	18 Merton St 507 Toronto Ontario M4S 3G9 Toronto C10 Mount Pleasant West Toronto % Dif: 101 Taxes: \$2,918.38 / 2024 For: Sale SPIS: N DOM: 23				Sold: \$605,000 List: \$599,000		
	Condo Apt Multi-Level Unit#: 7 Corp#: MTCC / 1387		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: B99 Level: 3		Rms: 6 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4x2nd		
	Dir/Cross St: Yonge St & Merton St Prop Mgmt: Best Practices Management Inc.						
	MLS#: C11919868 Sold Date: 02/05/2025 PIN#: 123870024						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 700-799 Sqft Source: Floor Plan Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$1,147.25 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School		Retirement: Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: B15 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.7	x 10.83	Combined W/Dining	W/O To Balcony	Wood Floor
2	Dining	Main	8.1	x 6.43	Combined W/Living	Window	Wood Floor
3	Kitchen	Main	7.84	x 8.27	Open Concept	Stainless Steel Appl	Granite Counter
4	Prim Bdrm	Upper	11.19	x 14.07	Open Concept	4 Pc Ensuite	Wood Floor
5	2nd Br	Upper	7.19	x 10.07	Closet	Wood Floor	
6	Study	Upper	3.31	x 6.56	Wood Floor	W/O To Balcony	South View
Client Remks: Unique opportunity to own this Rare Spectacular Bright 2 Storey Loft in Midtown. This Building seldom lists 2Bed Units For Sale. This 740 Sq Ft Open Concept Loft 2 Bedroom is Perfect for Everyone. Located steps to the Beltline Trail, Steps to the TTC Subway, 10 mins walk to Yonge & Eglinton. Don't lose your chance to live in this Quiet, Stylish, and Unique Niche Community!							
Extras: SS Fridge/Stove/Dishwasher(2022) in Kitchen. Washer & Dryer(2022), 1x Parking & 1x Locker. Window Coverings, Updated Elfs & Kitchen/Bathroom Faucets(2022). Gym, Courtyard/Common BBQ/Party Rms							
Listing Contracted With: RIGHT AT HOME REALTY 905-695-7888							


83 Redpath Ave 402
Toronto Ontario M4S 0A2
Sold: \$607,000
List: \$639,000

Toronto C10 Mount Pleasant West Toronto % Dif: 95

Taxes: \$2,946.99 / 2024 **For:** Sale**SPIS:** N**DOM:** 55

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#: 3**Bedrooms:** 1 + 1**Unit#:** 02**Locker Lev/Unit:** P2**Washrooms:** 1**Corp#:** TSCC / 2120**Locker Unit:** 3

1x4

Level: 4**Dir/Cross St:** Yonge & Eglinton**Prop Mgmt:** Comfort Property Management**MLS#:** C11976742**Sold Date:** 04/09/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$557.50	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	622 Sqft - As Per Builder	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:	Y	#:	81
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	P2
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 11.81	W/O To Balcony	Ne View	Laminate
2	Kitchen	Main	6.99	x 8.6	Stainless Steel Appl	Granite Counter	B/I Appliances
3	Prim Bdrm	Main	10.14	x 9.48	Closet	Broadloom	
4	Den	Main	11.75	x 0	Laminate	B/I Closet	Murphy Bed

Client Remks: Welcome to 83 Redpath, One Of The Neighbourhood's Favourite Boutique Condominium Communities! This Bright Corner Unit Features 622 Square Feet Of Functional Living Space, 9 Ft Ceilings, Oversized Balcony All Within A Quick Stroll To The Shops And Cafes Of Yonge Street And TTC ! Freshly Painted and Spotless! Excellent Amenities Include, Roof Top BBQ Deck, Hot Tub, Gym With A Skyline View, Theatre, Half Basketball Court And Concierge! Very Well Managed and Quiet Community In A Great Neighbourhood!*****Quick Possession Possible! *** **EXTRAS** Stainless Steel Fridge, Stove, B/I Dishwasher, B/I Microwave, Stacked Washer & Dryer, All Electric Light Fixtures, All Window Coverings, Fan Coil Unit (2019)*** Parking And Locker Included!!*** Walk To TTC And Everything Yonge And Eg! Move In This Month! ***Improved Price!**** Appointments Available Daily***

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




50 Dunfield Ave 1513			Sold: \$608,000		
Toronto Ontario M4S 0E4			List: \$549,999		
Toronto C10 Mount Pleasant West Toronto			% Dif: 111		
Taxes: \$3,129.46 / 2025		For: Sale	SPIS: N		DOM: 27
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#:	Bedrooms: 1 + 1			
Unit#: 13	Locker Lev/Unit:	Washrooms: 2			
Corp#: TSCC / 3041	Locker Unit:	1x3xFlat, 1x3xFlat			
	Level: 13				
Dir/Cross St: Yonge St/Eglinton Ave E					
Prop Mgmt: Melbourne Property Management					

MLS#: C12132610	Sold Date: 06/04/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$471.97	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 700-799	Elev/Lift:	Park Type: None
Sqft Source: Builder	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: W	Heat Incl:	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Com Elem Incl: Y
	GreenPIS: N	
	Prop Feat:	
Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.57	x 10.56	Combined W/Dining W/O To Balcony
2	Dining	Flat	18.57	x 10.56	Combined W/Living Combined W/Kitchen
3	Kitchen	Flat	18.57	x 10.56	Open Concept Stainless Steel Appl
4	Prim Bdrm	Flat	10.99	x 10.01	3 Pc Ensuite Closet
5	Den	Flat	10.83	x 8.33	3 Pc Bath

Client Remks: Step Into Modern Comfort With This Nearly-New Luxury CondoJust 1 Year OldPerfectly Located In The Heart Of Torontos Bustling Midtown! This Stylish 1-Bedroom Plus Den Suite Features 2 Full Bathrooms, With A Spacious Den That Can Easily Serve As A Second Bedroom Or Office. Enjoy High 9-Ft Smooth Ceilings, An Open Balcony, And A Bright Open-Concept Layout With A Contemporary Kitchen Equipped With Stainless Steel Appliances. Impeccably Maintained, This Unit Is Just Steps From The TTC Subway, Loblaws, LCBO, Restaurants, And More. With A Walk Score Of 99 And Transit Score Of 95, Everything You Need Is Right At Your Door.
Extras:
Listing Contracted With: <u>BAY STREET GROUP INC.</u> 905-909-0101

	83 Redpath Ave 502 Toronto Ontario M4S 0A2 Toronto C10 Mount Pleasant West Toronto % Dif: 95 Taxes: \$2,946 / 2024 For: Sale SPIS: N DOM: 134			Sold: \$610,000 List: \$640,000			
	Condo Apt Apartment Unit#: 02 Corp#: Tssc / 2120	#Shares%: Locker#: Locker Lev/Unit: C Locker Unit: 11 Level: 5	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain				
	Dir/Cross St: Yonge and Eglinton Prop Mgmt: Comfort property management						
MLS#: C10418990 Sold Date: 03/25/2025 Assignment: N Fractional Ownership: N PIN#: 761200049							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 600-699 Sqft Source: As per builder Exposure: Ne Assessment: 2024 Spec Desig: Unknown Phys Hdcap-Eqp: N		Pets Perm: Restrict Locker: Owned Maint: \$557.50 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: N Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions		Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 56 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.29	x 7.09	Laminate	Combined W/Dining	Large Window
2	Dining	Main	13.29	x 7.09	Laminate	Combined W/Kitchen	W/O To Balcony
3	Kitchen	Main	8.69	x 7.09	Breakfast Bar	Stainless Steel Appl	Quartz Counter
4	Den	Main	11.98	x 5.38	Laminate	Closet	
5	Br	Main	10.2	x 9.68	Broadloom	Double Closet	Large Closet
Client Remks: 83 Redpath, One Of The Neighbourhood's Best Boutique Condominiums! This Bright Corner Unit Features 622 Feet Of Functional Living Space, 9 Ft Ceilings, Oversized Balcony All Within A QuickStroll To The Shops And Cafes Of Yonge Street And TTC! Excellent Amenities Include, Roof Top BBQ Deck, Hot Tub, Gym With A Skyline View, Theatre, Half Basketball Court And Concierge! Very Well Managed Building In A Great Neighbourhood!							
Extras: Listing Contracted With: EXP REALTY 866-530-7737							



2221 Yonge St 1702		Sold: \$612,500
Toronto Ontario M4S 0B8		List: \$669,000
Toronto C10 Mount Pleasant West Toronto % Dif: 92		
Taxes: \$3,211.65 / 2024	For: Sale	SPIS: N
		DOM: 36
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 2
Unit#: 02	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCC / 2854	Locker Unit:	1x4xMain, 1x3xMain
	Level: 17	
Dir/Cross St: Yonge/Eglinton		
Prop Mgmt: Berkley Property Management / 2221@Berkleypm.Ca		

MLS#: C12080869	Sold Date: 05/20/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 700-799 Sqft Source: 708 Sqft + 285 Balcony (Per Builder) Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$562.74 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Media Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living		14.76	x 11.09	Laminate	W/O To Balcony	Combined W/Dining
2	Dining		14.76	x 11.09	Laminate	W/O To Balcony	Ne View
3	Kitchen		14.76	x 11.09	Laminate	Stone Counter	Stainless Steel Appl
4	Prim Bdrm		10.5	x 10.07	Laminate	Large Window	4 Pc Bath
5	2nd Br		10.6	x 8.43	Laminate	W/I Closet	East View

Client Remks: Bright And Sunny, Northeast Corner Unit At 2221 Yonge! With Loads Of Large Windows And A Wraparound Balcony To Keep Things Airy, This Split 2-Bedroom Layout Also Keeps Things Functional With A 4Pc Ensuite, A Full 2nd Washroom And Walk-In Closet. Located In The Most Central Location Of Toronto That Is Yonge-Eglinton, Be Close To Convenient Amenities Such As Ttc Subway, Lrt (Coming Soon), Farm Boy, Metro, Lcbo, Coffees, Banks, And Loads Of The Trendy Restaurants And Shops On The Midtown Strip! See It Today! **Wide Plank Laminate Flooring**Roller Shade Window Coverings**Stone Countertops For Kitchen And Washrooms**							
Extras:							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300							



123 Eglinton Ave 508			Sold: \$612,500		
Toronto Ontario M4P 1J2			List: \$629,000		
Toronto C10 Mount Pleasant West Toronto			% Dif: 97		
Taxes: \$2,882.61 / 2024		For: Sale	SPIS: Y		DOM: 3
Condo Apt	#Shares%:	Rms: 4			
Apartment	Locker#:	Bedrooms: 1			
Unit#: 8	Locker Lev/Unit:	Washrooms: 1			
Corp#: MTCC / 1397	Locker Unit:	1x4			
	Level: 5				
Dir/Cross St: YONGE/EGLINTON					
Prop Mgmt: Del Property Management					

MLS#: C12003023		Sold Date: 03/08/2025			
PIN#:					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$675.86	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	700-799	Elev/Lift:	Retirement:	Park Type:	Owned
Sqft Source:	mpac	Taxes Incl:	Water Incl:	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	CAC Incl:	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking, Community BBQ
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Elegant Tridel-built condo in the heart of Midtown Toronto. Spacious over 700 sq feet open concept layout. South-facing views facing the quiet side of the building. Highlights include a sleek open concept kitchen with matching Quartz counterstop + Quartz backsplash, a deep double sink, and brand new stainless steel appliances. The spacious dining area seamlessly flows into the bright living space. The primary bedroom boasts unobstructed south-facing views with a spacious double door closet and built in shelves. Residents enjoy extensive building amenities, including an outdoor pool, indoor sauna & jacuzzi, gym, manicured gardens, billiard library, a two-storey lobby, and 24-hour concierge service. Additional perks include rare guest suites, underground visitor parking, and proximity to the subway, LRT, shops, restaurants, and entertainment.					
Extras:					
Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988					



43 Eglinton Ave E 205 Toronto Ontario M4P 1A2 Toronto C10 Mount Pleasant West Toronto % Dif: 95 Taxes: \$2,904 / 2024 For: Sale SPIS: N DOM: 39			Sold: \$619,000 List: \$649,000
Condo Apt Apartment Unit#: 2 Corp#: TSCC / 1443	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3	
Dir/Cross St: Yonge/Eglinton Prop Mgmt: First Service Residential			


MLS#: C11973001	Sold Date: 03/25/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Per Builder Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,068 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: 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: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 18 Park \$/Mo: Prk Lvl/Unit: Level D Bldg Amen: Concierge, Exercise Room, Media Room, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.42	x 10.43	Open Concept	W/O To Balcony	Hardwood Floor
2	Dining	Flat	19.42	x 10.43	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Flat	12.4	x 7.51	Marble Floor	Stainless Steel Appl	Eat-In Kitchen
4	Prim Bdrm	Flat	18.31	x 10.6	3 Pc Ensuite	Closet	Large Window
5	2nd Br	Flat	10.83	x 8.99	Closet	East View	Hardwood Floor

Client Remks: This beautifully updated corner suite offers a harmonious blend of space, style, and convenience, making it the ultimate urban retreat. Spanning 900+ sq. ft., this split 2-bedroom, 2-bathroom layout has been thoughtfully refreshed with a freshly painted interior, new kitchen countertops, brand new flooring, and regouted bathroom tiles, ensuring a move-in-ready experience. Large windows fill the space with natural light, creating a bright and inviting atmosphere. The open-concept living and dining area is perfect for entertaining or unwinding, featuring hardwood flooring that adds warmth and elegance. The eat-in kitchen boasts stainless steel appliances, ample counter space, and a cozy dining nook, making it both functional and stylish. The primary bedroom is a serene retreat with a private 3-piece ensuite. The spacious second bedroom is versatile and ideal for guests, a home office, or a personal sanctuary. The building features a beautiful party room with a kitchen and terrace, perfect for hosting gatherings or enjoying a quiet escape. Located in the heart of Midtown Toronto, this suite offers unparalleled convenience, just minutes from shops, restaurants, grocery stores, and essential amenities. Commuting is effortless with quick access to the subway and the future LRT, seamlessly connecting you to the city.

