



**3900 Yonge St 909**  
**Toronto Ontario M4N 3N6**

Toronto C04 Bedford Park-Nortown Toronto % Dif: 96

**Taxes:** \$4,606.46 / 2024 **For:** Sale **SPIS:** N **DOM:** 24

Condo Apt #Shares%: Rms: 5  
 Apartment Locker#: 609 Bedrooms: 2  
 Unit#: 9 Locker Lev/Unit: Washrooms: 2  
 Corp#: MTCC / 620 Locker Unit: 1x3xFlat, 1x3xFlat  
 Level: 9

**Dir/Cross St:** Yonge/South of York Mills

**Prop Mgmt:** Del Property Management, 416-661-3151

**MLS#:** C12209590

**Sold Date:** 07/04/2025

**Assignment:** N

**Fractional Ownership:** N **PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,559.59	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Heat Pump / Gas	<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>Drive:</b> Underground
<b>Sqft Source:</b> MPAC	<b>Retirement:</b> N	<b>Park Type:</b> Owned
<b>Exposure:</b> W	<b>Accessibility:</b> Parking	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Feat:</b>	<b>#:</b> 101
<b>Spec Desig:</b> Unknown	<b>HST Applicable to:</b> No	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b> N	<b>Sale Price:</b>	<b>Prk Lvl/Unit:</b> B
	<b>Taxes Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Water Incl:</b> Y	Concierge, Exercise Room, Party/Meeting
	<b>Heat Incl:</b> Y	Room, Rooftop Deck/Garden, Sauna, Visitor
	<b>Hydro Incl:</b> Y	Parking
	<b>Cable TV Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>CAC Incl:</b> Y	
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Park, Public	
	Transit, Ravine	
	<b>Exterior Feat:</b> Landscaped	
	<b>Interior Feat:</b> Water Heater	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.43	x 6.5	Double Doors	Laminate	
2	Living	Flat	18.34	x 11.75	Laminate	Open Concept	Large Window
3	Dining	Flat	13.78	x 9.51	Laminate	Sliding Doors	W/O To Balcony
4	Kitchen	Flat	14.76	x 9.25	Laminate	Stainless Steel Appl	Updated
5	Prim Bdrm	Flat	18.37	x 10.66	3 Pc Ensuite	W/I Closet	California Shutters
6	2nd Br	Flat	14.01	x 10.01	W/O To Balcony	Double Closet	Parquet Floor

**Client Remarks:** Rarely Available Ravine-Facing Suite at York Mills Place, nestled in the coveted Hoggs Hollow neighbourhood. This beautifully updated kitchen with 2-bedroom, 2-bathroom suite offers nearly 1,200 sq. ft. of elegant living space, overlooking a lush, wooded ravine. The open-concept layout features a spacious living and dining area with walk-out access to a private, oversized balcony 21'4" x 9'4", perfect for relaxing or entertaining while enjoying serene treetop views. Large windows throughout flood the home with natural light and frame the tranquil scenery beyond. A large, modern eat-in kitchen showcases ample cabinetry. The generously sized primary bedroom includes a walk-in closet and a private 4-piece ensuite bath, while the second bedroom offers direct access to the balcony and is served by a well-appointed 3-piece hall bathroom. Additional highlights include a spacious laundry/furnace room off the kitchen, and all-inclusive maintenance fees covering hydro, heat, water, cable, internet. Residents enjoy access to upscale amenities such as a 24-hour concierge, indoor pool, gym, rooftop deck, meeting/party room, and visitor parking. Ideally located just steps to York Mills Subway Station, top-rated schools, shopping, fine dining, cafes, golf courses, and quick access to Highway 401.

**Inclusions:** Fridge, Dishwasher, Stove + Oven, Microwave, Washer & Dryer, All Window Coverings, Electric Light Fixture.

**Listing Contracted With:** ROYAL LEPAGE WEST REALTY GROUP LTD. 416-233-6276



<b>3900 Yonge St 301</b> <b>Toronto Ontario M4N 3N6</b>		<b>Sold: \$1,315,000</b> <b>List: \$1,398,000</b>
Toronto C04 Bedford Park-Nortown Toronto	% Dif: 94	
<b>Taxes:</b> \$7,074.21 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 24
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2
<b>Unit#:</b> 1	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 3
<b>Corp#:</b> MTCC / 620	<b>Locker Unit:</b>	1x2xMain, 1x3xMain,
	<b>Level:</b> 3	1x4xMain
<b>Dir/Cross St:</b> Yonge St		
<b>Directions:</b> Yonge and Wilson		
<b>Prop Mgmt:</b> Del Property Management 416-488-3900		

