



<b>280 Donlands Ave 608</b> <b>Toronto Ontario M4J 0A3</b> Toronto E03 Danforth Village-East York Toronto % Dif: 97 <b>Taxes:</b> \$2,918.32 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 10		
Condo Apt Apartment <b>Unit#:</b> 08 <b>Corp#:</b> TSCP / 2484	<b>#Shares%:</b> <b>Locker#:</b> 43 <b>Locker Lev/Unit:</b> D <b>Locker Unit:</b> <b>Level:</b> 6	<b>Rms:</b> 4 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat
<b>Dir/Cross St:</b> Donlands/Cosburn <b>Directions:</b> Donlands/Cosburn <b>Prop Mgmt:</b> First Service Residential		

**MLS#:** E12352882 **Sold Date:** 08/29/2025  
**PIN#:** 764840051

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Other <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$955.67 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> None	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 2/7 <b>Bldg Amen:</b> Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
--	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.14	x 10.37	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	14.14	x 10.37	Tile Floor	Open Concept	Combined W/Kitchen
3	Kitchen	Flat	14.11	x 6.56	Tile Floor	Open Concept	Combined W/Dining
4	Prim Bdrm	Flat	14.67	x 9.65	3 Pc Ensuite	Closet	Window
5	2nd Br	Flat	10.83	x 10.5	4 Pc Ensuite	W/I Closet	

**Client Remks:** Discover exceptional living in this beautifully appointed 2-bedroom, 2-bathroom condominium, complete with parking and locker, nestled in one of East Yorks most sought-after neighborhoods. Offering 859 square feet of intelligently designed space, this residence features an inviting open-concept layout and a contemporary kitchen that effortlessly combines style and practicality. The expansive main living area comfortably accommodates both living and dining areas, a rare and valuable feature in modern condo living. The primary bedroom is a serene retreat, complete with a private ensuite and closet. The second bedroom, offering Jack & Jill access to the main bath, and walk-in closet provides versatile options as a guest suite, home office, or children's room. Enjoy tranquil outdoor moments on your south-facing balcony, where leafy views and natural privacy create the perfect urban escape. Residents also benefit from the stunning 12th-floor rooftop terrace, complete with BBQs and panoramic city vistas, ideal for relaxed evenings or vibrant gatherings. Perfectly positioned in the heart of East York, this desirable address is mere steps from the vibrant Danforth, TTC transit (with a bus stop at your door), local parks, community amenities, and offers swift access to the DVP. A remarkable lifestyle opportunity, blending comfort, convenience, and urban charm.

**Inclusions:** Heating is provided by a heat pump system that operates on electricity. Hydro bills were approximately \$75 per month last year. Water heating is included in the condo fees. Fridge, Stove, B/I Dishwasher, Microwave, Washer & Dryer. All light fixtures and window coverings. New bath-2024, New washer and dryer stack-2024, New toilets in both washrooms-2025.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888



<b>14 Dewhurst Blvd 406</b> <b>Toronto Ontario M4J 3H9</b> Toronto E03 Danforth Toronto % Dif: 96 <b>Taxes:</b> \$4,019.28 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 10			<b>Sold: \$720,000</b> <b>List: \$750,000</b>
Condo Apt 2-Storey <b>Unit#:</b> 6 <b>Corp#:</b> TSCC / 2906	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> Lvl A <b>Locker Unit:</b> #32 <b>Level:</b> 4	<b>Rms:</b> 3 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4	
<b>Dir/Cross St:</b> Pape Ave / Danforth Ave <b>Directions:</b> Pape Ave / Danforth Ave <b>Prop Mgmt:</b> Nadlan-Harris Property Management			

**MLS#:** E12352416 **Sold Date:** 08/29/2025  
**PIN#:**

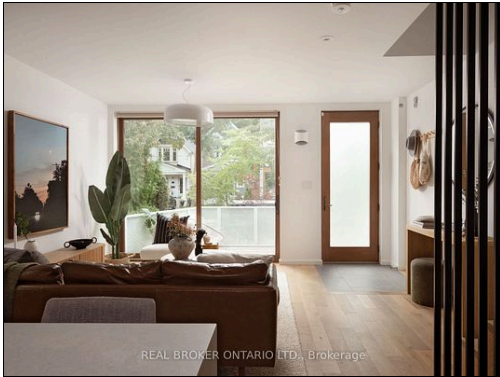
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> MPAC <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$662.50 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> #1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Lvl A <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Closet 3 Pc Bath
2	Living	Main	14.57	x 8.76	W/O To Balcony Combined W/Kitchen
3	Kitchen	Main	11.25	x 12.01	Stainless Steel Appl Centre Island
4	Br	Main	10.5	x 9.09	Closet

**Client Remks:** Welcome to Unit 406 at Sunday School Lofts, a rare opportunity to own a beautifully updated 1bedroom with parking and locker in this sought-after boutique building. Combines heritage charm with modern upgrades. Two large outdoor terraces. One of the main level and a large private rooftop terrace. The open-concept living space is flooded with natural light. The updated kitchen features sleek cabinetry, gas stove, stainless steel appliances, and a modern waterfall kitchen island. The spacious bedroom includes a a closet and privacy doors, while the bathroom features contemporary tile and upgraded fixtures. Additional highlights include in-suite laundry, thoughtfully curated finishes, and a functional layout that maximizes every square foot. Set within a historic building and surrounded by greenery on a quiet street just steps to the Danforth, transit, and all amenities, Unit 406 offers the perfect blend of character, convenience, and comfort.