Extras:
Listing Contracted With: RE/MAX PLUS CITY TEAM INC. 647-259-8806



2221 Yonge St 3202
Toronto Ontario M4S 0B8
Toronto C10 Mount Pleasant West Toronto % Dif: 95
Taxes: \$3,411.93 / 2024 **For:** Sale **SPIS:** N **DOM:** 20

Sold: \$620,000
List: \$650,000

Condo Apt
Apartment
Unit#: 2
Corp#: TSCC / 2854

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 32

Rms: 4
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x3xMain

Dir/Cross St: Yonge And Eglinton
Prop Mgmt: Berkley Property Management/ 2221@Berkleypm.ca

MLS#: C12154409
PIN#: 768540446

Sold Date: 06/05/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 0-5 Apx Sqft: 700-799 Sqft Source: Builder - 707 Sq Ft Interior + 285 Sq Ft Outdoor Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$562.74 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Sauna, Visitor Parking, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	14.76	x 11.09	Combined W/Living Laminate
2	Living	Main	14.76	x 11.09	Combined W/Kitchen Laminate Large Window
3	Prim Bdrm	Main	10.5	x 10.07	4 Pc Ensuite Laminate Double Closet
4	2nd Br	Main	10.6	x 8.43	B/I Closet Laminate Large Window

Client Remks: Step into this stunning, sun-drenched corner suite located just one minute from the Yonge & Eglinton subway and the Crosstown LRT, offering unbeatable convenience in one of Toronto's most connected and vibrant neighbourhoods. This meticulously maintained 2-bedroom, 2-bathroom home features a thoughtfully designed split-bedroom layout, providing both privacy and functionality. Floor-to-ceiling windows fill the space with natural light throughout the day, while the expansive wrap-around balcony offers breathtaking sunrise and sunset views ideal for both relaxation and entertaining. The sleek modern kitchen is equipped with integrated stainless steel appliances, including a built-in oven and microwave, a glass cooktop, as well as a washer and dryer. Ample closet space and a dedicated in-unit utility room offer added storage and day-to-day convenience. Beyond the suite itself, residents enjoy access to an exceptional range of luxury amenities that elevate the living experience. These include concierge, a fitness centre and studio space, an elegant sauna, a well-appointed party room, a meeting room, and a comfortable resident lounge. For those who love city views, the 50th-floor lounge offers a truly spectacular vantage point, while the 7th-floor terrace features BBQs and an additional lounge area, perfect for hosting guests or enjoying summer evenings. This is more than a home it's a complete lifestyle in the heart of midtown Toronto. Whether you're looking to invest or move into an urban sanctuary, this suite offers the perfect blend of style, comfort, and convenience. Don't miss your opportunity to own a beautiful residence in one of the city's most dynamic communities.

Extras:

Listing Contracted With: Elyzium Realty Inc. 647-205-9456



2181 Yonge St 2503 Toronto Ontario M4S 3H7 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$3,318.94 / 2024 For: Sale SPIS: N DOM: 20			Sold: \$625,000 List: \$639,800
Condo Apt Apartment Unit#: 3 Corp#: MTCC / 1890	#Shares%: Locker#: Locker Lev/Unit: P5 Locker Unit: Level: 25	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge St & Eglinton Ave Prop Mgmt: Crossbridge Property 416-489-2272			

MLS#: C11896946	Sold Date: 01/08/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 685 Sq. Ft. As Per Flr Plan Exposure: S Assessment: 2023 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$625.16 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 24 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	0	0	Vinyl Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	0	0	Vinyl Floor	Combined W/Living	Open Concept
3	Kitchen	Flat	0	0	Ceramic Floor	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	Flat	0	0	Vinyl Floor	W/I Closet	South View
5	Den	Flat	0	0	Vinyl Floor	Open Concept	

Client Remks: Welcome to Quantum. Make your next home at the prestigious 2181 Yonge Street Condo. Brand New Vinyl Flooring, Freshly Remodeled , Glass Bedroom Door, Freshly Painted and Staged. Shows Like A Model Suite On A High Floor!. Rarely available one bedroom suite with den in one of the city's most vibrant neighborhoods of Yonge and Eg!. Amazing bright apartment with a beautiful open concept and view. One Parking Space & One Locker Included, Granite Counters With Breakfast Bar, Immaculate Condition Condo . Secure Building With 24 Hour Fabulous Concierge & Security and Management Staff On Site . Outstanding Recreation Facilities: Games Room, Dance Studio, Yoga Room, Pool, Biz Centre, Theatre Room, Sauna, and the BEST condo gym in Toronto. (Must See) Restaurants, TTC , So Many Amenities Outside Your Door.

Extras:

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



89 DUNFIELD Ave 1709 Toronto Ontario M4S 0A4 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$3,118.66 / 2024 For: Sale SPIS: N DOM: 40		Sold: \$630,000 List: \$648,000
Condo Apt Apartment Unit#: 09 Corp#: TSCC / 2556	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 17	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain
Dir/Cross St: EGLINTON / DUNFIELD Prop Mgmt: FIRST SERVICE RESIDENTIAL		

MLS#: C11239532	Sold Date: 01/06/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 500-599 Sqft Source: 565 SQFT PER SELLER Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$664.43 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: 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: Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Gym, Indoor Pool, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.32	x 10.33	Laminate	Open Concept	W/O To Balcony
2	Dining	Main	17.32	x 10.33	Laminate	Open Concept	Combined W/Living
3	Kitchen	Main	6.5	x 8.01	Laminate	Stainless Steel Appl	Quartz Counter
4	Br	Main	10.01	x 10.99	Laminate	W/I Closet	Large Window

Client Remks: Welcome to Suite 1709 at 89 Dunfield Avenue, nestled in one of the most prestigious buildings at Yonge and Eglinton. From the moment you step inside, you'll be captivated by the expansive windows that flood the space with natural light and offer stunning, unobstructed south-facing views of the Toronto skyline. This beautifully maintained 1-bedroom unit, owner-occupied since new, features a spacious bedroom with room for both a bed and a home office setup. The modern kitchen boasts sleek quartz countertops and stainless steel appliances, ideal for both casual meals and entertaining. Step out onto the oversized balcony to soak in the city views. The building offers exceptional amenities, including an indoor pool, a two-level gym, a party room, BBQ area, and more. Plus, a generously sized locker provides ample storage. Enjoy city living at its finest in this remarkable condo!

Extras: Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. 905-471-2121
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195 Merton St 107			Sold: \$630,500		
Toronto Ontario M4S 3H6			List: \$629,000		
Toronto C10 Mount Pleasant West Toronto			% Dif: 100		
Taxes: \$2,546.43 / 2024		For: Sale	SPIS: N	DOM: 4	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#:	Bedrooms: 1 + 1			
Unit#: 1	Locker Lev/Unit: A	Washrooms: 1			
Corp#: TSCC / 1597	Locker Unit: 81	1x4			
	Level: 3				
Dir/Cross St: Yonge / Merton					
Prop Mgmt: Goldview Property Management					

MLS#: C11936469	Sold Date: 01/26/2025
PIN#: 125970231	

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$676.02	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned
Sqft Source: Floor plan	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: N	Heat Incl: Y Hydro Incl: Y	#: 12
Assessment:	Cable TV Incl:	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: A
Phys Hdcap-Eqp:	Cert Level:	Bldg Amen:
	GreenPIS:	Concierge, Gym, Party/Meeting Room, Sauna, Visitor Parking
	Prop Feat:	Com Elem Incl: Y
	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Wooded/Treed	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen		8.66	x 8.46	Stainless Steel Appl Breakfast Bar Marble Floor
2	Living		10.24	x 9.38	Combined W/Dining Walk-Out Hardwood Floor
3	Dining		10.24	x 7.35	Combined W/Living Hardwood Floor
4	Br		14.3	x 9.94	Double Closet Hardwood Floor
5	Den		10.14	x 7.35	Hardwood Floor
6	Bathroom		0	0	4 Pc Bath Marble Floor

Client Remks: Spacious Ground-Floor Unit with Private Terrace in an Upscale Building Backing Onto the Kay Gardiner Beltline Trail! Perfect for young professionals and downsizers, this beautifully maintained unit offers a bright, open-concept layout with a large den (easily convertible to a second bedroom) and a private terrace for outdoor enjoyment. The kitchen is equipped with full-size stainless steel appliances and a breakfast bar that opens seamlessly to the spacious living and dining areas. The king-sized primary bedroom features a double closet and an abundance of natural light. Additional highlights include a 4-piece bathroom, convenient in-suite laundry room, and recent updates such as a new dishwasher, toilet, light fixtures, and fresh paint throughout. Nestled in a desirable midtown location, this unit is just minutes from Davisville Station, Sobeys, Yonge Street shops and restaurants, Bayview Village, and the Eglinton LRT. The building boasts 5-star amenities, including 24-hour concierge/security, and is dog-friendly with easy access to parks and trails. Complete with an owned parking space and locker, this home offers an effortless, maintenance-free lifestyle in the heart of a world-class city!

Extras: "All-In" Maintenance Fees Include: Heat, CAC, Hydro, Water, & Building Insurance.

Listing Contracted With: MV Real Estate Brokerage 226-383-1111

**260 Merton St 209****Toronto Ontario M4S 3G2**

Toronto C10 Mount Pleasant West Toronto % Dif: 98

Taxes: \$2,888.15 / 2025 **For:** Sale**SPIS:** N**Sold: \$635,000****List: \$649,900****DOM:** 3

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: B-20**Bedrooms:** 1 + 1**Unit#:** 209**Locker Lev/Unit:** B**Washrooms:** 1**Corp#:** MTCC / 1238**Locker Unit:** 20

1x4xMain

Level: 2**Dir/Cross St:** Mount Pleasant & Merton**Prop Mgmt:** Goldview Property Management 416-630-1234**MLS#:** C12207547**Sold Date:** 06/12/2025**PIN#:** 122380010


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$839.62	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	floorplans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y Hydro Incl:	#:	4
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	A
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.96	x 9.68	Combined W/Dining	W/O To Terrace	Hardwood Floor
2	Dining	Main	18.96	x 9.68	Combined W/Living	W/O To Terrace	Hardwood Floor
3	Kitchen	Main	9.42	x 8.01	Renovated	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	Main	14.3	x 9.02	Hardwood Floor	Window	Closet
5	Den	Main	7.05	x 11.32	Hardwood Floor		
6	Other	Main	16.67	x 10.01	W/O To Terrace		
7	Bathroom	Main	0	0	4 Pc Bath	Renovated	

Client Remks: Welcome To 260 Merton St #209 A Rare Urban Oasis In The Heart Of Midtown Toronto. This Oversized 1+Den Suite (721 Sq Ft) Offers A Functional, Spacious Layout With Real Room Sizes You Won't See In New Builds, Plus A Massive Private Terrace Perfect For Entertaining. Inside You'll Find Hardwood Floors, Quartz Counters, Stainless Steel Appliances, And A Brand New Heat Pump (2024). The Den Is Ideal For A Home Office Or Guest Space. Comes With 1 Underground Parking And 1 Locker. The Building Features A Newly Renovated Party Room With Full Kitchen (2024), Visitor Parking, Bike Storage, And A Private Garden Greenspace. Located In Top-Ranked Davisville PS And North Toronto Collegiate School Zones. Steps From The Beltline Trail, And Surrounded By Indie Coffee Shops, Yoga & Fitness Classes Galore, Wellness Clinics, Massage Spots, And Specialty Grocers. Just Minutes To Pharmacies, The LCBO, Dry Cleaners, And Everything You Need For Daily Life. All With A High Walk Score And Davisville Station A 5-Minute Stroll Away. This Is The Perfect Blend Of Comfort, Convenience, And Connected Living.

Extras:**Listing Contracted With:** ELEVATE REALTY INC. 416-889-2222



	2221 Yonge St 2302		Sold: \$640,000
	Toronto Ontario M4S 2B4		List: \$669,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 96		
	Taxes: \$3,437.18 / 2024	For: Sale	SPIS: N
	DOM: 39		
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 02	Locker Lev/Unit:	Washrooms: 2	
Corp#: n/a / 2854	Locker Unit:	1x4xFlat, 1x3xFlat	
	Level: 23		
Dir/Cross St: Yonge / Eglinton			
Prop Mgmt: Berkley Property Management			

MLS#: C12083618	Sold Date: 05/24/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 900-999 Sqft Source: Builder Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$641.81 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 44 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Concierge, Exercise Room, Media Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living		0	0	Laminate Combined W/Dining W/O To Balcony
2	Dining		0	0	Laminate Combined W/Kitchen Large Window
3	Kitchen		0	0	Laminate B/I Appliances Stone Counter
4	Prim Bdrm		0	0	Laminate Ensuite Bath Large Window
5	2nd Br		0	0	Laminate Large Window W/I Closet

Client Remks: **Welcome Offer Anytime, No Fighting**Exclusive Valet Parking Included! **Live Your Best Life in the Heart of Midtown Toronto!**Welcome to 2221 Yonge, where luxury meets convenience in the most sought-after location in the GTA! This stunning **2-bedroom, 2-bathroom**condo offers the perfect blend of elegance and functionality, designed to elevate your urban lifestyle. Whether you're enjoying a peaceful moment or entertaining guests, this space has it all. The open-concept kitchen is a chefs dream, featuring sleek marble countertops and high-end appliances that make cooking a pleasure. And with expansive **floor-to-ceiling windows**, natural light pours into every corner, creating a bright, airy atmosphere you'll love to come home to. Relax in your master bedroom, complete with a spacious mirrored closet, perfect for storing all your essentials with ease. **Imagine stepping out onto your very own 285 sq. ft. balcony**, where you can enjoy unobstructed views and bask in the sunlight, creating your own outdoor retreat. Whether you're sipping your morning coffee or unwinding after a busy day, this private oasis is all yours. This move-in-ready condo is designed for you, your family, your partner, and even your little pets. Its a space where you can bring your favorite furniture and immediately start living the life you've always dreamed of. **Just steps to the subway**, surrounded by trendy restaurants, convenient transit options, and everything you need right at your doorstep this is more than a home; its a lifestyle waiting for you to experience.