**MLS#:** C12297563      **Sold Date:** 08/14/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<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> \$2,512.38	<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> 31-50	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 1983	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Apx Sqft:</b> 1800-1999	<b>HST Applicable to</b>	<b>Park Type:</b> Owned / Exclusive
<b>Sqft Source:</b> Builders Plan	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> E	<b>Taxes Incl:</b>	<b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Water Incl:</b> Y	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	
<b>Survey Type:</b> Unknown	<b>Hydro Incl:</b> Y	
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	
	<b>CAC Incl:</b> Y	
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Family Room, Grnbelt/Conserv, Park, Public Transit, Ravine	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.55	x 18.64	Window Flr to Ceil	B/I Bookcase	W/O To Balcony
2	Dining	Main	11.78	x 15.68	Window Flr to Ceil		
3	Kitchen	Main	26.64	x 8.2	Breakfast Area		
4	Family	Main	16.7	x 10.3	B/I Bookcase	W/O To Balcony	Updated
5	Prim Bdrm	Main	18.64	x 12.57	W/I Closet	Window Flr to Ceil	4 Pc Bath
6	Br	Main	16.14	x 10.3	B/I Bookcase	4 Pc Ensuite	California Shutters
7	Foyer	Main	16.14	x 7.25	Double Closet	2 Pc Bath	Broadloom
8	Utility	Main	14.4	x 5.05			Mirrored Closet

**Client Remks:** York Mills Place 1881 Square feet for Under \$750.00 Per Square Foot. Modified Layout Easily converted back to original floor plan. East facing Covered Terrace and a large covered balcony off the Breakfast area, Wall-To-Wall & Floor-To-Ceiling Windows allow an abundance of natural light. Open Concept Living / Dining Room & Family Room, Updated Kitchen, built in cabinetry in Living room and family. Amenities: 24H Concierge, Indoor Swimming Pool, Outdoor patio, Gym, Party Room/Meeting room. Visitor Parking, And More! 2 Parking Spots + 1 Locker, Building has been extensively upgraded. All current assessments have been paid by Seller.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Range Hood, Washer, Dryer, Electric light fixtures, Window coverings,

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



**3800 Yonge St 319**  
**Toronto Ontario M4N 3P7**  
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 99  
**Taxes: \$6,794.32 / 2025 For: Sale** **SPIS: N** **DOM: 9**  
**Sold: \$1,485,000**  
**List: \$1,495,000**

**Condo Apt** **#Shares%:** **Rms:** 5  
**1 Storey/Apt** **Locker#:** **Bedrooms:** 2  
**Unit#:** 11 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** MTCC / 871 **Locker Unit:** 1x5xMain, 1x3xMain  
**Level:** 3

**Dir/Cross St:** Yonge and York Mills  
**Directions:** west side of Yonge, south of York Mills  
**Prop Mgmt:** DEL Property Management 416-488-5539

**MLS#:** C12422394 **Sold Date:** 10/02/2025 **Fractional Ownership:** N **PIN#:** 118710106

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$2,213.60	<b>Lndy Lev:</b> Main
<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> Y <b>Retirement:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> Floor plans	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned / Owned
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Taxes Incl:</b> Y <b>Water Incl:</b> Y	<b>#:</b> 100
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>#:</b> 25
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Prk Lvl/Unit:</b> A / A
	<b>Cert Level:</b> Energy Cert: N	<b>Bldg Amen:</b>
	<b>GreenPIS:</b> N	Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Elevator
	<b>Prop Feat:</b> Ensuite Laundry, Golf, Pets Allowed with Restrictions, Wooded/Treed	<b>Com Elec Incl:</b> Y
	<b>Interior Feat:</b> None	
	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Security Guard, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	11.12	x 6.59	Marble Floor	Double Closet	
2	Living	Main	14.01	x 12.3	Hardwood Floor		
3	Dining	Main	22.11	x 14.11	Hardwood Floor		
4	Kitchen	Main	13.48	x 8.66	Hardwood Floor	W/O To Balcony	Cork Floor
5	Prim Bdrm	Main	14.53	x 12.2	5 Pc Ensuite	W/I Closet	Double Closet
6	Br	Main	13.62	x 9.81	Double Closet		
7	Laundry	Main	5.87	x 4.99			
8	Den	Main	12.3	x 9.91	Open Concept	Hardwood Floor	
9	Breakfast	Main	10.1	x 9.19	O/Looks Garden	Open Concept	

**Client Remks:** Rare opportunity to own a unit in one of the most sought after buildings in Toronto and the pride of Tridel. This prestigious complex offers a 24 hour concierge in both buildings and separately staffed gatehouse. Nestled in a coveted community of Hoggs Hollow, this spacious unit offers 1,618 sq. ft. of updated and well-appointed living space with views of the beautifully maintained gardens all year long. The split-bedroom layout provides total privacy, making it ideal for hosting guests. The expansive primary suite offers picturesque ravine views, a generous walk-in closet, and a spa-like ensuite. Additional conveniences include two parking spaces and an ensuite storage room for all your storage needs. 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 maintenances fees are all inclusive covering Heat, A/C, cable TV, internet, and hydro.

