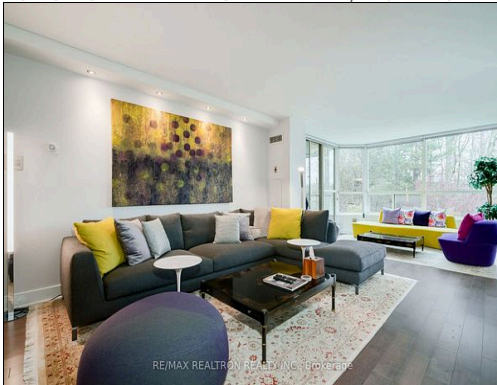
<b>MLS#:</b> C12055923	<b>Sold Date:</b> 04/09/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2249 <b>Sqft Source:</b> 2027 as per MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> N <b>Locker:</b> Owned <b>Maint:</b> \$2,760.05 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry	<b>Retirement:</b> <b>Water Incl:</b> Y <b>Hydro Incl:</b> Y <b>CAC Incl:</b> Y <b>Prkg Incl:</b> Y <b>Energy Cert:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 3 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 3 <b>Tot Prk Spcs:</b> 3 <b>#:</b> 27 <b>#:</b> 28 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3 / P3 <b>Bldg Amen:</b> Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Foyer	Main	10.76	x	10.24	Wood Floor	Double Closet	Combined W/Living
2	Living	Main	24.41	x	10.6	Wood Floor	Crown Moulding	Combined W/Dining
3	Dining	Main	23.52	x	11.58	Wood Floor	Crown Moulding	Combined W/Living
4	Kitchen	Main	14.01	x	16.17	Wood Floor	Stone Counter	Stainless Steel Appl
5	Prim Bdrm	Main	29.59	x	9.32	W/I Closet	4 Pc Ensuite	
6	2nd Br	Main	17.91	x	10.66	Wood Floor	Closet	
7	3rd Br	Main	17.91	x	10.76	Wood Floor	Closet	

**Client Remks:** Welcome to this coveted address, YORK MILLS PLACE. This prestigious location offers the most desirable neighbourhood with the finest amenities including 24 hour concierge, visitor parking, gym, indoor swimming pool and additional reflecting pool plus so much more. Enjoy this rarely available spacious and gracious home featuring extra large principle rooms just perfect for entertaining. The wall of windows allow the beauty of the natural light to encompass the interior space. Have the extra advantage of the unique privacy of the Bedroom area offering peace and tranquillity. Imagine having three oversized bedrooms and the convenience of three baths. The primary bedroom not only includes a walk-in closet, and ensuite, but an entire wall of cupboards as well. The views of the expansive terrace are extraordinary. If you are looking for a luxury space this beautiful suite must be seen. Please note that there is even a Bonus of 3 parking spots. Enjoy the elegance of this truly one of a kind property.

<b>Extras:</b> <b>Listing Contracted With:</b> ROYAL LEPAGE SIGNATURE REALTY 416-443-0300
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**3800 Yonge St 420**  
**Toronto Ontario M4N 3P7**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 96  
**Taxes:** \$6,486.14 / 2024 **For:** Sale **SPIS:** N **DOM:** 164  
**Sold: \$1,605,000**  
**List: \$1,675,000**

Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** B118 **Bedrooms:** 2  
**Unit#:** 19 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** MTCC / 871 **Locker Unit:** 118 1x6xFlat, 1x3xFlat  
**Level:** 4

**Dir/Cross St:** YONGE/YORK MILLS  
**Prop Mgmt:** DEL PROPERTY MANAGEMENT INC. 416-488-5539

**MLS#:** C11912275**Sold Date:** 06/20/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,332.94	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 4
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	BUILDER FLOOR PLAN	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	4 <b>Tot Prk Spcs:</b> 4
<b>Exposure:</b>	Ne	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	32.68	x 12.8	W/O To Balcony	Hardwood Floor
2	Dining	Flat	11.06	x 8.63	Hardwood Floor	
3	Kitchen	Flat	12.99	x 8.43	Modern Kitchen	Hardwood Floor
4	Den	Flat	9.74	x 7.38	W/I Closet	Hardwood Floor
5	Prim Bdrm	Flat	25.98	x 12.07	6 Pc Ensuite	W/I Closet Hardwood Floor
6	2nd Br	Flat	15.35	x 9.94	W/O To Balcony	Double Closet Hardwood Floor