Extras: Listing Contracted With: AIMHOME REALTY INC. 416-490-0880
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125 Redpath Ave 307
Toronto Ontario M4S 0B5
Toronto C10 Mount Pleasant West Toronto
Taxes: \$3,147.27 / 2024 **For:** Sale **SPIS:** N **DOM:** 11

Sold: \$640,000
List: \$688,000

Condo Apt
Apartment
Unit#: 7
Corp#: TSCC / 2717

#Shares%:
Locker#:
Locker Lev/Unit: C
Locker Unit: 55
Level: 3

Rms: 6
Bedrooms: 1 + 1
Washrooms: 2
2x4xMain

Dir/Cross St: Yonge/Eglinton
Prop Mgmt: Menres Property Management

MLS#: C11903874
PIN#: 767170020

Sold Date: 01/13/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: As per builder Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$594.94 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level C Unit 37 Bldg Amen: Concierge, Exercise Room, Games Room, Gym, Media Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	10.6	x 9.42	Modern Kitchen
2	Living	Flat	10.6	x 9.91	Balcony
3	Br	Flat	10.83	x 9.09	Hardwood Floor
4	Den	Flat	10.83	x 7.09	Hardwood Floor
5	Laundry	Flat	6.82	x 5.91	W/I Closet
6	Pantry	Flat	6.82	x 5.91	W/I Closet

Client Remks: Unit W/1 Parking & 1 Locker!!! Open Concept 1 Bed Plus An Enclosed Den That is Sized for 2nd Bedroom With A Door! Another Huge Storage area in Laundry Rm. Modern L-shaped Kitchen With Integrated Appliances & Quartz Counter. 6" Wide Laminate Flooring Throughout. Stainless/Steel Stove, Microwave, Exhaust Fan, Paneled Dishwasher & "Blomberg" Fridge, Stacking Front Load "Blomberg" Washer/Dryer, Existing Light Fixtures & Window Coverings. Prime Mt. Pleasant Location, Short Walk To Subway & L.R.T. Loblaws, LCBO, Just Steps Away Plus Shopping, Restaurants, Cinemas, Parks & Schools. Amenities Include: Gym, Billiards Room, Guest Suites, B.B.Q Area, Party Room, 24 Hour Concierge & Much More! "The Eglinton" Yonge At Heart by Menkes.

Extras:

Listing Contracted With: PROMPTON REAL ESTATE SERVICES CORP. 416-883-3888



319 Merton St 1005			Sold: \$645,000		
Toronto Ontario M4S 1A5			List: \$655,000		
Toronto C10 Mount Pleasant West Toronto			% Dif: 98		
Taxes: \$2,875.47 / 2024		For: Sale	SPIS: N		DOM: 18
Condo Apt	#Shares%:			Rms: 5	
Apartment	Locker#: 146			Bedrooms: 1	
Unit#: 5	Locker Lev/Unit: Lev			Washrooms: 1	
Corp#: TSCC / 1860	Locker Unit: 146			1x4xFlat	
	Level: 10				
Dir/Cross St: Merton Street at Mount Pleasant Road					
Prop Mgmt: Icon Property Management					


MLS#: C12064586	Sold Date: 04/23/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$632.72	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Fan Coil / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned
Sqft Source: MPAC	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: E	Heat Incl: Y Hydro Incl:	#: 30
Assessment:	Cable TV Incl:	Park \$/Mo:
Spec Desig: Unknown	CAC Incl: Y	Prk Lvl/Unit: Level C
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.41	x 4.79	Marble Floor Closet
2	Living	Flat	16.44	x 10.33	Hardwood Floor Combined W/Dining W/O To Balcony
3	Dining	Flat	16.44	x 10.33	Hardwood Floor Combined W/Living Open Concept
4	Den	Flat	12.83	x 9.74	Hardwood Floor Open Concept
5	Kitchen	Flat	9.02	x 7.38	Marble Floor Stainless Steel Appl Breakfast Bar
6	Bathroom	Flat	7.41	x 4.89	Marble Floor 4 Pc Bath Moulded Sink
7	Other	0	0	Balcony	East View Se View

Client Remks: One of midtown's most luxurious and sought-after condominium buildings! "Forever" southeast views down to Lake Ontario. Spacious and airy 1-Bedroom & Den Suite with 9 foot ceilings throughout. Sleek stainless steel kitchen appliances with abundant prep space. Flexible floor plan: Den can be the Dining Area creating a larger Living Area. A very generous bedroom features a double-wide closet and easily accommodates a king-sized bed. Best-in-class amenities include highly attentive 24/7 Concierge, On-Site Property Manager, In-Door Swimming Pool & Whirlpool, Fitness Centre, Event Space, Billiard Room, Visitor Parking and 2 Guest Suites, and a private interior courtyard and garden. Walk out to the Kay Gardner Beltline Park through the Mount Pleasant Cemetery and all the way to the BrickWorks. 319 Merton Street is an "EV Ready" building. This is impeccably well managed building, lead by an exceptional Board of Directors, offers an elevated urban lifestyle. Please note Pets Restriction: 1 dog only per unit maximum of 30 pounds.

Extras:
Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995

	83 Redpath Ave 1309		Sold: \$648,000
	Toronto Ontario M4S 0A2		List: \$658,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 98		
	Taxes: \$3,183.04 / 2025 For: Sale SPIS: N DOM: 31		
Condo Apt		#Shares%:	Rms: 4
1 Storey/Apt		Locker#:	Bedrooms: 1 + 1
Unit#: 09		Locker Lev/Unit:	Washrooms: 2
Corp#: TSCP / 2120		Locker Unit:	1x3xMain, 1x4xMain
		Level: 13	
Dir/Cross St: Eglinton/Redpath			
Prop Mgmt: Comfort Property Management Inc 416-489-8384			

MLS#: C12115803	Sold Date: 06/01/2025
PIN#: 761200144	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$631.93	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned
Sqft Source: floor plans	Taxes Incl:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: W	Heat Incl: Y	Park \$/Mo:
Assessment: 2024	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	GreenPIS:	Com Elem Incl:
	Prop Feat:	
	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.65	x 7.22	Hardwood Floor West View
2	Dining	Main	15.65	x 7.22	Hardwood Floor Combined W/Living
3	Kitchen	Main	15.65	x 7.22	Open Concept Stainless Steel Appl Granite Counter
4	Prim Bdrm	Main	11.12	x 8.86	4 Pc Ensuite B/I Closet Walk-Out
5	Den	Main	6.76	x 4.89	Hardwood Floor

Client Remks: Welcome to one of the most sought-after communities in the city, where vibrant culture meets modern living. This bright and spacious unit is a perfect blend of style and functionality, featuring gleaming hardwood floors that exude warmth and elegance, sleek stainless steel appliances, and granite counters in the kitchen, perfect for both cooking and entertaining. Soaring 9-foot ceilings add an airy, open feel to the space. A large west-facing balcony with gorgeous south views of the city skyline. 2 Walkouts to the balcony from both the living room and primary bedroom. The Den can be used as an office or a single bedroom. Stay active with a fitness center and basketball court, and take advantage of the Media Room and party room along with a separate boardroom/meeting room. Relax on the rooftop patio or soak in the hot tub. Enjoy peace of mind with concierge service, visitor parking, and a guest suite!. This is more than a home; it's a lifestyle. Whether you're lounging in your stylish space, enjoying the spectacular views, a beautiful courtyard garden or taking advantage of the exceptional amenities, 83 Redpath offers an unparalleled living experience. Don't miss your chance to own in this vibrant community. Schedule your showing today! Sleek stainless steel appliances: Fridge, oven, dishwasher, and microwave for a modern kitchen that shines. Convenient stacked washer and dryer, making laundry a breeze. One parking space included, so you never have to stress about finding a spot. Walking distance to some of the city's best restaurants, trendy gyms, bakeries, grocery stores, and charming shops. Top-rated schools and local Parks and beltline trails. Easy access to the subway/TTC, connecting you to everything Toronto has to offer. This condo offers the perfect mix of comfort, convenience, and a vibrant urban lifestyle. Don't miss out!

Extras:
Listing Contracted With: REAL BROKER ONTARIO LTD. 888-311-1172



319 Merton St #406
Toronto Ontario M4S 1A5
 Toronto C10 Mount Pleasant East Toronto % Dif: 100
Taxes: \$2,875.47 / 2025 **For:** Sale **SPIS:** Y **DOM:** 16
Sold: \$649,900
List: \$649,900

Condo Apt **#Shares%:** 0 **Rms:** 6
 Apartment **Locker#:** 11 **Bedrooms:** 1 + 1
Unit#: 406 **Locker Lev/Unit:** D **Washrooms:** 1
Corp#: TSCC / 1860 **Locker Unit:** P4 1x4
Level: 4

Dir/Cross St: Mount Pleasant/Davisville
Prop Mgmt: Icon Property Management

MLS#: C12009838**Sold Date:** 03/26/2025**Assignment:** N**Fractional Ownership:** N **PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$632.72	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	657 Per floor plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	D-9
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:	N		
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.57	x 11.42	Combined W/Dining	Hardwood Floor	W/O To Balcony
2	Dining	Flat	16.57	x 10.43	Combined W/Living	Hardwood Floor	W/O To Balcony
3	Kitchen	Flat	8.6	x 7.51	Granite Counter	Hardwood Floor	Breakfast Bar
4	Den	Flat	10.6	x 9.25	Open Concept	Hardwood Floor	
5	Prim Bdrm	Flat	12.93	x 9.51	Double Closet	Hardwood Floor	Large Window
6	Other	Flat	8.99	x 5.09	Balcony	East View	

Client Remks: Looking For Turnkey In Midtown? Look No Further Outstanding East Tower With Clear Views.! This Spacious Suite Features An Open Den/Dining Area .Engineered Hardwood Floors Throughout. Beautiful Updated Kitchen With New Stainless Steel Appliances, White Cabinetry, Granite Counter, Under Mount Lighting, Mirrored Back Splash + Plenty Of Storage And Space. It's Ready For You To Move In And Enjoy! An Established Midsize Building In One Of The Most Sought-After Neighbourhoods With TTC At The Door And The Beltline As Your Backyard. Incredible Amenities: POOL, HOTTUB, SAUNA, BILLIARD ROOM, PARTY ROOM, GUEST SUITES, LOADS OF VISTOR PARKING And On Site Concierge And Management Is Incredible. This Is A Keeper. Exceptionally Well Run And Incredibly Clean! They Don't Make Them Like This Anymore!

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100

**5 Soudan Ave 3103****Toronto Ontario M4S 0B1**

Toronto C10 Mount Pleasant West Toronto % Dif: 96

Taxes: \$2,989.91 / 2024 **For:** Sale**SPIS:** N**Sold: \$650,000****List: \$679,700****DOM: 31**

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 3**Locker Lev/Unit:** B/**Washrooms:** 2**Corp#:** TSCP / 2788**Locker Unit:** 104

1x3, 1x4

Level: 24**Dir/Cross St:** Yonge St & Eglinton Ave**Prop Mgmt:** First Service Residential**MLS#:** C11906763**Sold Date:** 02/03/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$541.81	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	500-599	Elev/Lift:		Park Type:	None
Sqft Source:	Builder Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	S	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen		21.1	x 10.07	B/I Appliances	Centre Island	Modern Kitchen
2	Living		21.1	x 10.07	South View	Open Concept	Combined W/Dining
3	Dining		21.1	x 10.07	Combined W/Living	Window Flr to Ceil	Open Concept
4	Prim Bdrm		11.29	x 8.79	4 Pc Ensuite	Double Closet	South View
5	Den		8.79	x 7.09	Open Concept	Hardwood Floor	

Client Remks: Welcome To The Art Shoppe Condos! Experience The Best Layout In The Building With This Functional 1-Bedroom + Den, Featuring 2 Full Bathrooms. Enjoy Loft 9Ft Ceilings And A Bright, Unobstructed South-Facing View With Stunning Sights Of The Rooftop Infinity Pool And CN Tower. The Spacious Den Can Even Double As A Second Bedroom! High-End Finishes Throughout, Including Engineered Hardwood Floors, Quartz Countertops, A Kitchen Island, An Integrated Appliance Package, Upgraded Backslash, An En-Suite Washer/Dryer, And A Storage Locker. Top-Tier Amenities Include A Fitness Center, Green Courtyard, Private Dining And Wine Tasting Rooms, The City's Longest Infinity Pool, Social Spaces, And A Yoga Studio. Conveniently Located Near Midtown's Finest Offerings Such As Farm Boy, Oretta, TTC, And More!

Extras:**Listing Contracted With:** BLUE WHALE CAPITAL REALTY INC. 416-666-6606



83 Redpath Ave 1306
Toronto Ontario M4S 0A2

Sold: \$650,000
List: \$650,000

Toronto C10 Mount Pleasant West Toronto % Dif: 100

Taxes: \$3,082.90 / 2024 **For:** Sale **SPIS:** N **DOM:** 26

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 48D **Bedrooms:** 1 + 1
Unit#: 6 **Locker Lev/Unit:** P3 **Washrooms:** 1
Corp#: TSCC / 2120 **Locker Unit:** 1x4
Level: 13

Dir/Cross St: Redpath Ave and Eglinton Ave E

Prop Mgmt: COMFORT

MLS#: C11946913

Sold Date: 02/25/2025

PIN#: 761200141


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$615.52	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Other
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	11-15	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC REPORT	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	#:	C142
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	P3 (1D)
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Exercise Room, Guest Suites, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden
		GreenPIS:		Com Elem Incl:	
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	17.16	x 10.01	Laminate	W/O To Balcony
2	Den	Main	8.99	x 6.27	Laminate	
3	2nd Br	Main	10.93	x 8.99	Hardwood Floor	W/O To Balcony
4	Bathroom	Main	8.46	x 7.58	Tile Floor	
5	Kitchen	Main	10.6	x 9.84	Open Concept	
6	Other	Main	20.18	x 6	Balcony	

Client Remks: Stylish 1-Bedroom Condo with Versatile Den, Underground Parking & Roomy Locker in a fantastic modern condo is for sale now! The open-concept kitchen features quartz countertops, a tile backsplash, under-cabinet lighting, and upgraded appliances, including a French door fridge (in 2023) and dishwasher (in 2023). The unit is completely carpet-free, boasting newly installed hardwood floors (in 2023) in the bedroom and a balcony upgraded with durable interlocking deck tiles (in 2023). Enjoy direct access to the balcony from both the living room and bedroom. Additionally, enjoy the convenience of ensuite laundry with a sleek, upgraded washer and dryer (in 2023). The spacious den can serve as a second bedroom or a functional home office. Located in a vibrant condo complex, you'll have access to exceptional amenities: a gym, BBQ area, rooftop deck with city views, hot tub, billiards, party room, theatre, basketball court, guest suites, and more. Don't miss this opportunity schedule your showing today and make this beautiful condo your new home!