**Inclusions:** Electric Light Fixtures, Window Coverings, Fridge, Stove, Microwave, Washer, Dryer. Unit Has Been Upgraded With New Engineered Wood Floors, Corian Counters and New Cabinetry. Electric Car Charger.

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



<b>3900 Yonge St 401</b> <b>Toronto Ontario M4N 3N6</b> <b>Toronto C04 Bedford Park-Nortown Toronto % Dif: 97</b> <b>Taxes: \$7,601.19 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 18</b>		<b>Sold: \$1,650,000</b> <b>List: \$1,695,000</b>
Condo Apt	<b>#Shares%:</b>	<b>Rms: 6</b>
Apartment	<b>Locker#:</b> 413	<b>Bedrooms: 2 + 1</b>
Unit#: 01	<b>Locker Lev/Unit:</b>	<b>Washrooms: 3</b>
Corp#: MTCP / 620	<b>Locker Unit:</b> G17	1x4xMain, 1x3xMain,
	<b>Level:</b> 04	1x2xMain
<b>Dir/Cross St:</b> Yonge/York Mills <b>Directions:</b> Hoggs Hollow, Just South of York Mills <b>Prop Mgmt:</b> Del Property Management, 416-661-3151		

MLS#: C12233030 **Sold Date:** 07/07/2025

PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<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> \$2,512.38	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Heat Pump / Electric	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b> 31-50	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 1983	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground
<b>Yr Built Source:</b> MPAC	<b>Retirement:</b>	<b>Park Type:</b> Owned / Exclusive
<b>Apx Sqft:</b> 2000-2249	<b>HST Applicable to</b> Included In	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
<b>Sqft Source:</b> Floor Plan	<b>Sale Price:</b>	<b>#:</b> 4-30
<b>Exposure:</b> Ne	<b>Taxes Incl:</b> Y	<b>#:</b> A-14
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Elevator
	<b>Prkg Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Golf, Park, Public Transit, Rec Centre	
	<b>Exterior Feat:</b> Patio	
	<b>Interior Feat:</b> Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Storage, Storage Area Lockers	
	<b>Security Feat:</b> Concierge/Security	

**Topography:** Rolling

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.6	x 12.5	Double Closet	Porcelain Floor	Mirrored Ceiling
2	Living	Main	19.49	x 18.41	Open Concept	W/O To Balcony	Crown Moulding
3	Dining	Main	14.24	x 12.01	Window Flr to Ceil	Dry Bar	Formal Rm
4	Kitchen	Main	19.26	x 8.43	Renovated	Quartz Counter	W/O To Balcony
5	Den	Main	12.93	x 11.58	Window Flr to Ceil	W/O To Balcony	B/I Shelves
6	Bathroom	Main	0	0	Renovated	Porcelain Floor	2 Pc Bath
7	Prim Bdrm	Main	20.08	x 12.76	W/I Closet	Double Closet	Large Window
8	Bathroom	Main	0	0	Renovated	Heated Floor	4 Pc Ensuite
9	2nd Br	Main	16.57	x 10.76	Double Closet	Large Window	East View
10	Bathroom	Main	0	0	Renovated	Heated Floor	3 Pc Ensuite
11	Other	Main	28.25	x 9.09	Concrete Floor	East View	North View
12	Other	Main	8.92	x 7.84	Concrete Floor	North View	East View

**Client Remarks:** Picture perfect! This exceptional just over 2000 sq ft fully renovated one floor condominium suite is ready for you to simply move in and unpack. Interior design services for the renovation were completed by Liz Gabaldo of McCallum Sather Architects. The soft and soothing cream tones create an atmosphere of refined comfort. The superb kitchen, conceived by Aya (with an abundance of soft closing drawers and cupboards), features quartz countertops and backsplash, coffee centre, complemented by high-end stainless-steel appliances including an induction cooktop and a cook's dream wall tower with a microwave, convection oven, and warming drawer. The kitchen enjoys sliding patio doors to walk out to a balcony for morning coffee. The 2.5 bathrooms have been exquisitely updated with the finest finishes. Exceptionally large primary suite easily accommodates a king-sized bed and sitting area. Abundant closet space. The second bedroom, with its ensuite bathroom and double closet, make for an ideal guest suite. Watch television in the cozy separate den with its custom-built wall unit masterfully crafted by Lee Campbell of Interiorize. This luminous corner suite boasts massive windows and 283 sq ft of expansive outdoor living area. Two parking spaces, with one conveniently located on the 4th floor, just a short stroll from your suite entrance. A generous locker provides additional storage, in addition to the ensuite storage / utility room. York Mills Place is a tranquil and upscale residential building steps to the subway. The lobby and hallways are slated for an imminent update to a refined aesthetic (and fully paid for). Residents enjoy top drawer amenities: 24-hour concierge, well-equipped gym, swimming pool with sauna and hot tub, common rooftop deck, ample visitor

parking, 3 elevators, meeting/function room. The monthly maintenance fees offer tremendous value, comprehensively covering heat, hydro, a/c, Rogers Xfinity, common elements, building insurance, parking and water.