**Client Remks:** The Ultimate Split Two Bedroom-Two Bathroom Home At Governor's Hill. Sophisticated Design & Execution With Ultra Premium Finishes Throughout. Wonderful Natural Light & Ravine Views . Four (4) Parking Spaces Plus One (1) Locker. Exceptional Resort-Like Amenities Combined With A Gatehouse & Concierge For Maximum Security. On-Site Management Office. Primary Bedroom Has Two (2) Walk-In Closets, Double Closet, & Shoe Closet. Maintenance Fees Include All Utilities. Vacant. Furniture Has Been Removed. New Price. Very Motivated Seller.

**Extras:****Listing Contracted With:** RE/MAX REALTRON REALTY INC. 416-222-8600



**3900 Yonge St 504**  
**Toronto Ontario M4N 3N6**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 102  
**Taxes:** \$7,675.05 / 2024 **For:** Sale **SPIS:** N **DOM:** 5

Condo Apt **#Shares%:** **Rms:** 7  
 Apartment **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 4 **Locker Lev/Unit:** G18 **Washrooms:** 3  
**Corp#:** MTCC / 620 **Locker Unit:** 1x2xFlat, 1x3xFlat,  
**Level:** 5 1x4xFlat

**Dir/Cross St:** Yonge Street/York Mills Road  
**Prop Mgmt:** Del Property Management

MLS#: C12104347

Sold Date: 04/30/2025

PIN#: 116200148

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	N	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,696.14	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	2000-2249	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned / Exclusive
<b>Sqft Source:</b>	As per floor plan	<b>Taxes Incl:</b>	Y	<b>Park/Drv Spcs:</b>	2
<b>Exposure:</b>	E	<b>Water Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Hydro Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Level 5/Unit 29 / Level B/Unit 24
<b>Spec Desig:</b>	Unknown	<b>CAC Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Prkg Incl:</b>	Y	<b>Com Elem Incl:</b>	Y
		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Golf, Library, Park, Public Transit, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	24.34	x 11.68	W/O To Balcony	O/Looks Park	Hardwood Floor
2	Dining	Flat	18.01	x 9.51	Open Concept	Large Window	Hardwood Floor
3	Kitchen	Flat	19.32	x 9.51	Eat-In Kitchen	Breakfast Bar	Renovated
4	Prim Bdrm	Flat	21.82	x 11.68	4 Pc Ensuite	W/O To Balcony	W/I Closet
5	2nd Br	Flat	18.01	x 10.66	Murphy Bed	Window Flr to Ceil	Hardwood Floor
6	Family	Flat	15.85	x 10.66	B/I Bookcase	Window Flr to Ceil	Hardwood Floor
7	Laundry	Flat	7.84	x 7.51	Separate Rm	Laundry Sink	

**Client Remks:** And you thought a treed view was only available on the west side of this premier "York Mills Place" building...Surprise! Nature lovers, this beautifully renovated suite is calling you. A residence that's equal parts luxury, warmth and beauty, with the best 2,055 square foot layout you'll find. Like a bungalow in the sky with more features than many Toronto homes - a proper foyer, powder room, eat-in kitchen, sun-filled living and dining rooms, two generous bedrooms, plus separate family room which could easily be a third bedroom and two beautifully renovated full washrooms. Exquisitely updated with gorgeous white oak hardwood, quality built-ins and exceptional closet space throughout. Experience both trees and sunshine from huge windows and a 195 square foot balcony - with space to dine and relax. Other highlights: smooth ceilings, proper laundry room and separate storage locker. Plus 2-car parking - one on the same level as the suite itself and directly beside elevator entrance. A superbly managed building with exceptional concierge staff, all-inclusive maintenance fees (even cable and internet) and decadent amenities: indoor pool, gym, party room, ample visitor parking + more! Plans underway for hallway and common area renovations. Fabulous Yonge Street location, steps to the subway, moments to the 401 and surrounded by green space including golf, tennis, parks and trails. Stroll to midtown shops and restaurants or up to Sheppard with every restaurant, store and convenience imaginable.