Extras:

Listing Contracted With: COLDWELL BANKER PETER BENNINGER REALTY 519-742-5809



300 Balliol St 611
Toronto Ontario M4S 3G6
Toronto C10 Mount Pleasant West Toronto
Taxes: \$2,675.18 / 2024 **For:** Sale **SPIS:** N **DOM:** 13

Sold: \$655,000
List: \$669,000

Condo Apt
Apartment
Unit#: 11
Corp#: MTCC / 1281

#Shares%:
Locker#:
Locker Lev/Unit: 1
Locker Unit: 85
Level: 6

Rms: 5
Bedrooms: 1 + 1
Washrooms: 1
1x4xMain

Dir/Cross St: Davisville/Mt Pleasant
Prop Mgmt: Goldview Property Management

MLS#: C11936351
Sold Date: 02/04/2025
PIN#: 122810072

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plan Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$567.73 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Wooded/Treed	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 47 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Gym, Recreation Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.56	x 13.19	Combined W/Dining	Hardwood Floor	W/O To Balcony
2	Dining	Main	23.56	x 13.19	Combined W/Living	Hardwood Floor	South View
3	Kitchen	Main	9.19	x 7.38	Quartz Counter	Breakfast Bar	Stainless Steel Appl
4	Prim Bdrm	Main	13.42	x 8.79	W/I Closet	Hardwood Floor	South View
5	Den	Main	9.19	x 7.78	Hardwood Floor	Separate Rm	

Client Remks: Functional and great quality just like the good ole days! Upgraded kitchen with quartz counters, large under mount sink, stainless steel appliances and tons of cabinet and counter space. Enjoy a quick bite at the breakfast bar or entertain in the bright and large open concept living area. Upgraded with hardwood floors throughout. South facing large windows fills the home with life. Spacious primary with a walk-in closet! Perfect for WFH or young families with an enclosed den that rivals the size of most new condos' primary bedroom. Steps to Davisville Subway, restaurants, cafes and June Rowlands Park to enjoy the Davisville Farmer's Market. The perfect balance of quiet and convenient midtown living you don't want to miss out! ****EXTRAS**** Parking and locker included. Washer and dryer ensuite. Smart customized built-in storage in the foyer! Extremely well maintained building -- one of the lowest condo fees per square foot in the area! Offers welcome anytime.

Extras:

Listing Contracted With: REAL BROKER ONTARIO LTD, 888-311-1172

**319 Merton St 1005****Toronto Ontario M4S 1A5**

Toronto C10 Mount Pleasant West Toronto % Dif: 103

Taxes: \$2,875.47 / 2024 **For:** Sale**SPIS:** N**Sold: \$657,500****List: \$638,000****DOM:** 8

Comm Element Condo

#Shares%:**Rms:** 5

Multi-Level

Locker#: 146**Bedrooms:** 1 + 1**Unit#:** 5**Locker Lev/Unit:** D**Washrooms:** 1**Corp#:** TSCC / 1860**Locker Unit:** D146

1x4

Level: 10**Dir/Cross St:** Mount Pleasant/Davisville**Prop Mgmt:** Icon Property Management 416-482-8669**MLS#:** C11935098**Sold Date:** 01/30/2025**Assignment:** N**Fractional Ownership:** N **PIN#:****Kitchens:**

1

Fam Rm:

Y

Basement:

None

Fireplace/Stv:

N

Heat:

Forced Air / Gas

Apx Age:

16-30

Apx Sqft:

600-699

Sqft Source:

657- MPAC

Exposure:

E

Assessment:

Unknown

Spec Desig:

Unknown

Phys Hdcap-Eqp:**Pets Perm:**

Restrict

Locker:

Owned

Maint:

\$632.72

A/C:

Central Air

Central Vac:

N

UFFI:

No

Elev/Lift:**Retirement:****Taxes Incl:****Water Incl:** Y**Heat Incl:****Hydro Incl:** Y**Cable TV Incl:****CAC Incl:** Y**Bldg Ins Incl:****Y Prkg Incl:****Cert Level:****Energy Cert:****GreenPIS:****Prop Feat:**Ensuite Laundry, Family Room, Park, Pets
Allowed with Restrictions, Public Transit,
Wooded/Treed**Balcony:**

Open

Ens Lndry:

Y

Lndy Lev:

Main

Exterior:

Brick

Gar/Gar Spcs:

Underground / 1

Park/Drive:

Private

Park Type:

Owned

Park/Drv Spcs:**0 Tot Prk Spcs:** 1**Park \$/Mo:****Park Lvl/Unit:** Level C unit 30**Bldg Amen:**Bike Storage, Concierge, Exercise Room,
Games Room, Guest Suites, Indoor Pool**Com Elem Incl:**

Y

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description	Balcony	Overlook Greenbelt
1	Living	Flat	16.9	x 10.4	Open Concept	Balcony	Overlook Greenbelt
2	Kitchen	Flat	7.58	x 7.48	Granite Counter	Stainless Steel Appl	Granite Floor
3	Br	Flat	12.99	x 9.48	Hardwood Floor	Large Window	Overlook Greenbelt
4	Den	Flat	6.07	x 10.63	Hardwood Floor		
5	Bathroom	Flat	4.92	x 7.68	Granite Floor		

Client Remks: Welcome to the upscale lifestyle of "The Domain", a quiet boutique-like midtown condo, with warm & friendly neighbours who embrace the community giving a sense of belonging. Sunny unobstructed east facing views, where you can look to the south & see Lake Ontario, the city skyline and parklands. Have a cappuccino and entertain on your airy balcony that gives a sense of privacy. You're in the lap of luxury with hotel-like amenities which include 24 hour concierge/security, indoor swimming pool and sauna, fitness centre, party room, visitor parking, guest suites & E.V charging opportunity. In addition, a well managed condo board with a fiscally responsible Reserve Fund! Davisville Station, Yonge Street & Mount Pleasant shops & restaurants all a quick walk away. Cycle, jog or walk Kay Gardner Beltline Trail to Oriole Park or follow it south along Mud Creek to The Brick Works. Minutes to downtown Toronto and surrounded by tons of greenspace, this unit has huge windows, is freshly painted and move-in ready. don't miss this amazing opportunity!

Extras: Ensuite Laundry, Parking and Locker**Listing Contracted With:** RE/MAX EXPERTS 905-499-8800


645 Millwood Rd 102
Toronto Ontario M4S 1L1
Sold: \$660,000**List: \$679,000**

Toronto C10 Mount Pleasant East Toronto % Dif: 97

Taxes: \$2,936.88 / 2025 **For:** Sale**SPIS:** N**DOM:** 20

Condo Apt

#Shares%:**Rms:** 8

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 02**Locker Lev/Unit:****Washrooms:** 1**Corp#:** N/A / 0**Locker Unit:** 102

1x3

Level: 1**Dir/Cross St:** Bayview Avenue & Millwood Road**Prop Mgmt:** Affordable Property Management Inc**MLS#:** C12095077**Sold Date:** 05/12/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,388.02	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	None
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	Floor Plan	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	E	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.83	x 4.07	Tile Floor	Closet	O/Looks Dining
2	Dining	Main	9.25	x 7.58	Hardwood Floor	Open Concept	O/Looks Dining
3	Living	Main	21.1	x 12.34	Hardwood Floor	Ceiling Fan	Juliette Balcony
4	Kitchen	Main	9.15	x 8.83	Hardwood Floor	Stainless Steel Appl	Backsplash
5	Breakfast	Main	9.09	x 8.01	Hardwood Floor	Open Concept	O/Looks Living
6	Br	Main	12.76	x 10.83	Hardwood Floor	Double Closet	O/Looks Garden
7	Den	Main	11.84	x 8.99	Hardwood Floor	Enclosed	Separate Rm
8	Laundry	Main	8.17	x 4.07	Tile Floor	B/I Shelves	Separate Rm

Client Remks: Welcome to 645 Millwood Road, a rare opportunity to join the warm, inviting lifestyle of Bethel Green, a 60+ life lease community housed in a beautifully converted church. Nestled in the sought-after Mt. Pleasant East neighbourhood, Unit 102 enjoys a prime first-floor location just steps from the communal terrace. The spacious foyer flows into the sunlit living and dining rooms, where elegant hardwood floors and oversized windows, including a charming Juliette balcony, frame serene neighbourhood views. The recently renovated kitchen features neutral countertops, a subway tile backsplash, and stainless steel appliances, blending function and design seamlessly. The tranquil primary bedroom boasts large windows and wall-to-wall closets, while the spa-like bathroom showcases modern, accessible updates. A fully enclosed den offers versatility as a second bedroom, home office, or flex space. Thoughtfully designed, this home combines timeless style with everyday practicality. ****EXTRAS**** Updated kitchen including new counters, modern backsplash, and new appliances (2024). Updated accessible walk-in shower (2024). Recently replaced hot water heater and furnace. NO LAND TRANSFER TAX.

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

**1 Belsize Dr 614****Toronto Ontario M4S 1L3**

Toronto C10 Mount Pleasant West Toronto % Dif: 95

Taxes: \$3,348 / 2024 **For:** Sale**SPIS:** N**DOM:** 61**Sold: \$665,000****List: \$699,900**

Condo Apt

#Shares%:**Rms:** 5 + 1

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 14**Locker Lev/Unit:** P2**Washrooms:** 2**Corp#:** TSCC / 2772**Locker Unit:** 119

1x3xFlat, 1x4xFlat

Level: 6**Dir/Cross St:** Yonge/Davisville**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C12087946**Sold Date:** 06/16/2025**PIN#:** 767720131


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$608.29	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	builder	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y	Hydro Incl:	Y
Assessment:	2024	Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	N
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	0	0	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	0	0	Combined W/Living	Laminate	
3	Kitchen	Flat	0	0	Laminate	B/I Ctr-Top Stove	Stainless Steel Appl
4	Den	Flat	0	0	Laminate		
5	Br	Flat	0	0	4 Pc Ensuite	Laminate	

Client Remks: Bright and Gorgeous 620 sq ft, 1 + 1 Bedrooms Mattamy Built New Condo In the Heart of Davisville ,W/O to a Large Balcony. Excellent view from 6 floors, 2 baths. 1 car undergroundParking & Private Locker. Conveniently located with easy access to Davisville TTC Subway , easy access to Don Valley Parkway, Parks, Shops, Restaurants, Schools and more.

Extras:**Listing Contracted With:** IQI GLOBAL REAL ESTATE 416-792-0888



	8 Eglinton Ave E 2311		Sold: \$675,000
	Toronto Ontario M4P 0C1		List: \$699,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 97		
	Taxes: \$4,513.48 / 2024	For: Sale	SPIS: N
	DOM: 24		
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 11	Locker Lev/Unit: C	Washrooms: 2	
Corp#: TSCC / 2726	Locker Unit: PC-0	1x4xFlat, 1x3xFlat	
	Level: 23		
Dir/Cross St: Yonge Street & Eglinton Ave East			
Prop Mgmt: FirstService Residential			

MLS#: C12074706 PIN#: 767260340	Sold Date: 05/04/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: per MPAC Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$912.87 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Metal/Side Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: Unit 49 Park \$/Mo: Prk Lvl/Unit: Level C Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.49	x 14.17	Window Flr to Ceil	W/O To Balcony	Hardwood Floor
2	Dining	Flat	15.49	x 14.17	Combined W/Living	Hardwood Floor	
3	Kitchen	Flat	15.49	x 14.17	Stone Counter	Modern Kitchen	Hardwood Floor
4	Prim Bdrm	Flat	10.5	x 10.01	W/O To Balcony	W/I Closet	3 Pc Ensuite
5	2nd Br	Flat	8.99	x 8.01	W/O To Balcony	Window Flr to Ceil	Hardwood Floor
6	Den	Flat	4.99	x 5.25	B/I Closet	Hardwood Floor	

Client Remks: Two plus more! Smack dab in the heartbeat of midtown sits this 2 bedroom plus den, 2 bathroom beauty of a home. #2311 is the corner unit we all want, bathed in warm natural sunlight, brightened with its 9 foot ceilings, bearing its huge wrap-around balcony (with gorgeous south-east views), and blessed with a bonus den space (currently fitted as a custom closet). Perfectly & tastefully upgraded with engineered hardwood, marble tiles & built-in electric fireplace. And expertly designed, with split bedrooms (including a primary bedroom with a walk-in closet and its own ensuite; and the second bedroom with its own balcony walk-out) and with windows all around. Plus, its fitted with a premium parking spot (no neighbours on one side!) and a private locker room (secure!).

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



50 Dunfield Ave 2013
Toronto Ontario M4S 0E4

Sold: \$692,800
List: \$649,900

Toronto C10 Mount Pleasant West Toronto % Dif: 107

Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 19

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 2

Unit#: 13

Locker Lev/Unit: Lev

Washrooms: 2

Corp#: TSCC / 3041

Locker Unit: 37

1x4xFlat, 1x3xFlat

Level: 18

Dir/Cross St: Yonge/Eglinton

Prop Mgmt: MELBOURNE PM

MLS#: C11951979

Sold Date: 02/22/2025

PIN#: 770410486

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$473.86	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	None
Apx Sqft:	700-799	Elev/Lift:		Park Type:	None
Sqft Source:	As per owner	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	Sw	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			


Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	Combined W/Dining Combined W/Kitchen Balcony
2	Prim Bdrm	Flat	0	0	Laminate Large Window Large Closet
3	2nd Br	Flat	0	0	Laminate Closet

Client Remks: Experience Luxury In This Pristine, In NEW Midtown Condo Featuring 2 Beds, 2 Full Bath, A Locker, Situated At The Prime Location Of Yonge & Eglinton , Toronto. Developed By Plazacorp, This Condo Boast 706Sqft Plus Large Balcony, Bright and Spacious Layout With A Functional Design. Revel In The Elegance Of Quartz Countertops, Stainless Steel Appliances and Expansive Picture Windows In Bedrooms. Step out to The South West-Facing unit's Open Balcony For Breathtaking, views. Located JUST Minutes From Eglinton Subway Station, It Caters Perfectly To Young Professionals Or Families Seeking Convenience. With Seamless Access To Public Transit (Subway, LRT, Buses), Shopping Malls, Restaurants, Bars, Banks, and Office Buildings. This Condominium Offers The Quintessential Urban Living Experience.