**Inclusions:** See Schedule B

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



<b>3900 Yonge St PH 10</b> <b>Toronto Ontario M4N 3N6</b>		<b>Sold: \$2,150,100</b> <b>List: \$1,979,000</b>
Toronto C04 Bedford Park-Nortown Toronto	% Dif: 109	
<b>Taxes: \$7,525.79 / 2025</b>	<b>For: Sale</b>	<b>SPIS: N</b>
<b>Condo Apt</b>	<b>#Shares%:</b>	<b>Rms: 6</b>
<b>Apartment</b>	<b>Locker#:</b> 113	<b>Bedrooms: 2 + 1</b>
<b>Unit#:</b> 10	<b>Locker Lev/Unit:</b> 1	<b>Washrooms: 3</b>
<b>Corp#:</b> MTCC / 620	<b>Locker Unit:</b> G-8	2x4xMain, 1x2xMain
	<b>Level:</b> 11	
<b>Dir/Cross St:</b> Yonge St/South of York Mills		
<b>Directions:</b> Yonge St/South of York Mills		
<b>Prop Mgmt:</b> Del Property Management		

**MLS#:** C12437214      **Sold Date:** 10/05/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<b>Balcony:</b> Terr
<b>Fam Rm:</b> Y	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$2,424.50	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b> 31-50	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1800-1999	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> Truplan	<b>HST Applicable to</b> Not Subject to HST	<b>Park Type:</b> Owned / Exclusive
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>#:</b> 15
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>#:</b> 31
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b> Y	<b>Prk Lvl/Unit:</b> 1 / A
	<b>Cable TV Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Bldg Ins Incl:</b> Y	Bike Storage, Concierge, Gym, Indoor Pool, Party/Meeting Room, Elevator
	<b>Prkg Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Family Room, Golf, Hospital, Park, Public Transit, Ravine	
	<b>Interior Feat:</b> In-Law Suite	
	<b>Security Feat:</b> Alarm System, Security Guard, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.01	x 19.42	Hardwood Floor	O/Looks Ravine	W/O To Balcony
2	Dining	Main	11.58	x 16.34	Hardwood Floor		
3	Kitchen	Main	14.99	x 8.23	Pot Lights		
4	Prim Bdrm	Main	21.42	x 10.6	Ensuite Bath	O/Looks Ravine	W/I Closet
5	2nd Br	Main	15.49	x 9.51	Broadloom	W/O To Balcony	O/Looks Ravine
6	Den	Main	11.15	x 13.25	Broadloom	O/Looks Ravine	Window Flr to Cel
7	Foyer	Main	6.43	x 7.25			

**Client Remks:** Spectacular West-facing Penthouse Suite at highly sought after York Mills Place! Welcome to this truly exceptional 2 bedroom + den penthouse perfectly designed with an ideal layout. This sun-filled residence offers breathtaking treetop views of the ravine from every room. From the moment you enter, you are greeted by an expansive wall of floor-to-ceiling windows and a walkout to the magnificent terrace overlooking lush greenery. The spacious living room with beautiful hardwood floors, is perfect for both relaxed family gatherings and elegant entertaining. Adjacent, is the generously sized dining room with hardwood floors, framed by oversized windows bathing the room with natural light. The impressive kitchen features abundant cabinetry and counter space, pot lighting, under-cabinet lighting, and convenient access from both the dining room and foyer. A beautifully lit hallway leads to the private wing of the suite, accented by pot lights and hardwood flooring, with a powder room and laundry room on the left. On the right, the charming second bedroom offers direct access to the terrace. A generous primary retreat showcases stunning ravine views, a large walk-in closet and a luxurious spa-inspired ensuite with a freestanding tub and glass shower. At the opposite end of the suite, the private den easily functions as a third bedroom for family, guests or perhaps a caregiver. Adjacent to the den is a walk-in closet and a lovely 4-piece bathroom creating a complete and private space within the home. The piece de resistance is the extraordinary terrace, a true outdoor oasis ideal for al fresco dining, entertaining, and enjoying magnificent views and sunsets. This one-of-a-kind suite includes two parking spaces and one locker.

**Inclusions:** Stainless steel fridge, dishwasher, stove (as is/not functioning), stacked washer/dryer, all ELFs, all window coverings. Two Parking Spaces - Parking 1: Level 1-15 (Owned), Parking 2: Level A-31 (Exclusive Use), Locker: Level 1, Room G-8, Unit #113 (Exclusive Use).