**Inclusions:** Fridge, Stove, Dishwasher, Washer & Dryer, All ELF's and Window Coverings.

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



**79 Eaton Ave A**  
**Toronto Ontario M4J 2Z4**  
 Toronto E03 Danforth Toronto % Dif: 92  
**Taxes:** \$6,816.94 / 2025 **For:** Sale **SPIS:** N **DOM:** 3  
**Sold:** \$1,375,000  
**List:** \$1,495,000  
 Condo Townhouse **#Shares%:** **Rms:** 8 + 3  
 3-Storey **Locker#:** **Bedrooms:** 3  
**Unit#:** 1 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** TSCC / 2815 **Locker Unit:** 1x5x2nd, 1x4x3rd,  
**Level:** 1 1x3xLower  
**Dir/Cross St:** Pape & Danforth  
**Directions:** North on Eaton off Danforth (Just East of Pape). One way street.  
**Prop Mgmt:** Self-managed (2 unit condo)

**MLS#:** E12422632 **Sold Date:** 09/26/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2020 <b>Yr Built Source:</b> Builder <b>Apx Sqft:</b> 1400-1599 <b>Roof:</b> Membrane, Metal <b>Foundation:</b> Poured Concrete <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Design:</b> Other <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$256.73 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Retirement:</b> N <b>Accessibility:</b> Lever Door Handles <b>Feat:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> Y <b>GreenPIS:</b> N <b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Exterior Feat:</b> Porch, Deck, Landscaped <b>Interior Feat:</b> Air Exchanger, Built-In Oven, Carpet Free, Countertop Range, Separate Heating Controls, ERV/HRV, Storage, Ventilation System, Upgraded Insulation	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Lower <b>Exterior:</b> Metal/Side / Other <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> Reserved/Assigned, Covered <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> A-1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A-1 <b>Bldg Amen:</b> Bbqs Allowed, None <b>Com Elem Incl:</b> Y
--	--	--

**Topography:** Flat

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.29	x 12.47	W/O To Porch
2	Kitchen	Main	11.84	x 12.5	B/I Oven
3	Dining	Main	7.05	x 10.24	O/Looks Living
4	Br	2nd	9.25	x 13.88	B/I Closet
5	2nd Br	2nd	12.37	x 10.96	W/I Closet
6	Bathroom	2nd	7.15	x 9.58	5 Pc Bath
7	Prim Bdrm	3rd	12.27	x 13.52	4 Pc Ensuite
8	Bathroom	3rd	8.2	x 8.43	Double Sink
9	Media/Ent	Lower	13.85	x 15.91	Separate Rm
10	Laundry	Lower	6.4	x 14.93	Laundry Sink
11	Bathroom	Lower	6.96	x 6.3	3 Pc Bath

**Client Remks:** Among neighbouring century houses, home "A" at 79 Eaton Ave is a unique, 1-of-2 residence that pairs modern design with simple comfort, just a skip and a hop from Pape and Danforth (and future Pape station). This green home marries ambitious sustainability standards with a casual elegance that feels both future-forward and familiar. The subtle but impactful eco-conscious decisions of architectural design and development firm baukultur/ca (the studio responsible for the largely pre-fabricated build) set a green benchmark for infill housing in Toronto, offering a delightfully-livable, gentle-density model that reads like a semi-detached. The result is an environmentally considerate and quietly remarkable home that blends seamlessly into contemporary urban living with a creative footprint. This is an approachable dwelling with a "barefoot luxury" appeal, offering comforts like heated flooring in all the right places and a private backyard reminiscent of the city's most secretive urban retreats. Inviting and efficient, this 3 bedroom, 3 bathroom home spanning 3-stories (plus a finished lower level incl. bathroom and ensuite laundry) is both high-performance and humble, with healthier, filtered & recycled air fed to sun-filled rooms and open-concept spaces that invite conversation. The third floor primary suite has a west-facing balcony (hello evening sunsets), a double-sink ensuite bathroom & wood-clad windows with views among the trees. The main floor offers intimate dining nook seating for 8, but with capacity to add to the guest list with the kitchen breakfast bar and living area overlooking large sliding doors that open

to the private front porch. The finished lower-level media room is made for movie night, with a dimmable, oversized designer LED light and a wall-to-wall entertainment console. Bonus laundry hook-ups on the second floor. Built in 2020 to Net Zero Ready technical standard, the simple green specs of this home alone are noteworthy.

**Inclusions:** See Schedule B

<b>Listing Contracted With:</b> <u>REAL BROKER ONTARIO LTD, 888-311-1172</u>
--