Extras:

Listing Contracted With: HOMELIVING EMPIRE REALTY INC. 647-622-2214



300 Balliol St 811
Toronto Ontario M4S 3G6
Toronto C10 Mount Pleasant West Toronto % Dif: 99
Taxes: \$2,675 / 2024 **For:** Sale **SPIS:** N **DOM:** 8

Sold: \$695,000
List: \$699,000

Condo Apt
Apartment
Unit#: 11
Corp#: MTCP / 1281

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 8

Rms: 4
Bedrooms: 1 + 1
Washrooms: 1
1x4xFlat

Dir/Cross St: Balliol St/Mount Pleasant Rd.
Prop Mgmt: Goldview Property Management

MLS#: C12068682
Sold Date: 04/16/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plans Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: Exclusive Maint: \$565 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: N Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0.01	x 6.46	Closet
2	Living	Main	17.09	x 10.01	Hardwood Floor
3	Dining	Main	17.09	x 10.01	Combined W/Living
4	Kitchen	Main	9.42	x 7.58	Hardwood Floor
5	Prim Bdrm	Main	11.75	x 8.83	Hardwood Floor
6	Den	Main	9.42	x 8.01	Hardwood Floor

Wainscoting	Hardwood Floor
Combined W/Dining	Open Concept
Hardwood Floor	Open Concept
Stainless Steel Appl	Breakfast Bar
W/I Closet	Large Window
Closet Organizers	Pot Lights

Client Remks: Urban sophistication meets comfort in a prime Toronto location! Welcome to this beautifully renovated top-floor condominium in one of Toronto's most sought-after neighbourhoods. This bright 1 bedroom plus den features stunning south-facing views of the city skyline and Rosedale Valley. The open-concept layout offers a versatile floor plan with the den easily functioning as a home office or second bedroom. Enjoy your private balcony with unobstructed views, perfectly situated on the top floor for optimal quietness. This complete package includes both dedicated parking and a storage locker. Comprehensively upgraded throughout, this meticulously maintained unit features a renovated kitchen with new appliances, an updated bathroom, and refreshed living spaces with custom storage solutions. Located just a 5-minute walk to TTC subway, shopping, restaurants, and Yonge Street, this well-kept unit in a well-maintained building represents an excellent opportunity in one of Toronto's most vibrant neighbourhoods.

Extras:

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



89 Dunfield Ave 3402
Toronto Ontario M4S 0A4

Sold: \$699,800
List: \$699,800

Toronto C10 Mount Pleasant West Toronto % Dif: 100

Taxes: \$4,027.07 / 2024 **For:** Sale **SPIS:** N **DOM:** 9

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 02 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 2556 **Locker Unit:** 1x4xFlat
Level: 34

Dir/Cross St: Yonge / Eglinton
Prop Mgmt: First Service Residential

MLS#: C11972835

Sold Date: 02/23/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Encl
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$791.53	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Private
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	695 + 100 balcony	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Nw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			


#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	
2	Dining	Flat	0	0	
3	Kitchen	Flat	0	0	
4	Prim Bdrm	Flat	0	0	
5	Den	Flat	0	0	

Client Remks: Prime Location! Eglinton Subway & LRT Station. The Madison at Yonge and Eglinton with world-class building amenities just steps to the subway station. This high-floor corner unit features 1 Bedroom + Den, a spacious layout with 690 sq. ft. of living space plus a 100 sq. ft. balcony, and soaring 10' ceilings. Enjoy an open-concept design, upgraded kitchen cabinets, stainless steel kitchen appliances, and a large balcony with stunning unobstructed views. Includes 1 parking and 1 locker. Flexible possession date Vacant and Ready for move-in! Excellent Tenant is paying \$2940/month willing to stay or leave with 2 month's notice.

Extras:

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



	89 Dunfield Ave 2005		Sold: \$700,000
	Toronto Ontario M4S 0A4		List: \$699,900
	Toronto C10 Mount Pleasant West Toronto % Dif: 100		
	Taxes: \$3,597.91 / 2024	For: Sale	SPIS: N
	DOM: 3		
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 5	Locker Lev/Unit: E	Washrooms: 2	
Corp#: TSCC / 2556	Locker Unit: 120	1x4xMain, 1x3xMain	
	Level: 20		
Dir/Cross St: Yonge/Eglinton			
Prop Mgmt: First Service Residential			


MLS#: C12196210	Sold Date: 06/07/2025
PIN#: 765560409	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 754 sq ft + 298 Balcony Professional Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$710.23 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Media Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x 2.95	Hardwood Floor Closet
2	Living	Main	15.09	x 9.84	Window Flr to Ceil W/O To Balcony Combined W/Dining
3	Dining	Main	15.09	x 9.84	Window Flr to Ceil W/O To Balcony Combined W/Living
4	Kitchen	Main	8.2	x 8.2	Granite Counter Stainless Steel Appl Open Concept
5	Prim Bdrm	Main	9.84	x 10.5	Window Flr to Ceil 4 Pc Ensuite W/I Closet
6	2nd Br	Main	8.53	x 8.86	Window Flr to Ceil Large Closet Hardwood Floor

Client Remks: This is Midtown living at its best - stylish, connected, and steps from everything. Inside this 2-bedroom, 2-bathroom corner unit, you'll find a bright and well-designed layout with phenomenal views. The best of Yonge & Eglinton is all just a short walk away - bars, cafes, restaurants, grocery stores, pharmacies, fitness studios, shops, the Yonge Eglinton Centre, and even a movie theatre. And when winter hits hard, direct access to Loblaws and the LCBO means you wont have to bundle up just to grab the essentials. And with the TTC just steps away, the intersection now fully re-opened, and the Eglinton Crosstown LRT nearly complete, this already-accessible neighbourhood is on track to become the most connected in the city. Inside, floor-to-ceiling windows and a wrap-around balcony frame expansive north and east views, flooding the space with natural light, while wide-plank floors provide a clean, contemporary feel. The sleek kitchen features ample storage, full-size stainless steel appliances(!), granite countertops, and a generous island ideal for cooking or casual dining. The primary bedroom includes a walk-in closet and 4-piece ensuite, while the second bedroom offers flexibility for guests, roommates, or working from home. The building is also Beanfield Fibre-ready, ensuring ultra-fast internet for remote work or streaming. The Madison doesn't hold back when it comes to amenities. Residents enjoy 24/7 concierge and security, a full fitness centre with change rooms, a yoga studio, indoor pool and hot tub, steam room, rooftop terrace with BBQs, theatre room, party space, chefs kitchen, and visitor parking. Whether you're a first-time buyer, investor, or urban dweller craving convenience, this one delivers. ****Don't Miss the Virtual Tour & Floor Plans****

Extras: Listing Contracted With: <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000
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50 Dunfield Ave 2312
Toronto Ontario M4S 0E4
Toronto C10 Mount Pleasant West Toronto % Dif: 117
Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 27

Sold: \$700,000
List: \$599,000

Condo Apt
Apartment
Unit#: 12
Corp#: TSCC / 3041

#Shares%:
Locker#: 28
Locker Lev/Unit: R1
Locker Unit:
Level: 23

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4, 1x3

Dir/Cross St: Yonge / Eglinton
Prop Mgmt: Melbourne Property Management

MLS#: C12112492
PIN#:

Sold Date: 05/27/2025


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 700-799 Sqft Source: Builder Exposure: Se Assessment: 2025 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$476.39 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Y Taxes Incl: Water Incl: N Heat Incl: Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.24	x 10.5	Laminate Combined W/Dining W/O To Balcony
2	Dining	Main	18.24	x 10.5	Laminate Combined W/Living
3	Kitchen	Main	18.24	x 10.5	Laminate Stainless Steel Appl
4	Br	Main	11.32	x 9.02	Laminate Closet 3 Pc Ensuite
5	2nd Br	Main	11.52	x 8.01	Laminate Closet

Client Remks: Welcome To Plaza Midtown A Luxurious 1-Year-New Condominium Located In The Heart Of Vibrant Midtown Toronto At Yonge & Eglinton! This Functional And Efficient 2-Bedroom, 2-Washroom Southeast-Facing Unit Offers A Bright, Open-Concept Layout, Perfect For Families Or Roommates. Featuring Quartz Countertops, Stainless Steel Appliances, Expansive Picture Windows, And A Spacious Private Balcony With Lovely City Views. Crafted By Renowned Builder Plazacorp, This Suite Provides An Exceptional Urban Lifestyle With A Walk Score Of 97 And A Transit Score Of 95. Enjoy Unmatched Convenience With Steps To Eglinton Subway, Upcoming LRT, Shopping Centres, Restaurants, Cafes, Banks, And Office Buildings. Experience Refined City Living In A Dynamic, Thriving Neighbourhood! Includes Storage Locker. Move-In Ready!

Extras:

Listing Contracted With: RE/MAX PROHOME REALTY 905-305-0505

	2221 Yonge St 4003 Toronto Ontario M4S 0B8 Toronto C10 Mount Pleasant East Toronto % Dif: 96 Taxes: \$3,912.64 / 2024 For: Sale SPIS: N DOM: 49				Sold: \$700,000 List: \$729,000	
	Condo Apt Apartment Unit#: 3 Corp#: TSCC / 2854		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 40		Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xFlat, 1x4xFlat	
	Dir/Cross St: Yonge & Eglinton Prop Mgmt: Berkley Property Management 437 833 6377					
MLS#: C12090912 Sold Date: 06/06/2025 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: As Per Builder Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: None Maint: \$677.02 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		Retirement: Water Incl: Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:		Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 07 Park \$/Mo: Prk Lvl/Unit: P2 Valet Only Bldg Amen: Concierge, Exercise Room, Media Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	14.01	x 10.4	W/O To Terrace	Laminate Se View
2	Dining	Ground	14.01	x 10.4	W/O To Terrace	Combined W/Living Se View
3	Kitchen	Ground	8.5	x 7.09	Modern Kitchen	Laminate Se View
4	Prim Bdrm	Ground	10.01	x 9.91	W/I Closet	4 Pc Ensuite East View
5	2nd Br	Ground	10.3	x 8.79	Closet	South View Laminate
Client Remks: Elevated Living at 2221 Yonge St 40th Floor Corner Suite! Welcome to an exceptional opportunity to reside on the 40th floor of 2221 Yonge Street, where sophistication meets urban convenience. This stunning 2-bedroom, 2-bathroom corner suite boasts 727 sq. ft. of interior space, complemented by an expansive 311 sq. ft. wrap-around terrace offering breathtaking, unobstructed southeast views including the iconic CN Tower. Designed for modern living, this residence features floor-to-ceiling windows, flooding the space with natural light and accentuating the sleek laminate flooring. The thoughtfully designed split-bedroom layout enhances privacy and functionality. The contemporary kitchen is equipped with premium integrated appliances. **EXTRAS** 1 Parking + Valet Service with No extra cost. State-of-the-art fitness centre, yoga room, spa, steam & sauna. Rooftop deck with BBQ area. Elegant party room 24-hour security and concierge service.						
Extras:						
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. 905-305-1600						



50 Dunfield Ave 711
Toronto Ontario M4S 3A4
Toronto C10 Mount Pleasant East Toronto % Dif: 100
Taxes: \$4,227.28 / 2024 **For:** Sale **SPIS:** N **DOM:** 30

Sold: \$703,500
List: \$707,000

Condo Apt
Apartment
Unit#: 11
Corp#: MTCP / 3041

#Shares%:
Locker#:
Locker Lev/Unit: P2
Locker Unit: #166
Level: 07

Rms: 5
Bedrooms: 2
Washrooms: 2
1x3xFlat, 1x4xFlat

Dir/Cross St: Yonge St & Eglinton Ave
Prop Mgmt: Melbourne Management 416-546-2126

MLS#: C12004333
Sold Date: 04/05/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$584.28 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P3 #44 Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	9.97	x 19	Laminate Combined W/Dining W/O To Balcony
2	Dining	Flat	9.97	x 19	Laminate Open Concept
3	Kitchen	Flat	9.97	x 19	Quartz Counter B/I Appliances Track Lights
4	Prim Bdrm	Flat	10.1	x 10.5	3 Pc Ensuite Double Closet Picture Window
5	2nd Br	Flat	8.99	x 10.5	Closet Picture Window

Client Remks: Experience fantastic living right at Yonge and Eglinton just steps from transit, restaurants and everything you need. The functional layout features a split 2-bedroom floor plan, approximately 683 sq ft, with high ceilings giving you the feeling of space and privacy. Quality finishes throughout, full-sized built-in appliances, 2 spacious bathrooms and a modern design that makes every day living easy. Don't forget the large open balcony, and this suite comes with a locker and one parking spot. Amenities include weight and cardio room, lounge/dining/event space with bar/kitchenette, dining/meeting room, media/lounge/game room, concierge & guest suites. Outdoor amenities: pool, hot tub, sun deck, BBQ area, private dining area and more. Very convenient access to Sunnybrook hospital and downtown hospitals. Don't miss out on this fantastic opportunity.

Extras:

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


2181 Yonge St 709
Toronto Ontario M4S 3H7
Sold: \$708,118
List: \$720,000

Toronto C10 Mount Pleasant West Toronto % Dif: 98

Taxes: \$4,144.82 / 2023 **For:** Sale**SPIS:** N**DOM:** 113

Condo Apt

#Shares%:**Rms:** 5 + 1

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 09**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCP / 1890**Locker Unit:**

1x4xFlat, 1x4xFlat

Level: 7**Dir/Cross St:** Yonge/Eglinton**Prop Mgmt:** Crossbridge Condominium Services Ltd. 416-510-8700**MLS#:** C11567203**Sold Date:** 03/22/2025**PIN#:** 128900091

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$854.93	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Builder Flr. Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:	Y	Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		
				Bbqs Allowed, Concierge, Guest Suites, Gym, Indoor Pool, Media Room	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Flat	12	x 10	Large Window	W/I Closet	3 Pc Ensuite
2	2nd Br	Flat	11	x 8.17	Laminate	Closet	Window
3	Kitchen	Flat	8	x 7.01	Breakfast Bar	Granite Counter	
4	Living	Flat	10	x 19.6	Large Window	W/O To Balcony	Laminate
5	Den	Flat	7	x 7.8	Laminate	3 Pc Bath	

Client Remks: Discover the allure of urban living in this captivating 2 bedroom, 2 bath + Den (977 sq ft suite + 40 sq ft balcony = 1017 sqft total) nestled in the heart of Midtown across from Eglinton subway. Boasting a spacious floor plan and charming touches throughout, this meticulously maintained residence offers a seamless blend of comfort and sophistication. Step inside to find a den complete with a built-in desk, ideal for work or study, while freshly painted walls and removable California Shutters welcome natural light to illuminate every corner. The kitchen features elegant granite countertops, perfect for culinary enthusiasts. Situated in an exceptionally appointed building with every convenience at your doorstep; connecting you effortlessly to the vibrant pulse of the city. From restaurants, and banking to dining, shopping, medical facilities, theaters, and entertainment venues, all amenities are within walking distance. Don't miss the opportunity to make this urban retreat your own. **** EXTRAS **** GE Fridge, Stove, Microwave, Dishwasher, Stacked Washer/Dryer, Hood *One Pet Policy.