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

	<b>3600 Yonge St 727</b> <b>Toronto Ontario M4N 3R8</b>	<b>Sold: \$1,904,000</b> <b>List: \$1,998,000</b>
	Toronto C04 Bedford Park-Nortown Toronto % Dif: 95 <b>Taxes: \$9,350.68 / 2025 For: Sale</b> SPIS: N DOM: 10	

Condo Apt #Shares%: Rms: 7  
 Apartment Locker#: 25 Bedrooms: 2  
 Unit#: 7 Locker Lev/Unit: 4 Washrooms: 3  
 Corp#: MTCC / 1331 Locker Unit: 1x6xMain, 1x3xMain,  
 Level: 4 1x2xMain  
**Dir/Cross St:** Yonge St & York Mills/Wilson Ave  
**Directions:** South of Wilson/York Mills Ave on West side of Yonge St  
**Prop Mgmt:** Del Property Management - 416-488-5539

**MLS#:** C12403718 **Sold Date:** 09/25/2025  
**PIN#:** 123310248

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$2,486.01	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Attached / 2
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 2000	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to</b> Included In	<b>Park Type:</b> Owned / Owned
<b>Apx Sqft:</b> 2000-2249	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Lot Size Source:</b> MPAC	<b>Taxes Incl:</b>	<b>#:</b> 25
<b>Sqft Source:</b> MPAC	<b>Water Incl:</b> Y	<b>#:</b> 26
<b>Exposure:</b> E	<b>Heat Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b> 2024	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b> 2 / 2
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>CAC Incl:</b>	Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit	
	<b>Interior Feat:</b> Primary Bedroom - Main Floor	
	<b>Security Feat:</b> Concierge/Security	

**Water Body Type:** Lake

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	9.84	x 6.43	Double Closet	Limestone Flooring
2	Dining	Main	19.59	x 12.07	Combined W/Living	Hardwood Floor
3	Living	Main	20.93	x 13.75	Hardwood Floor	Gas Fireplace
4	Kitchen	Main	18.01	x 13.42	Limestone Flooring	Granite Counter
5	Breakfast	Main	9.42	x 8.99	Large Window	California Shutters
6	Prim Bdrm	Main	16.83	x 15.49	6 Pc Ensuite	His/Hers Closets
7	2nd Br	Main	11.09	x 11.09	3 Pc Ensuite	W/I Closet
8	Laundry	Main	6.66	x 5.58	Laundry Sink	
9	Other	Main	9.15	x 4.92		
10	Utility	Main	6	x 5.74		

**Client Remks:** Experience luxurious living at Governor's Hill II. This spacious 2,109-square-foot, two-bedroom, three-bathroom condo offers a refined lifestyle in a Tridel-built tower, complete with 24/7 concierge and security for your peace of mind. The main living space is an entertainer's dream, featuring an inviting living room with a gas fireplace and a built-in entertainment unit with shelving. French sliding doors connect the living room to the large eat-in kitchen, which boasts a center island perfect for casual meals or preparing a feast. For more formal gatherings, a single French door connects the kitchen to the dining room. The primary suite is a private retreat with separate his and hers walk-in closets and a luxurious six-piece ensuite bathroom which includes a separate water closet with a bidet. The unit also features an additional storage room large enough to be used as a small home office if needed. A unique feature of this unit is the owned large hobby room on the second level, complete with electrical, cable, and telephone outlets, offering a flexible space for your hobbies or creative pursuits. This suite also comes with two parking spaces in a highly desirable, separate "elite" parking zone. Residing at Governor's Hill II gives you access to a wealth of top-tier amenities. Residents can enjoy the private gym within 3600 Yonge, as well as the larger shared gym at 3800 Yonge. Other amenities include seven guest suites, an indoor pool, and an indoor pickleball court. The building also offers a grand dining room, a video lounge with two wet bars, a baby grand piano, and much more; see attached Feature Sheet for complete list. Located for convenience, you'll have easy access to transit, major highways, and a variety of shopping options. This is more than a home, it's a lifestyle.

**Inclusions:** Bosch stainless-steel four-door French door refrigerator with temperature-controlled drawer & freezer drawer (2024), KitchenAid white, glass top electric, slide-in range, KitchenAid white dishwasher with stainless steel interior, Panasonic stainless-steel microwave, Whirlpool top load washer & Whirlpool dryer, Heat Pump & Aprilaire Humidifier (installed March 2024), Security safe in second bedroom closet, All built-ins, All electric light fixtures, All window treatments, Two parking spaces, 1 locker and 1 hobby room

