



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		
Sold: \$962,500 List: \$999,888		
Condo Apt Apartment Unit#: 9 Corp#: MTCC / 620	#Shares%: Locker#: 609 Locker Lev/Unit: Locker Unit: Level: 9	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xFlat, 1x3xFlat
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#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: No Locker: Exclusive Maint: \$1,559.59 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N Accessibility: Parking Feat: HST Applicable to: No 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, Park, Public Transit, Ravine Exterior Feat: Landscaped Interior Feat: Water Heater Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 101 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.43	x 6.5	Double Doors
2	Living	Flat	18.34	x 11.75	Laminate
3	Dining	Flat	13.78	x 9.51	Laminate
4	Kitchen	Flat	14.76	x 9.25	Laminate
5	Prim Bdrm	Flat	18.37	x 10.66	3 Pc Ensuite
6	2nd Br	Flat	14.01	x 10.01	W/O To Balcony

Client Remks: 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



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

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

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 31-50 Year Built: 1983 Apx Sqft: 1800-1999 Sqft Source: Builders Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$2,512.38 A/C: Central Air Central Vac: N 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: Ensuite Laundry, Family Room, Grnbelt/Conserv, Park, Public Transit, Ravine Interior Feat: Other Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Level 3 Unit 30 / Level 1 Unit 78 Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	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	W/O To Balcony	Updated
4	Family	Main	16.7	x 10.3	B/I Bookcase	Window Flr to Ceil	
5	Prim Bdrm	Main	18.64	x 12.57	W/I Closet	4 Pc Bath	4 Pc Ensuite
6	Br	Main	16.14	x 10.3	B/I Bookcase	California Shutters	Broadloom
7	Foyer	Main	16.14	x 7.25	Double Closet	2 Pc Bath	Mirrored Closet
8	Utility	Main	14.4	x 5.05			

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
Assignment: N **Fractional Ownership:** N **PIN#:** 118710106

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Floor plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$2,213.60 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Golf, Pets Allowed with Restrictions, Wooded/Treed Interior Feat: None Security Feat: Alarm System, Carbon Monoxide Detectors, Security Guard, Concierge/Security, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 100 #: 25 Park \$/Mo: Prk Lvl/Unit: A / A Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Elevator Com Elem Incl: Y
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#	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



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

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

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 Plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$2,512.38 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y 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: Clear View, Ensuite Laundry, Golf, Park, Public Transit, Rec Centre Exterior Feat: Patio Interior Feat: Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor, Storage, Storage Area Lockers Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 4-30 #: A-14 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Elevator Com Elem Incl: Y
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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 Remks: 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

Prepared By: MAGGIE LIND, Salesperson
Phone: 416-925-9191
Printed On: 12/01/2025 4:37:07 PM

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

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



3900 Yonge St PH 10 Toronto Ontario M4N 3N6 Toronto C04 Bedford Park-Nortown Toronto % Dif: 109 Taxes: \$7,525.79 / 2025 For: Sale SPIS: N DOM: 4		
Condo Apt Apartment Unit#: 10 Corp#: MTCC / 620	#Shares%: Locker#: 113 Locker Lev/Unit: 1 Locker Unit: G-8 Level: 11	Rms: 6 Bedrooms: 2 + 1 Washrooms: 3 2x4xMain, 1x2xMain
Dir/Cross St: Yonge St/South of York Mills Directions: Yonge St/South of York Mills Prop Mgmt: Del Property Management		

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


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



3600 Yonge St 727
Toronto Ontario M4N 3R8
Toronto C04 Bedford Park-Nortown Toronto % Dif: 95
Taxes: \$9,350.68 / 2025 **For:** Sale **SPIS:** N **DOM:** 10

Sold: \$1,904,000
List: \$1,998,000

Condo Apt
Apartment
Unit#: 7
Corp#: MTCC / 1331

#Shares%:
Locker#: 25
Locker Lev/Unit: 4
Locker Unit:
Level: 4

Rms: 7
Bedrooms: 2
Washrooms: 3
1x6xMain, 1x3xMain,
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
PIN#: 123310248

Sold Date: 09/25/2025

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Heat: Heat Pump / Gas
Apx Age: 16-30
Year Built: 2000
Yr Built Source: MPAC
Apx Sqft: 2000-2249
Lot Size Source: MPAC
Sqft Source: MPAC
Exposure: E
Assessment: 2024
Spec Desig: Unknown
Survey Type: None
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions
Locker: Owned
Maint: \$2,486.01
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift:
HST Applicable to: Retirement: Included In
Sale Price:
Taxes Incl:
Heat Incl: Y
Cable TV Incl: Y
Bldg Ins Incl: Y
Cert Level:
GreenPIS:
Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit
Interior Feat: Primary Bedroom - Main Floor
Security Feat: Concierge/Security

Water Incl: Y
Hydro Incl:
CAC Incl: Y
Prkg Incl: Y
Energy Cert:

Balcony: None
Ens Lndry: Y
Lndy Lev: Main
Exterior: Brick
Gar/Gar Spcs: Attached / 2
Park/Drive:
Drive:
Park Type: Owned / Owned
Park/Drv Spcs: 0 **Tot Prk Spcs:** 2
#: 25
#: 26
Park \$/Mo:
Prk Lvl/Unit: 2 / 2
Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking
Com Elem Incl: Y

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 Large Window
4	Kitchen	Main	18.01	x	13.42	Limestone Flooring Granite Counter Breakfast Area
5	Breakfast	Main	9.42	x	8.99	Large Window California Shutters French Doors
6	Prim Bdrm	Main	16.83	x	15.49	6 Pc Ensuite His/Hers Closets Large Window
7	2nd Br	Main	11.09	x	11.09	3 Pc Ensuite W/I Closet Large Window
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



3900 Yonge St 815
Toronto Ontario M4N 3N6
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 98
Taxes: \$9,938.87 / 2025 **For:** Sale **SPIS:** N **DOM:** 70
Sold: \$2,150,000
List: \$2,200,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** 610 **Bedrooms:** 2 + 1
Unit#: 13 **Locker Lev/Unit:** G **Washrooms:** 3
Corp#: MTCP / 620 **Locker Unit:** 23 1x2xFlat, 1x3xFlat,
Level: 8 1x6xFlat
Dir/Cross St: York Mills Rd & Yonge st
Directions: York Mills Rd & Yonge st
Prop Mgmt: ICC Property Management 416-488-3900

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

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



3600 Yonge St 935
Toronto Ontario M4N 3R8
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 94
Taxes: \$9,842.37 / 2025 **For:** Sale **SPIS:** N **DOM:** 37
Sold: \$2,150,000
List: \$2,295,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 9 **Locker Lev/Unit:** Level B **Washrooms:** 3
Corp#: MTCC / 1331 **Locker Unit:** 126 1x4xMain, 1x3xMain,
 Level: 9 1x2xMain
Dir/Cross St: Yonge/York Mills
Directions: Yonge/York Mills
Prop Mgmt: Del Property Management 416-488-5539

MLS#: C12301856 **Sold Date:** 08/29/2025
Assignment: N **PIN#:** 123310282

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 2250-2499 Sqft Source: 2,327 plus balcony! Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,643.26 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Fireplace/Stove, Golf, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: None Security Feat: Alarm System, Concierge/Security, Heat Detector, Security Guard, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 125 #: 126 Park \$/Mo: Prk Lvl/Unit: Level B #125 / Level B #126 Bldg Amen: Concierge, Exercise Room, Guest Suites, Gym, Indoor Pool Com Elem Incl: Y
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#	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	

Client Remks: 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.
Inclusions: 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.
Listing Contracted With: ROYAL LEPAGE/ & D DIVISION 416-489-2121



3800 Yonge St PH15
Toronto Ontario M4N 3P7
 Toronto C04 Bedford Park-Nortown Toronto % Dif: 100
Taxes: \$13,950.61 / 2025 **For:** Sale **SPIS:** N **DOM:** 20
Sold: \$2,687,888
List: \$2,688,888
Condo Apt **#Shares%:** **Rms:** 8
2-Storey **Locker#:** #106 **Bedrooms:** 2
Unit#: 13 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCC / 871 B106 & 107 1x6xMain, 1x3xMain,
 1x2xMain
Locker Unit: B
Level: 8
Dir/Cross St: Yonge / York Mills
Directions: Yonge / South of York Mills
Prop Mgmt: Dell Property Management 416-488-5539

MLS#: C12521674 **Sold Date:** 11/27/2025
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Fan Coil / Electric Apx Age: Apx Sqft: 2750-2999 Sqft Source: MPac Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: N	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,808.11 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School, Wooded/Treed Interior Feat: None Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Other Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: #106 #: #107 Park \$/Mo: Prk Lvl/Unit: B / B Bldg Amen: Concierge, Guest Suites, Indoor Pool, Party/Meeting Room, Squash/Racquet Court, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.17	x 19.65	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	27.17	x 19.65	Hardwood Floor	W/O To Balcony	O/Looks Ravine
3	Kitchen	Main	18.9	x 8.99	Breakfast Bar	W/O To Balcony	Skylight
4	Breakfast	Main	33.43	x 15.52	Hardwood Floor	Wall Sconce Lighting	Crown Moulding
5	Office	Main	16.93	x 11.98	Panelled	W/O To Balcony	Hardwood Floor
6	Prim Bdrm	Main	31.99	x 11.84	6 Pc Ensuite	W/I Closet	W/O To Balcony
7	2nd Br	Main	12.76	x 11.09	3 Pc Ensuite	Large Closet	W/O To Balcony
8	Family	2nd	21.69	x 17.19	Gas Fireplace	W/O To Terrace	O/Looks Ravine

Client Remks: 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.

Inclusions: Fridge, oven, stovetop, microwave, dishwasher, washer, dryer, all existing light fixtures, all window coverings. 2 lockers (one cedar lined).

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000