Extras:**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888



50 Dunfield Ave 1517
Toronto Ontario M4S 0E4

Sold: \$710,000
List: \$748,000

Toronto C10 Mount Pleasant West Toronto % Dif: 95

Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 11

Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 1 **Bedrooms:** 3
Unit#: 17 **Locker Lev/Unit:** 3 **Washrooms:** 2
Corp#: Toronto / 3041 **Locker Unit:** 32 1x3, 1x4
Level: 13

Dir/Cross St: Yonge / Eglinton
Prop Mgmt: Diamond Property Service

MLS#: C12140328

Sold Date: 05/22/2025

PIN#:


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$592.56	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	800-899	Elev/Lift:		Park Type:	None
Sqft Source:	floor plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	Nw	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Other	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Bbqs Allowed, Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.2	x 18.8	Laminate	W/O To Balcony	Open Concept
2	Kitchen	Flat	12.2	x 18.8	Laminate	Stainless Steel Appl	Eat-In Kitchen
3	Prim Bdrm	Flat	12.07	x 10.17	4 Pc Bath	Large Closet	Laminate
4	2nd Br	Flat	9.42	x 8.23	Closet	Large Window	Laminate
5	3rd Br	Flat	9.42	x 7.25	W/W Closet	Sliding Doors	Separate Rm

Client Remks: 1 year new immaculately maintained corner THREE bedroom 2 bathroom suite within 6 minutes walk to Yonge/Eglinton subway station! Highly functional and efficient layout, can be used as bonafide 3 bedrooms or turn one of the bedrooms into a spacious enclosed office space with huge closet. Sun-drenched bright north-west facing corner with huge wraparound balcony offering unobstructed city views, you can even see the CN tower from here. Features 9ft ceilings, laminate floors throughout, stone counters, soaker tub, 24hr concierge, fully equipped weight training & cardio equipment, yoga/dance room, steam room, outdoor pool & whirlpool, rooftop deck with bbq, party room, meeting room, & more! Enjoy amazing conveniences at your door step: Loblaws grocer, LCBO, lots of bars, restaurants & coffee/dessert shops, commercial gym, Yonge/Eglinton centre, cinema, book store, community park with playground, & much more! The soon to be opened Eglinton Crosstown LRT will bring enhanced commuter residents in the area! Within the high ranking North Toronto Collegiate Institute (8.9/10) and Northern Secondary school (8.4/10) district! 99 walk score and 92 commuter score! Don't miss!

Extras:

Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988



25 Holly St 710
Toronto Ontario M4S 0E3
Toronto C10 Mount Pleasant East Toronto % Dif: 98
Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 31

Sold: \$710,000
List: \$728,000

Condo Apt
Apartment
Unit#: 10
Corp#: TSCC / 3041

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 7

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x3xMain

Dir/Cross St: Yonge/Eglinton
Prop Mgmt: Melbourne Property management

MLS#: C12017742
PIN#:

Sold Date: 04/12/2025


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 700-799 Sqft Source: Floor Plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$476.39 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.1	x 9.15	Combined W/Dining
2	Kitchen	Main	21.1	x 9.15	Laminate
3	Prim Bdrm	Main	11.48	x 8.66	Laminate
4	2nd Br	Main	10.33	x 10.43	Laminate

Client Remks: Welcome to Plaza Midtown! This perfect split two-bedroom layout offers east views, with locker included. Enjoy breathtaking 9ft high ceilings, floor-to-ceiling windows, and a huge balcony accessible from living room, bathed in natural light. The gorgeous modern L-shaped kitchen features high-end full-size appliances and quartz countertops. Nestled in a quiet, family-friendly neighborhood at Yonge & Eglinton, you'll find trendy shops, restaurants, and cafes just around the corner. Steps to the Yonge Subway line (Eglinton Station) and Eglinton LRT, this location offers easy access to public transit, shopping centers, and all the conveniences of urban living. This is truly an incredible opportunity to call Plaza Midtown home. Extras: Great Amenities ,24 hours Concierge, Outdoor Lounge Bar Area, Swimming Pool, Hot Tub, Media Room, Meeting/Dining Room, BBQ, Guest Suite, Pet Spa, Steam Room, Yoga Room

Extras:
Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-782-8882



	11 Lillian St 807		Sold: \$710,000
	Toronto Ontario M4S 0C3		List: \$649,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 109		
	Taxes: \$3,855.41 / 2024	For: Sale	SPIS: N
	DOM: 4		
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 7	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCP / 2858	Locker Unit:	1x4xMain, 1x3xMain	
	Level: 8		
Dir/Cross St: Eglinton/Yonge			
Prop Mgmt: Distinction Condominium			

MLS#: C12152392 PIN#: 765560014	Sold Date: 05/19/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 800-899 Sqft Source: Builder Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$766.51 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.7	x 7.87	Combined W/Kitchen Laminate Window Flr to Ceil
2	Kitchen	Main	16.7	x 6.43	Combined W/Living Laminate Window Flr to Ceil
3	Prim Bdrm	Main	12.8	x 12.37	3 Pc Ensuite Laminate B/I Closet
4	2nd Br	Main	15.49	x 9.51	Laminate B/I Closet Window Flr to Ceil

Client Remks: Excellent layout - Over \$50K In Upgrades dollars spent on extras and finishes - 816 Square Feet, Plus Two Balconies - 238 Sq Ft Balcony - Full Width Floor To Ceiling Windows And Upgraded Window Coverings, -Laminate Wood Flooring, Miele Stainless Steel built in Appliances,- Plumbed For Ntrl Gas Bbq. w/o to balcony from living room - & from primary bedroom - fits king size bed - 3 pc ensuite - closet organizers in all closets - ensuite stackable washer and dryer - Located at Yonge/Eglinton Corridor - schools, parks, lots of restaurants shopping, subway - DO NOT MISS THIS ONE - EXCELLENT LAYOUT! **EXTRAS** All existing light fixtures, - All existing blinds, - all existing closet organizers - Locker. - Ensuite Laundry, - Dual zone thermostats - Separate heating/cooling zone control for master bedroom and separate thermostat for the rest of the unit. - Miele Appliances: 30" Fridge, 30" Cooktop And Oven, 24" Microwave, 24" Built-In Dishwasher; - Exhaust Fan, - Whirlpool Clothes Washer And Dryer.- Plank Laminate And Ceramic Flooring, - Quartz Counters, - Bedrooms With Black Out Blinds. Parking available for \$39,000. Extras: Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. 905-896-3333	
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139 Merton St 255
Toronto Ontario M4S 3G7
Toronto C10 Mount Pleasant West Toronto % Dif: 103
Taxes: \$2,954 / 2024 **For:** Sale **SPIS:** N **DOM:** 13

Sold: \$715,000
List: \$694,900

Condo Apt **#Shares%:** **Rms:** 4
2-Storey **Locker#:** **Bedrooms:** 1
Unit#: 41 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1339 **Locker Unit:** 1x4x2nd, 1x2xMain
 Level: 2

Dir/Cross St: Yonge/Merton
Prop Mgmt: ICC Property Management

MLS#: C12086675 **Sold Date:** 04/29/2025

PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Jlte
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$725.47	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Fan Coil / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: None
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Sqft Source: As per MPAC	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: N	Heat Incl: Y Hydro Incl: Y	#: 65
Assessment:	Cable TV Incl: CAC Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: B
Phys Hdcap-Eqp:	Cert Level:	Bldg Amen:
	GreenPIS:	Com Elem Incl: Y
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.35	x 13.98	Hardwood Floor B/I Bookcase Combined W/Dining
2	Dining	Main	8.27	x 8.86	Hardwood Floor Combined W/Living Juliette Balcony
3	Kitchen	Main	9.35	x 9.06	Breakfast Bar Granite Counter Stainless Steel Appl
4	Br	2nd	9.22	x 13.19	O/Looks Living 4 Pc Ensuite Closet Organizers

Client Remks: Calling All Young Professionals & Investors! 1 Bed 2 Bath 2-storey loft in the highly sought after "Metro Lofts". The main level features an open concept living/dining room with soaring high ceilings bathed in natural light, a 2-piece powder room and a coat closet with under-stairs storage. Well-appointed kitchen with granite countertop, complemented by stainless steel appliances. The second-floor bedroom accommodates a king-size bed and overlooks the living area. Paired with a 4-piece ensuite bathroom. Utilities - heat, hydro, and water are included, along with two lockers and parking. Nestled against the Beltline, this vibrant neighborhood offers everything you need with convenient access to public transit, charming shops and eateries.

Extras:
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850



645 Millwood Rd 206 Toronto Ontario M4S 1L1 Toronto C10 Mount Pleasant East Toronto % Dif: 95 Taxes: \$3,416.40 / 2024 For: Sale SPIS: N DOM: 16		Sold: \$715,000 List: \$749,900
Condo Apt Apartment Unit#: 206 Corp#: BG / 0	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
Dir/Cross St: Bayview And Millwood Prop Mgmt: Affordable Property Management Inc		

MLS#: C12139756	Sold Date: 05/26/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1127 - Architects Floor Plan Exposure: Ew Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,335.64 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Common Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.93	x 11.98	Hardwood Floor	Combined W/Dining	East View
2	Dining	Main	24.93	x 11.98	Hardwood Floor	Combined W/Dining	
3	Kitchen	Main	8.37	x 7.87	Pantry		
4	Prim Bdrm	Main	13.12	x 11.81	Hardwood Floor	4 Pc Ensuite	East View
5	2nd Br	Main	11.65	x 11.48	Hardwood Floor	West View	
6	Pantry	Main	5.91	x 3.61			

Client Remks: 'Bethel Green' Is A Life-Lease' Building For Seniors Over 60+. This sunlit 1,127 sq ft unit features an east-facing master bedroom and a west facing second bedroom overlooking private gardens. It's an excellent choice for those downsizing who seek an adult lifestyle community in a prime location. Non-drivers particularly value the proximity to local amenities within walking distance. The better weather invites everyone to enjoy the patio area from the lounge or the beautifully landscaped garden. The management is outstanding, and the 19-unit building is meticulously maintained. With bus services to Eglinton or Davisville Station just steps away, the location is unparalleled. Bethel Green stands as Leaside's premier location for seniors, nestled in one of Toronto's most sought-after neighbourhoods.

Extras:

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-487-5131
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2221 Yonge St 4702 Toronto Ontario M4S 0B8 Toronto C10 Mount Pleasant West Toronto Taxes: \$3,941.24 / 2024 For: Sale SPIS: N DOM: 23			Sold: \$730,000 List: \$699,000
Condo Apt Apartment Unit#: 2 Corp#: TSCC / 2854	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 47	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat	
Dir/Cross St: Yonge St & Eglinton Ave Prop Mgmt: Berkley Property Management			

MLS#: C11986990 PIN#: 768540151	Sold Date: 03/19/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 707 SQFT+ 285 SQFT Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$641.71 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Other / 1 Park/Drive: Other Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: LEVEL8, UNIT81 Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Located at Yonge & Eglinton in the heart of midtown Toronto. 707 sq ft of Interior Space and Panoramic Wrap Around 285 sq ft Balcony with Abundance of Natural Light. Steps away from the TTC Subway Station, Shops, Highly-rated Restaurants, Groceries and much more! This 2Bedroom suite has an Open Concept With Split Bedroom Layout, Laminate Throughout, and Modern Kitchen with Stainless Steel Appliances, Granite Countertops, and Ample Storage Space. Amenities include Fitness, 24h Security, Yoga Rooms, Hot Tubs, . Whitney Jr PS, Hodgson MS, and North Toronto CI school districts. It's a great alternative to downtown living & easy access to the Yonge St subway to Union Station. **EXTRAS** 1 Parking + Valet Service with No Extra Cost. Extras: Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 905-883-4922					


5 Soudan Ave 1002
Toronto Ontario M4S 0B1
Sold: \$738,000
List: \$759,000

Toronto C10 Mount Pleasant West Toronto % Dif: 97

Taxes: \$3,351.30 / 2024 **For:** Sale**SPIS:** N**DOM:** 19

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 2**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2788**Locker Unit:**

1x4xFlat, 1x3xFlat

Level: 6**Dir/Cross St:** Yonge & Soudan**Prop Mgmt:** First Service Residential**MLS#:** C11905668**Sold Date:** 01/22/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$718.72	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	As per floor plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		#:	B79
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		Cert Level:		Com Elem Incl:	Y
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.5	x 9.35	Window Flr to Ceil	Laminate	South View
2	Kitchen	Flat	10.99	x 8.76	Modern Kitchen	Centre Island	Stainless Steel Appl
3	Prim Bdrm	Flat	11.25	x 10.07	Balcony	His/Hers Closets	Ensuite Bath
4	Br	Flat	10.14	x 8.89	Glass Doors	Double Closet	Laminate

Client Remks: Welcome To Art Shoppe Lofts + Condos in the heart of Yonge & Eglinton! This rarely offered 732 sqft split 2 bedroom, 2 full bathroom unit comes fully upgraded with 1 parking. Breathtaking unobstructed south east views .9ft high ceilings, floor to ceiling windows, walk-in closet and double wide balcony. Great natural light throughout and functional layout with no wasted space. Gorgeous modern kitchen with high-end built-in appliances, large waterfall centre island and quartz countertops. Nestled in a quiet, family-friendly neighbourhood of Yonge & Eglinton with trendy shops, restaurants and cafes around the corner. Just steps to the Yonge Subway line (Eglinton Station), Eglinton LRT and great commercial tenants in the building including Farmboy, Staples, West Elm and Oretta. Close proximity to top-rated public schools: Whitney Jr PS, North Toronto CI and St. Monica Catholic School.

Extras: Parking included. Incredible amenities include: Roof top infinity pool, hot tub, cabanas, party room, state of the art fitness centre/gym, yoga room, wine tasting room, theatre room, concierge, visitor parking & much more!