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



<b>3900 Yonge St 815</b> <b>Toronto Ontario M4N 3N6</b>		<b>Sold: \$2,150,000</b> <b>List: \$2,200,000</b>
Toronto C04 Bedford Park-Nortown Toronto	% Dif: 98	
<b>Taxes: \$9,938.87 / 2025</b>	<b>For: Sale</b>	<b>SPIS: N</b>
<b>Condo Apt</b>	<b>#Shares%:</b>	<b>Rms: 7</b>
<b>Apartment</b>	<b>Locker#:</b> 610	<b>Bedrooms: 2 + 1</b>
<b>Unit#:</b> 13	<b>Locker Lev/Unit:</b> G	<b>Washrooms: 3</b>
<b>Corp#:</b> MTCP / 620	<b>Locker Unit:</b> 23	1x2xFlat, 1x3xFlat,
	<b>Level:</b> 8	1x6xFlat
<b>Dir/Cross St:</b> York Mills Rd & Yonge st		
<b>Directions:</b> York Mills Rd & Yonge st		
<b>Prop Mgmt:</b> ICC Property Management 416-488-3900		

**MLS#:** C12392159      **Sold Date:** 11/18/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<b>Balcony:</b> Terr
<b>Fam Rm:</b> Y	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$3,264.86	<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 / Electric	<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> 2500-2749	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> Plans	<b>Retirement:</b>	<b>Park Type:</b> Owned / Exclusive
<b>Exposure:</b> Nw	<b>HST Applicable to</b> Included In	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Sale Price:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Water Incl:</b> Y	Level 1 Unit 24 / Level A Unit 15
<b>Phys Hdcap-Eqp:</b>	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Hydro Incl:</b> Y	Bike Storage, Concierge, Exercise Room,
	<b>Cable TV Incl:</b> Y	Indoor Pool, Party/Meeting Room, Visitor
	<b>Bldg Ins Incl:</b> Y	Parking
	<b>Prkg Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Family Room, Golf, Park, Public Transit, Ravine, Wooded/Treed	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Alarm System, Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	11.52	x 10.99	Coffered Ceiling	Closet	Mirrored Walls
2	Living	Flat	24.84	x 17.85	Hardwood Floor	W/O To Terrace	Picture Window
3	Dining	Flat	22.51	x 14.34	Hardwood Floor	W/O To Terrace	Combined W/Living
4	Family	Flat	16.93	x 10.33	O/Looks Living	W/O To Terrace	B/I Bookcase
5	Kitchen	Flat	16.93	x 9.74	Hardwood Floor	Family Size Kitchen	O/Looks Ravine
6	Breakfast	Flat	11.32	x 10.33	Hardwood Floor	W/O To Terrace	O/Looks Ravine
7	Prim Bdrm	Ground	22.08	x 11.15	6 Pc Ensuite	W/O To Terrace	W/I Closet
8	2nd Br	Ground	14.76	x 9.68	O/Looks Ravine	3 Pc Ensuite	Hardwood Floor

**Client Remks:** Downsizing never felt so spacious with this rarely offered corner suite with 3-sided 1,400 square foot terrace nestled into the ravine on the coveted private west side of York Mills Place. The open & airy feel flows seamlessly to the refined interior with approximately 2,500 square feet of living space including generous & significant principal rooms throughout. Uniquely offering 6 walk-outs to the wrap around terrace complete with expansive views, this home is bursting with natural light. 2 split bedrooms with ensuites plus a true family room which can double as an office, third bedroom or any other complement to your lifestyle. Renovate & customize to your liking or move right in to this tranquil setting. Two parking spaces in prime location right at the door. Heat pump replaced in 2022. Close to the subway, parks & great neighbourhood amenities. 24 hour concierge. Ample visitor parking. 3 elevators. Hallways and other common areas under renovation resulting in a contemporary, sophisticated & fresh update.

**Inclusions:** All 'As Is': all electric light fixtures, all window coverings & blinds; broadloom where laid, Amana refrigerator/freezer, Dacor electric oven, Allure range hood, Maytag built-in dishwasher, garburator, GE microwave, Whirlpool dryer, KitchenAid washing machine, all washroom mirrors.