**Extras:**

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

**3800 Yonge St 717****Toronto Ontario M4N 3P7**

Toronto C04 Bedford Park-Nortown Toronto % Dif: 100

**Taxes:** \$8,981.18 / 2025 **For:** Sale**SPIS:** N**Sold: \$1,695,000****List: \$1,695,000****DOM: 23**

Condo Apt

**#Shares%:****Rms:** 7

Apartment

**Locker#:****Bedrooms:** 2**Unit#:** 15**Locker Lev/Unit:** 2**Washrooms:** 3**Corp#:** MTCC / 871**Locker Unit:** 44

1x2xFlat, 1x3xFlat,

**Level:** 7

1x6xFlat

**Dir/Cross St:** Yonge Blvd.**Prop Mgmt:** Del Property Mgmt. 416-488-5539**MLS#:** C12146866**Sold Date:** 06/05/2025**PIN#:**


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$3,012.53	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Fan Coil / Electric	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Apx Sqft:</b>	2000-2249	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Owned
<b>Sqft Source:</b>	Floor plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b> Y	<b>#:</b>	122
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y <b>CAC Incl:</b> Y	<b>#:</b>	123
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Prk Lvl/Unit:</b>	A / A
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Concierge, Exercise Room, Games Room, Indoor Pool, Party/Meeting Room, Visitor Parking
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	20.51	x 14.01	Broadloom
2	Dining	Flat	16.01	x 13.75	Broadloom
3	Kitchen	Flat	11.58	x 9.51	
4	Breakfast	Flat	7.35	x 9.51	
5	Family	Flat	16.01	x 10.99	Broadloom
6	Den	Flat	14.01	x 9.42	Broadloom
7	Prim Bdrm	Flat	18.24	x 11.42	Broadloom
8	Br	Flat	12.24	x 10.17	Broadloom
					Fireplace
					B/I Bookcase
					6 Pc Ensuite
					3 Pc Ensuite
					Walk-Out
					W/I Closet

**Client Remks:** Governor's Hill! Ravine views!! Fabulous layout with 2 bedrooms plus den. Elegant suite with the primary bedroom with 6 pc ensuite and walk in closet. 2 parking spaces, locker, incredible amenities. Large eat in kitchen, columned dining room, great outdoor space! Indoor pickle ball court, squash court, swimming pool.

**Extras:****Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-785-1500





**3600 Yonge St 922**  
**Toronto Ontario M4N 3R8**  
Toronto C04 Bedford Park-Nortown Toronto % Dif: 93  
**Taxes:** \$9,885 / 2024 **For:** Sale **SPIS:** N **DOM:** 2

**Sold: \$2,100,000**  
**List: \$2,249,000**

Condo Apt  
Apartment  
**Unit#:** 22  
**Corp#:** MTCC / 1331

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:**  
**Locker Unit:**  
**Level:** 9

**Rms:** 7  
**Bedrooms:** 2 + 1  
**Washrooms:** 3  
1x6xFlat, 1x4xFlat,  
1x2xFlat

**Dir/Cross St:** Yonge/York Mills  
**Prop Mgmt:** Del Property Management

**MLS#:** C12093593  
**PIN#:** 123310182

**Sold Date:** 04/23/2025

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 2250-2499 <b>Sqft Source:</b> 2,300 (Floor Plan) <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$2,680.29 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Car Wash, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.87	x 6.3	Tile Floor
2	Dining	Flat	18.5	x 13.09	Hardwood Floor
3	Living	Flat	29.4	x 15.68	Gas Fireplace
4	Kitchen	Flat	9.48	x 4.2	Tile Floor
5	Prim Bdrm	Flat	18.47	x 12.5	His/Hers Closets
6	2nd Br	Flat	18.21	x 11.52	4 Pc Ensuite
7	Den	Flat	12.8	x 9.84	Hardwood Floor