Listing Contracted With: BAY STREET INTEGRITY REALTY INC. 905-909-9900


30 Holly St 902
Toronto Ontario M4S 3C2
Sold: \$747,000
List: \$782,000

Toronto C10 Mount Pleasant West Toronto % Dif: 96

Taxes: \$3,662.28 / 2024 **For:** Sale**SPIS:** N**DOM:** 13

Condo Apt

#Shares%:**Rms:** 8

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 2**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** MTCC / 744**Locker Unit:** 113

1x6xFlat, 1x4xFlat

Level: 9**Dir/Cross St:** Yonge & Eglinton**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C12094675**Sold Date:** 05/05/2025**Assignment:** N**PIN#:****Kitchens:**

1

Fam Rm:

Y

Basement:

None

Fireplace/Stv:

N

Heat:

Forced Air / Gas

Apx Age:**Apx Sqft:**

1200-1399

Sqft Source:

1269sqft + 98sqft (Balcony)

Exposure:

Se

Assessment:**Spec Desig:**

Unknown

Phys Hdcap-Eqp:**Pets Perm:**

Restrict

Locker:

Owned

Maint:

\$1,747.28

A/C:

Central Air

Central Vac:

N

UFFI:**Elev/Lift:**Y **Retirement:****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, Family Room,
Hospital, Library, Park, Pets Allowed with
Restrictions, Place Of Worship, Public Transit**Balcony:**

Open

Ens Lndry:

Y

Lndy Lev:**Exterior:**

Concrete

Gar/Gar Spcs:

Underground / 1

Park/Drive:**Park Type:**

Owned

Park/Drv Spcs:1 **Tot Prk Spcs:**

1

#:

35

Park \$/Mo:**Prk Lvl/Unit:**

B

Bldg Amen:Bike Storage, Concierge, Gym, Rooftop
Deck/Garden, Sauna, Visitor Parking**Com Elem Incl:**

Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	35.99	x 11.68	Combined W/Dining	Pot Lights	B/I Shelves
2	Dining	Flat	35.99	x 11.68	Combined W/Living	B/I Fridge	Hardwood Floor
3	Solarium	Flat	3.6	x 11.68	Combined W/Living	W/O To Balcony	East View
4	Kitchen	Flat	10.33	x 7.91	B/I Appliances	Granite Counter	Custom Backsplash
5	Breakfast	Flat	7.12	x 5.05	W/O To Balcony	Separate Rm	California Shutters
6	Prim Bdrm	Flat	14.99	x 10.86	6 Pc Ensuite	W/I Closet	Pot Lights
7	2nd Br	Flat	8.3	x 16.5	Large Window	W/I Closet	Pot Lights
8	Laundry	Flat	9.78	x 5.18	Laundry Sink	B/I Shelves	Tile Floor

Client Remks: *Renowned Luxury Boutique Condo In One Of Midtown's Best Locations - 30 Holly *Only 6 Suites Per Floor, Perfect For Peaceful Living *This 2Bdrm + Solarium, 2 Baths W/1,265 Sqft Of Living Space Is Truly One Of A Kind *Freshly Painted, Smooth Ceilings, Hardwood Flrs & Potlights Thru-Out *Full Sized B/I Wine Cellar In Dining Area Which Gives A True Luxury Touch *Spacious Living Area W/ Tailored TV Console & Integrated Shelving, That's Stylish Living *Chef-Inspired Kitchen W/ B/I High End Appliances, Granite Counters, Valance Lighting & Custom Stainless Steel Backsplash *Eat-In Kitchen W/ Walkout To Private S/E Exposure Balcony Offering Unobstructed Views Surrounded By Multi-Million Dollar Homes *Primary Bdrm W/ 6Pc Spa-Inspired Ensuite & W/I Closet W/ Custom Organizer *2nd Bdrm W/ Upgraded Potlights, Windows W/ California Shutters & W/I Closet *Solarium W/ Wall-to-Wall Windows For A Cozy Retreat Plus A 2nd Walkout To Balcony *5-Star Building Amenities: 24-Hr Concierge, Gym, Sauna, Rooftop Garden, Party Room & Visitor Parking *Updated Lobby & Common Areas *Mins From TTC/Subway, Future LRT, Shops At Yonge & Eglinton, Farmboy, Loblaws, Metro, Cineplex & A Wide Range Of Dining Options *Walk Score Of 98!!! *A Rare Find - Make It Yours Before Its Gone

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-487-5131


30 Holly St 1002
Toronto Ontario M4S 3C2
Sold: \$750,000
List: \$785,000

Toronto C10 Mount Pleasant West Toronto % Dif: 96

Taxes: \$3,218.10 / 2024 **For:** Sale**SPIS:** N**DOM:** 67

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 2**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 744**Locker Unit:**

1x5, 1x5

Level: 10**Dir/Cross St:** Yonge & Egliton**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C11941222**Sold Date:** 04/01/2025**PIN#:** 117440050

Kitchens:	2	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Ensuite	Ens Lndry:	Y
Basement:	None	Maint:	\$1,747.28	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	31-50	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	1269 Square Feet	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Water Incl:	Y	Prk Lvl/Unit:	B61
Spec Desig:	Unknown	CAC Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Media Room, Sauna
Phys Hdcap-Eqp:		Prkg Incl:	Y	Com Elem Incl:	Y
		Cert Level:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Flat	14.67	x 10.76	Broadloom	Double Closet	4 Pc Ensuite
2	2nd Br	Flat	12.5	x 8.6	Broadloom	Closet	South View
3	Kitchen	Flat	10.5	x 9.25	Vinyl Floor	Open Concept	Granite Counter
4	Breakfast	Flat	6.82	x 6.82	Vinyl Floor	Se View	W/O To Balcony
5	Living	Flat	27.99	x 11.52	Vinyl Floor	Combined W/Dining	W/O To Balcony
6	Dining	Flat	27.99	x 11.52	Vinyl Floor	Combined W/Living	
7	Den	Flat	11.52	x 7.25	Vinyl Floor		
8	Foyer	Flat	10.76	x 4.76	Vinyl Floor	W/I Closet	

Client Remks: This Bright And Spacious Two Bedroom Plus Den Condo Features Over 1,200 Square Feet Of Living Space, An Updated Open Concept Kitchen With Breakfast Area, Massive Primary Bedroom, Large Second Bedroom, Spacious Living/Dining Space, Two Full Bathrooms, A Laundry/Storage Room, Roomy Foyer, And Oversized Balcony With Southeast View. Comes With 1 Parking Spot. ****EXTRAS**** Amenities Include Concierge, Gym, Rooftop Deck & Party Room. Well Maintained Building With Lobby Being Updated. Convenient Location Offers Short Walk To Ttc, Shops & Restaurants In Midtown. Maintenance Fees Include Heat, Hydro And Water.

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



2191 Yonge St 4606			Sold: \$755,000
Toronto Ontario M4S 3H8			List: \$769,000
Toronto C10 Mount Pleasant West Toronto % Dif: 98			
Taxes: \$3,047.13 / 2024	For: Sale	SPIS: N	DOM: 34
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 6	Locker Lev/Unit: p2	Washrooms: 2	
Corp#: TSCC / 1965	Locker Unit: 151	1x4xMain, 1x2xMain	
	Level: 45		
Dir/Cross St: Yonge/Eglinton			
Prop Mgmt: ICC Property Management			


MLS#: C11970103 PIN#: 129650701	Sold Date: 03/18/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 792sqft (mpac) Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$656.21 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Library, Park, Pets Allowed with Restrictions, Public Transit	Balcony: Jlte Ens Lndry: Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B/Unit 83 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	Kitchen	Main	12.17	x 10.1	Stainless Steel Appl Modern Kitchen Granite Counter
2	Living	Main	17.91	x 10.01	Large Window Combined W/Dining Laminate
3	Dining	Main	17.91	x 10.01	Laminate Combined W/Living
4	Prim Bdrm	Main	11.61	x 10.01	Juliette Balcony 4 Pc Ensuite Laminate
5	2nd Br	Main	10.1	x 8.89	W/I Closet Window Laminate

Client Remks: Enjoy Nearly 800 Sqft And An Unbeatable Unobstructed Views In Toronto's Vibrant Midtown - You Don't Want To Miss This! Welcome To Quantum 2 Condos At 2191 Yonge St! This Stunning, Sun-Filled 2-Bedroom, 2-Bathroom Unit Offers Undeniably One Of The Best City Views. Recently Renovated, This Unit Features 9Ft Ceilings And An Open-Concept Layout With Modern Finishes, Including Laminate Flooring Throughout. The Sleek, Updated Kitchen Boasts Stainless Steel Appliances, Granite Countertops, Back Splash, Valence Lighting, Breakfast Island And Plenty Of Storage Space. Live Comfortably In This Spacious Living & Dining Area - Perfect For Entertaining Or Everyday Enjoyment. The Spacious Primary Bedroom Offers Generous Closet Space And A Beautifully Appointed 4Pc Ensuite Bathroom. The Second Bed Is Equally Bright And Versatile, With A Walk-In Closet! The Unit Also Includes Updated Full-Size Laundry Units. Floor-To-Ceiling Windows Flood The Space With Natural Light, Enhancing The Already Breathtaking Views - Take In The Sweeping Cityscape, Sunsets & Privacy From This Unique Suite. Residents Of Quantum 2 Enjoy Luxurious Amenities, Including An Indoor Pool, Sauna, Fully-Equipped Gym, 24-Hour Concierge Service, Party Room, And An Outdoor Terrace With BBQs. Located Only A Crosswalk From The Eglinton TTC Station And The Upcoming Eglinton Crosstown LRT, This Condo Offers Unbeatable Convenience. You're Also Just Steps Away From Farm Boy, Yonge & Eglinton Shopping Centre, A Variety Of Amazing Restaurants, Coffee Shops & Cafes And Parks In One Of Torontos Most Vibrant Neighbourhoods. Don't Skip Your Opportunity To Live In This Extraordinary Unit Offering The Perfect Blend Of Luxury, Modern Comfort, And Urban Convenience At Quantum 2 Condos In Midtown.

Extras: Listing Contracted With: EXP REALTY 866-530-7737

	50 Dunfield Ave 2620 Toronto Ontario M4S 0E4 Toronto C10 Mount Pleasant West Toronto % Dif: 109 Taxes: \$0 / 2024 For: Sale SPIS: N DOM: 38				Sold: \$760,000 List: \$699,000		
	Condo Apt		#Shares%:		Rms: 5		
	Apartment		Locker#: P3		Bedrooms: 2		
	Unit#: 20		Locker Lev/Unit: C		Washrooms: 2		
	Corp#: TSCC / 3041		Locker Unit: 302		1x3xFlat, 1x3xFlat		
		Level: 26					
Dir/Cross St: Yonge/Eglinton							
Prop Mgmt: Melbourne Property Management							
MLS#: C10429658 Sold Date: 12/26/2024							
PIN#:							
Kitchens: 1		Pets Perm: Restrict		Balcony: Open			
Fam Rm: N		Locker: Owned		Ens Lndry: Y			
Basement: None		Maint: \$558.39		Lndy Lev:			
Fireplace/Stv: N		A/C: Central Air		Exterior: Concrete			
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: None / 0			
Apx Age:		UFFI:		Park/Drive: Undergrnd			
Apx Sqft: 700-799		Elev/Lift:		Park Type: Owned			
Sqft Source: Builders Plans		Taxes Incl: Retirement:		Park/Drv Spcs: 1 Tot Prk Spcs: 1			
Exposure: E		Heat Incl: Water Incl:		#: 116			
Assessment:		Cable TV Incl: CAC Incl:		Park \$/Mo:			
Spec Desig: Unknown		Bldg Ins Incl: Y Prkg Incl: Y		Prk Lvl/Unit: B			
Phys Hdcap-Eqp:		Cert Level: Energy Cert:		Bldg Amen:			
		GreenPIS:		Com Elem Incl: Y			
		Prop Feat:					
Ensuite Laundry, Pets Allowed with Restrictions							
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	0	0	Combined W/Dining	Combined W/Kitchen	Balcony
2	Prim Bdrm	Flat	0	0	Laminate	Large Window	Large Closet
3	2nd Br	Flat	0	0	Laminate	Closet	
Client Remks: Experience Luxury In This Pristine, Never-Lived-In BRAND NEW Midtown Condo Featuring 2 Beds, 2 Full Bath, 1 PARKING, & A Locker, Situated At The Prime Location Of Yonge & Eglinton , Toronto. Developed By Plazacorp, This Condo Boast 706 Sqft Plus Large Balcony, Bright and Spacious Layout With A Functional Design. Revel In The Elegance Of Quartz Countertops, Stainless Steel Appliances and Expansive Picture Windows In Bedrooms. Step out to The East-Facing unit's Open Balcony For Breathtaking, views. Located JUST Minutes From Eglinton Subway Station, It Caters Perfectly To Young Professionals Or Families Seeking Convenience. With Seamless Access To Public Transit (Subway, LRT, Buses), Shopping Malls, Restaurants, Bars, Banks, and Office Buildings. This Condominium Offers The Quintessential Urban Living Experience.							
Extras: Stainless Steel Appliances: Fridge, Stove, Dishwasher, Washer/Dryer, Electric Light Fixtures							
Listing Contracted With: RE/MAX CROSSROADS REALTY INC. 416-491-4002							




2221 Yonge St 5109		Sold: \$762,800
Toronto Ontario M4S 2B4		List: \$699,000
Toronto C10 Mount Pleasant West Toronto % Dif: 109		
Taxes: \$4,077.15 / 2024 For: Sale		SPIS: N DOM: 36
Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 08	Locker Lev/Unit: 4	Washrooms: 2
Corp#: TSCC / 2854	Locker Unit: 51	1x4xFlat, 1x3xFlat
	Level: 51	
Dir/Cross St: Yonge/Eglinton		
Prop Mgmt: Berkeley Property Management		

MLS#: C12003540	Sold Date: 04/11/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1000-1199 Sqft Source: 730+303 Sq.ft Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$679.59 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: #80 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	Combined W/Dining W/O To Balcony Window Flr to Ceil
2	Dining	Flat	0	0	Combined W/Living Open Concept Window Flr to Ceil
3	Kitchen	Flat	0	0	Open Concept Breakfast Bar B/I Appliances
4	Prim Bdrm	Flat	0	0	4 Pc Ensuite Window Flr to Ceil Laminate
5	2nd Br	Flat	0	0	Closet Window Flr to Ceil Laminate