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

 <p>ROYAL LEPAGE/J &amp; D DIVISION, Brokerage</p>	<b>3600 Yonge St 935</b> <b>Toronto Ontario M4N 3R8</b> <b>Toronto C04 Bedford Park-Nortown Toronto % Dif: 94</b> <b>Taxes: \$9,842.37 / 2025 For: Sale SPIS: N DOM: 37</b> <b>Condo Apt #Shares%: 7</b> <b>Apartment Locker#: 2</b> <b>Unit#: 9 Locker Lev/Unit: Level B Washrooms: 3</b> <b>Corp#: MTCC / 1331 Locker Unit: 126 1x4xMain, 1x3xMain,</b> <b>Level: 9 1x2xMain</b> <b>Dir/Cross St: Yonge/York Mills</b> <b>Directions: Yonge/York Mills</b> <b>Prop Mgmt: Del Property Management 416-488-5539</b>																																																				
	<b>MLS#:</b> C12301856	<b>Sold Date:</b> 08/29/2025																																																			
	<b>Assignment:</b> N	<b>PIN#:</b> 123310282																																																			
	<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions		<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> \$2,643.26		<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 / 2																																																	
	<b>Apx Age:</b>	<b>UFFI:</b>		<b>Park/Drive:</b> Undergrnd																																																	
	<b>Apx Sqft:</b> 2250-2499	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Drive:</b> Underground																																																	
	<b>Sqft Source:</b> 2,327 plus balcony!	<b>HST Applicable to</b>	<b>Included In</b>	<b>Park Type:</b> Owned / Owned																																																	
	<b>Exposure:</b> Sw	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2																																																	
	<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>#:</b> 125																																																	
	<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b>	<b>#:</b> 126																																																	
	<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y	<b>Park \$/Mo:</b>																																																	
	<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b>																																																	
		<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Level B #125 / Level B #126</b>																																																	
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>																																																	
		<b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Fireplace/Stove, Golf, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit		Concierge, Exercise Room, Guest Suites, Gym, Indoor Pool																																																	
		<b>Interior Feat:</b> None		<b>Com Elem Incl:</b> Y																																																	
		<b>Security Feat:</b> Alarm System, Concierge/Security, Heat Detector, Security Guard, Smoke Detector																																																			
<table border="1"> <thead> <tr> <th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr> </thead> <tbody> <tr> <td>1</td><td>Foyer</td><td>Main</td><td>16.77</td><td>x 8.07</td><td>2 Pc Bath</td></tr> <tr> <td>2</td><td>Living</td><td>Main</td><td>23.33</td><td>x 13.09</td><td></td></tr> <tr> <td>3</td><td>Dining</td><td>Main</td><td>12.34</td><td>x 11.42</td><td></td></tr> <tr> <td>4</td><td>Kitchen</td><td>Main</td><td>21.16</td><td>x 20.67</td><td></td></tr> <tr> <td>5</td><td>Prim Bdrm</td><td>Main</td><td>18.83</td><td>x 12.99</td><td>5 Pc Ensuite</td></tr> <tr> <td>6</td><td>2nd Br</td><td>Main</td><td>13.75</td><td>x 13.16</td><td>3 Pc Ensuite</td></tr> <tr> <td>7</td><td>Laundry</td><td>Main</td><td>8.76</td><td>x 5.91</td><td></td></tr> </tbody> </table>						#	Room	Level	Length (ft)	Width (ft)	Description	1	Foyer	Main	16.77	x 8.07	2 Pc Bath	2	Living	Main	23.33	x 13.09		3	Dining	Main	12.34	x 11.42		4	Kitchen	Main	21.16	x 20.67		5	Prim Bdrm	Main	18.83	x 12.99	5 Pc Ensuite	6	2nd Br	Main	13.75	x 13.16	3 Pc Ensuite	7	Laundry	Main	8.76	x 5.91	
#	Room	Level	Length (ft)	Width (ft)	Description																																																
1	Foyer	Main	16.77	x 8.07	2 Pc Bath																																																
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<b>Client Remks:</b> Condo living at its very finest - enjoy life overlooking nature in the highly sought-after Governors Hill. With 2,327 sq ft of light-filled functional space, this exceptional suite features a rare open-concept kitchen/family room with a gas fireplace perfect for entertaining or relaxing in comfort. Enjoy a well-planned split 2-bedroom layout, 2.5 bathrooms, and expansive principal rooms that offer the elegance and spaciousness of a detached home. Take in stunning west and south views overlooking lush ravine. The principal suite has luxurious proportions and enviable walk-in closet. The impressive storage options include a spacious laundry room, double coat closet, cedar closet, built-in dining room china cabinets, 2nd bedroom and family room built-ins. Governors Hill is known for its stunning grounds, secure gatehouse, professional concierge and resort-style amenities - including a saltwater pool, two fully equipped gyms, and elegant entertaining spaces all within a meticulously managed complex. Unbeatable location just steps to Yonge Street shops, dining, and TTC. Plus, you'll appreciate the convenience of two ideal parking spots and a massive private locker located directly beside your space. <b>Inclusions:</b> KitchenAid fridge, Dacor gas stove, GE microwave (door handle "as is"), Maytag dishwasher, gas fireplace, Maytag washer, GE dryer, primary bedroom safe, all electric light fixtures, all window coverings.																																																					
<b>Listing Contracted With:</b> ROYAL LEPAGE/J & D DIVISION 416-489-2121																																																					