Closet  
Open Concept  
Hardwood Floor  
B/I Appliances  
W/I Closet  
W/I Closet  
French Doors

2 Pc Bath  
Combined W/Living  
Open Concept  
Breakfast Area  
6 Pc Ensuite  
East View  
East View

**Client Remks:** Welcome to luxury living in the heart of the prestigious Bedford Park neighbourhood. This expansive 2,300 sq. ft. suite offers the perfect blend of elegance, comfort, and functionality. Designed with an open-concept layout, the principal rooms flow seamlessly together, creating an ideal space for both everyday living and sophisticated entertaining. Step into the light-filled living area area, where floor-to-ceiling windows frame stunning east-facing views of lush greenery stretching across Hoggs Hollow. Whether you're enjoying your morning coffee in the breakfast area or relaxing by the gas fireplace, this suite is sure to bring warmth and comfort. Both bedrooms are designed as private retreats, each offering their own spa-inspired ensuite bathroom and a spacious walk-in closet. The primary suite is a true sanctuary, with a large 6-piece bath and a separate room perfect for a nursery or quiet work-from-home space. 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.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



**3600 Yonge St 822**  
**Toronto Ontario M4N 3R8**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 97  
**Taxes:** \$9,885.80 / 2024 **For:** Sale **SPIS:** N **DOM:** 29  
**Sold: \$2,285,000**  
**List: \$2,349,000**

Condo Apt **#Shares%:** **Rms:** 7  
 Apartment **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 22 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** MTCC / 1331 **Locker Unit:** 1x2xMain, 1x4xMain,  
**Level:** 8 1x5xMain

**Dir/Cross St:** Yonge and York Mills  
**Prop Mgmt:** Del Property Management

**MLS#:** C11947837**Sold Date:** 02/28/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,734.55	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 3
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	2250-2499	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	As Per Floorplan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	3 <b>Tot Prk Spcs:</b> 3
<b>Exposure:</b>	E	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room, Games Room, Gym, Indoor Pool, Party/Meeting Room
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Arts Centre, Ensuite Laundry, Fireplace/Stove, Golf, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.74	x 6.5	Limestone Flooring Closet 2 Pc Bath
2	Living	Main	29.33	x 15.68	Hardwood Floor Fireplace W/O To Balcony
3	Dining	Main	18.18	x 13.85	Hardwood Floor Crown Moulding Formal Rm
4	Kitchen	Main	14.6	x 9.68	Eat-In Kitchen Hardwood Floor Granite Counter
5	Prim Bdrm	Main	17.32	x 12.4	Hardwood Floor His/Hers Closets 5 Pc Ensuite
6	2nd Br	Main	16.4	x 11.58	Hardwood Floor 4 Pc Ensuite Large Closet
7	Den	Main	12.99	x 12.6	Separate Rm Picture Window Hardwood Floor

**Client Remks:** A Wonderful Opportunity To Live At The Prestigious Governor's Hill. with 2,342 Sqft of Interior Living Space, This Spectacular Suite Features A Split 2-Bdrm Floor Plan, A Library, 3 Baths, Gas Fireplace & Beautiful East Foliage Views. Generously Proportioned Principal Rooms Exude The Elegance & Comfort Of A House-Like Feeling While Offering Resort-Style Amenities Including Valet Parking In An Extremely Well Managed Community. Steps To Yonge St Shopping & Ttc **\*\*EXTRAS\*\*** Hardwood Floors, Renovated Kitchen, Meticulously Maintained Throughout. Inclusive Of 3 Parking Spaces & Locker. Utilities Include Cable Tv & Internet. First-Class Living At An Unbeatable Value.

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