	<b>3800 Yonge St PH15</b> <b>Toronto Ontario M4N 3P7</b> Toronto C04 Bedford Park-Nortown Toronto % Dif: 100 <b>Taxes:</b> \$13,950.61 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 20						
	Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 8		<b>Sold:</b> \$2,687,888		
	2-Storey	<b>Locker#:</b> #106	<b>Bedrooms:</b> 2		<b>List:</b> \$2,688,888		
	<b>Unit#:</b> 13	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 3				
	<b>Corp#:</b> MTCC / 871	B106 & 107	1x6xMain, 1x3xMain, 1x2xMain				
		<b>Locker Unit:</b> B					
		<b>Level:</b> 8					
	<b>Dir/Cross St:</b> Yonge / York Mills <b>Directions:</b> Yonge / South of York Mills <b>Prop Mgmt:</b> Dell Property Management 416-488-5539						
<b>MLS#:</b> C12521674	<b>Sold Date:</b> 11/27/2025						
<b>PIN#:</b>							
<b>Kitchens:</b> 1	<b>Pets Perm:</b>	Yes-with Restrictions			<b>Balcony:</b> Terr		
<b>Fam Rm:</b> Y	<b>Locker:</b>	Owned			<b>Ens Lndry:</b> Y		
<b>Basement:</b> None	<b>Maint:</b>	\$3,808.11			<b>Lndy Lev:</b> Main		
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air				<b>Exterior:</b> Brick / Other		
<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> 2750-2999	<b>Elev/Lift:</b>	<b>N Retirement:</b>	N		<b>Drive:</b>		
<b>Sqft Source:</b> MPac	<b>HST Applicable to</b>	Included In			<b>Park Type:</b> Owned / Owned		
<b>Exposure:</b> W	<b>Sale Price:</b>				<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2		
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Water Incl:</b>	Y		<b>#:</b> #106		
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Y Hydro Incl:</b>	Y		<b>#:</b> #107		
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	Y		<b>Park \$/Mo:</b>		
<b>Phys Hdcap-Eqp:</b> N	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b>	Y		<b>Prk Lvl/Unit:</b> B / B		
	<b>Cert Level:</b>	<b>Energy Cert:</b>	N		<b>Bldg Amen:</b>		
	<b>GreenPIS:</b>	N			Concierge, Guest Suites, Indoor Pool, Party/Meeting Room, Squash/Racquet Court, Visitor Parking		
	<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School, Wooded/Treed			<b>Com Elec Incl:</b> Y		
	<b>Interior Feat:</b>	None					
	<b>Security Feat:</b>	Concierge/Security					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	27.17	x 19.65	Hardwood Floor		
2	Dining	Main	27.17	x 19.65	Hardwood Floor		
3	Kitchen	Main	18.9	x 8.99	Breakfast Bar		
4	Breakfast	Main	33.43	x 15.52	Hardwood Floor		
5	Office	Main	16.93	x 11.98	Panelled		
6	Prim Bdrm	Main	31.99	x 11.84	6 Pc Ensuite		
7	2nd Br	Main	12.76	x 11.09	3 Pc Ensuite		
8	Family	2nd	21.69	x 17.19	Gas Fireplace		
					Pot Lights		
					W/O To Balcony		
					W/O To Balcony		
					Skylight		
					Wall Sconce Lighting		
					Crown Moulding		
					W/O To Balcony		
					Hardwood Floor		
					W/I Closet		
					W/O To Balcony		
					Large Closet		
					W/O To Terrace		
					O/Looks Ravine		
<b>Client Remks:</b> Welcome to Penthouse 15 at 3800 Yonge Street - an exceptional luxury residence in one of Toronto's most desirable settings. Located within the Governors Hill I condominium complex, this penthouse offers expansive space, refined finishes and sweeping views - all wrapped up in the serenity of a ravine-facing setting while still just minutes from major transit. This penthouse offers premium views overlooking tree-lined ravines and mature greenery, lending it both privacy and tranquility. Inside you'll find generous living and entertaining space with large formal living and dining rooms, large terrace, high ceilings and premium finishes. The principal bedroom suite features a walk-in closet and a spa-like ensuite bath. Located steps from Yonge Street and York Mills this home combines suburban tranquility with direct access to transit, shopping, fine dining, major highways, and green space. The building's amenities allow for a resort-like experience at home with guest suites for visitors, concierge, indoor pool, party and meeting rooms, common rooms, visitor parking, gym, pickleball, ping pong, and squash. Explore nearby Lawrence Park, High Park ravines, and Don Valley trails - perfect for weekend walks, nature and fresh air. This is a penthouse home that offers the rare blend of prestige address, penthouse exclusivity, ravine views, full amenities and strong neighbourhood credentials. Ideal for someone who values both the lush calm of the North-Yonge corridor and the sophistication of a luxury condominium lifestyle.							
<b>Inclusions:</b> Fridge, oven, stovetop, microwave, dishwasher, washer, dryer, all existing light fixtures, all window coverings. 2 lockers (one cedar lined).							
<b>Listing Contracted With:</b> ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000							