Client Remks: Elegant Condominium In The Heart of Midtown Toronto. This Bright Airy 2 Split Bedroom, 2 Bath Corner Unit, Complemented By an Expansive Wrap-Around Balcony Covering Over 300 sq.ft. Open Concept Layout. Floor-to-Ceiling Windows With Spectacular West Unobstructed Panoramic Views Over The City. Modern European Kitchen With Extra Pantry & Shelves, Caesarstone Countertops & Breakfast Bar. Upgraded Laminate Flooring Throughout. Building Features 24Hrs Concierge, Gym, Yoga, Spa, Party Room, Outdoor Bbq Terrace, Guest Suites & More. Conveniently Located Near Dining, Shops, Pubs, Movie Theatre, Schools, Parks, Loblaws/LCBO, TTC, Eglinton Crosstown LRT & More!					
Extras:					
Listing Contracted With: <u>HOMELIFE LANDMARK REALTY INC.</u> 905-305-1600					



319 Merton St 716
Toronto Ontario M4S 1A5
Toronto C10 Mount Pleasant West Toronto
Taxes: \$3,390.40 / 2024 **For:** Sale **SPIS:** N **DOM:** 131

Sold: \$765,000
List: \$799,900

Condo Apt
Apartment
Unit#: 16
Corp#: TSCC / 1860

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 7

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xFlat, 1x3xFlat

Dir/Cross St: Mount Pleasant
Prop Mgmt: ICON Property Management 416-482-8669

MLS#: C9344306
PIN#:

Sold Date: 01/20/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: as per floor plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$755 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Games Room, 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	Kitchen	Flat	10.53	x 9.61	Breakfast Area	Stainless Steel Appl	Granite Counter
2	Dining	Flat	14.6	x 17.03	Combined W/Living	Open Concept	Hardwood Floor
3	Living	Flat	14.96	x 17.03	Open Concept	Hardwood Floor	W/O To Balcony
4	Prim Bdrm	Flat	9.94	x 14.4	4 Pc Ensuite	B/I Closet	Large Window
5	2nd Br	Flat	8.56	x 13.55	Hardwood Floor	B/I Closet	Large Closet

Client Remks: The Domain.....an exclusive and stylish building in the heart of Midtown Toronto. A fabulous 2 bedroom and 2 bathroom corner unit with balcony. A spacious bright open floor plan with some modern touches such as a stone feature wall in the living/dining room.It offers oversized windows, ample storage, built-in wall to wall closets in the bedrooms. The kitchen is well equipped and has a breakfast bar with stools. There is also an ensuite laundry.The building amenities include an indoor pool and hot tub, sauna, gym, games room, party/meeting room, car wash and courtyard lounge area overlooking the belt-line trail. This building is also known for its excellent on-site property management and 24/7 Concierge.Great location, with transit at your doorstep, walk to subway, restaurants, schools, farmers market, shopping, cafes and more

Extras: Superb building amenities, owned locker, 1 owned parking spot, visitor parking, car wash, easy access to Belt-line trail,transit too.

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

**225 Merton St 805****Toronto Ontario M4S 3H1**

Toronto C10 Mount Pleasant West Toronto % Dif: 102

Taxes: \$3,082.90 / 2024 **For:** Sale**SPIS:** N**Sold: \$765,000****List: \$749,900****DOM:** 3

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 4**Locker Lev/Unit:** A**Washrooms:** 1**Corp#:** TSCC / 1502**Locker Unit:** 66

1x4xFlat


Level: 7**Dir/Cross St:** Yonge Street / Merton Street**Prop Mgmt:** Percel Inc.**MLS#:** C12001493**Sold Date:** 03/08/2025**PIN#:** 125020087

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$934.24	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	As per MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:	2024	Cable TV Incl:		Prk Lvl/Unit:	Level A/Unit 32
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	11.09	x 10.24	Open Concept	Large Window	W/O To Balcony
2	Dining	Flat	11.09	x 10.24	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Flat	9.91	x 7.84	Stainless Steel Appl	Quartz Counter	Custom Backsplash
4	Prim Bdrm	Flat	12.34	x 9.91	Double Closet	Large Window	Hardwood Floor
5	2nd Br	Flat	9.91	x 8.83	Double Closet	W/O To Balcony	Hardwood Floor

Client Remks: Midtown living never looked so good! Perfectly positioned on the quiet, south-east side of this boutique building with STUNNING protected Beltline views, you'll find this dreamy suite. As spacious as it gets with 754 sq ft, room for human-sized furniture and a proper dining area. Two full bedrooms, both with windows and closets, mean options for growing families, working from home or visiting guests. Enjoy the stunning renovated kitchen with quartz counters and full-size appliances, updated washroom and oh-so-sweet balcony to take in the treed vistas. Plus hardwood floors throughout, fab closet built-ins, ensuite laundry + wide underground parking (close to the elevator) and storage locker included. With direct access to the Kay Gardiner Beltline Trail and Mt Pleasant Cemetery in your backyard, this location is perfect for nature lovers/dog parents/cyclists and runners. You're close to the action, but away from the congestion steps to Davisville station, cute shops and restaurants, Sobeys and a short stroll to everything Mt Pleasant and Yonge & Eg / St. Clair offers. Rio 3 is a special building, with a true community feel. Easy budgeting with all-inclusive maintenance fees and a solid reserve fund (status certificate on hand). Fabulous security with 24 hour concierge, a new fitness centre recently approved, party room with terrace and BBQ, billiards, library, ample visitor parking and bike storage area.

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



89 Dunfield Ave 1007
Toronto Ontario M4S 0A4
Toronto C10 Mount Pleasant West Toronto
Taxes: \$4,162.98 / 2024 **For:** Sale **SPIS:** N **DOM:** 14

Sold: \$766,000
List: \$769,988

Condo Apt
Apartment
Unit#: 7
Corp#: TSCC / 2556

#Shares%:
Locker#: 91
Locker Lev/Unit: P5
Locker Unit:
Level: 10

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x3xMain

Dir/Cross St: Yonge & Eglinton
Prop Mgmt: First Service Residential

MLS#: C12062193
Sold Date: 04/18/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 800-899 Sqft Source: As Per Builder's Plan (833 Sqft + 79 Sqft) Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$922.80 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.65	x 10.33	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Main	19.65	x 10.33	Laminate	Combined W/Living	Window Flr to Ceil
3	Kitchen	Main	19.65	x 10.33	Combined W/Dining	Modern Kitchen	Open Concept
4	Prim Bdrm	Main	11.68	x 10.01	Laminate	Ensuite Bath	W/I Closet
5	2nd Br	Main	10.01	x 10.01	Laminate	Large Window	Large Closet

Client Remks: Prestigious Madison Condo Located at the Heart of Midtown (Yonge & Eglinton). Stunning Sun Filled South-East 2Bed+2Bath Unit W/ 833 Sqft, 1 Parking + 1 Locker. Open Concept Layout & 9 Feet Ceiling. Large Balcony (79 Sqft) And Floor-To-Ceiling Windows W/ Breathtaking City View. Master Bedroom W/ Walk-In Closet and Ensuite Bathroom. Laminate Floor Throughout. Modern Kitchen W/ S.S. Appliances. Direct Access to Loblaws, LCBO and Starbucks. Steps to Yonge & Eglinton Subway Station, Public Transit, New LRT hub, Restaurants, Banks, Boutique Stores, Grocery Stores and A LOT MORE! 5-Star Amenities: 24/7 Concierge, Indoor Pool, Sauna Room, Gym, Party Room, Media Room, Yoga Studio, Guest Suites, Rooftop Terrace W/ BBQ and More.

Extras:

Listing Contracted With: MASTER'S TRUST REALTY INC. 905-940-8996


11 Lillian St 809
Toronto Ontario M4S 0C3
Sold: \$771,000
List: \$788,000

Toronto C10 Mount Pleasant West Toronto % Dif: 98

Taxes: \$3,755.27 / 2024 **For:** Sale**SPIS:** N**DOM:** 22

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#: 87**Bedrooms:** 2**Unit#:** 9**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCP / 2858**Locker Unit:** P3

1x4xFlat, 1x3xFlat

Level: 8**Dir/Cross St:** Eglinton/Yonge**Prop Mgmt:** Distinction Condominium**MLS#:** C11952368**Sold Date:** 02/24/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Ensuite+Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$784.47	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	None
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:	Y Hydro Incl:	#:	87
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	P3
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Gym, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.07	x 5.09	Closet Organizers
2	Living	Flat	11.75	x 9.74	W/O To Balcony Open Concept
3	Kitchen	Flat	10.99	x 12.01	Centre Island Stainless Steel Appl Track Lights
4	Prim Bdrm	Flat	15.32	x 10.01	W/O To Balcony Ensuite Bath Window Flr to Ceil
5	2nd Br	Flat	15.32	x 10.17	Window Closet Organizers Ne View

Client Remks: A most luxurious open concept corner-unit in the bldg - just under 800 sq ft.- no wasted space - the best layout in its size - \$\$\$\$ dollars spent on extras and upgraded finishes -.Custom Built Island made by Paris Kitchens - loads of storage, standard size - Miele stainless S/S built in appliances, upgraded light fixtures, w/o to balcony from living room - from primary bedroom - fits king size bed - 3 pc ensuite - 2nd bdrm wrap around windows - closet organizers in all closets - ensuite stackable washer and dryer Located at Yonge/Eglinton Corridor - schools, parks, lots of restaurants shopping, subway - Once in a while there comes a property that is beyond all the rest - 809-11 Lillian is one of those properties ! . DO NOT MISS THIS ONE - THIS ONE IS THE BEST! **EXTRAS** All existing light fixtures, All existing blinds, all existing closet organizers, wine rack

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



5 Soudan Ave 1617		Sold: \$772,000
Toronto Ontario M4S 0B1		List: \$724,990
Toronto C10 Mount Pleasant West Toronto % Dif: 106		
Taxes: \$3,447.69 / 2024 For: Sale		SPIS: N DOM: 18
Condo Apt	#Shares%:	Rms: 6 + 0
Apartment	Locker#:	Bedrooms: 2 + 0
Unit#: 17	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCC / 2788	Locker Unit:	1x4xMain, 1x3xMain
	Level: 10	
Dir/Cross St: Yonge St/Eglinton Ave		
Prop Mgmt: First Service Residential-4162753705		

MLS#: C11932666 PIN#: 767880557	Sold Date: 02/07/2025
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Kitchens: 1 + 0 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 600-699 Sqft Source: 678 sf (MPAC)+50 sf balcony Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$672.94 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Other Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P350 Park \$/Mo: \$0 Prk Lvl/Unit: C/50 Bldg Amen: Games Room, Gym, Media Room, Outdoor Pool, Party/Meeting Room, Sauna Com Elem Incl: Y
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Topography: Flat							
#	Room	Level	Length (ft)		Width (ft)	Description	
1	Living	Main	11.91	x	8.33	W/O To Balcony	Window Flr to Ceil West View
2	Dining	Main	12.89	x	8.33	Combined W/Kitchen	Open Concept Led Lighting
3	Kitchen	Main	12.89	x	8.33	Combined W/Dining	Centre Island B/I Appliances
4	Prim Bdrm	Main	11.91	x	10.99	Juliette Balcony	4 Pc Ensuite W/I Closet
5	2nd Br	Main	8.86	x	8.6	Sliding Doors	Large Closet Combined W/Living
6	Foyer	Main	12.11	x	5.94	3 Pc Bath	Combined W/Laundry Large Closet
7	Bathroom	Main	7.97	x	4.92	4 Pc Ensuite	Tile Floor B/I Vanity
8	Bathroom	Main	7.94	x	4.95	3 Pc Bath	Tile Floor B/I Vanity

Client Remks: Step into a home with the most practical layout and breathtaking views at Art Shoppe Condos & Lofts; a building masterfully designed by the legendary Karl Lagerfeld. Experience the pinnacle of luxury living in the vibrant Yonge & Eglinton area. Perfectly tailored for professionals or a young family seeking the ultimate midtown lifestyle, this 2-bed, 2-full bath gem offers 678 sqft of expertly designed interior space plus a 50 sqft west-facing balcony with deck tiles, ideal for sunset hours. Both the living area and primary bedroom boast unobstructed west views of Forest Hill, framed by stunning 10 ft high ceilings and floor-to-ceiling windows with Somfy electric blinds for effortless elegance. The open-concept modern interior features a bright kitchen with sleek cabinetry, open-top shelves, and a striking dual-sided waterfall island ideal for dining with four. Built-in stainless steel European appliances add to the seamless design. The primary bedroom accommodates a king-sized bed and features a walk-in closet, Juliette balcony, and a 4-piece ensuite for a relaxing bath time retreat. The second bedroom, enclosed with a sliding door, offers incredible flexibility as an office, guest room, or additional living space. Art Shoppe Condos redefines resort-style living with its impressive amenities: The outdoor heated pool, hot tub, and BBQ/lounge, all with stunning sunset views, create a vibrant space that transitions effortlessly from a serene retreat to the ultimate setting for an evening poolside gathering. Residents also enjoy a party room, sauna, wine lounge, and entertainment spaces featuring pool and ping pong tables. Fitness enthusiasts can take advantage of the multi-room gym designed for weights, cardio, yoga, and more. There is even a kids playroom with a bouldering cave, a theater for movie nights, visitor parking, guest suites, and bike storage. Don't miss your chance to view this rarely offered unit which also comes with a parking spot!

Extras: Located atop Farmboy! Steps from Line 1 & Eglinton LRT. Maurice Cody school zone. Close to Eglinton Park/dog park, Sherwood Park & Beltline Trail, community centers, tennis courts, and the vibrant shops & restaurants of Yonge and Eglinton.

Listing Contracted With: THE AGENCY 416-847-5288



50 Dunfield Ave 2419 Toronto Ontario M4S 0E4 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$2,400.75 / 2024 For: Sale SPIS: N DOM: 12			Sold: \$780,000 List: \$799,900
Condo Apt Apartment Unit#: 18 Corp#: TSCC / 3041	#Shares%: Locker#: Locker Lev/Unit: P3 Locker Unit: 171 Level: 22	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xMain	
Dir/Cross St: Yonge St/Eglinton Ave E Prop Mgmt: Melbourne Property Management			

MLS#: C12190498 PIN#: 770410571	Sold Date: 06/14/2025
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Kitchens: 0 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 800-899 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$681.07 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: Unit 26 Park \$/Mo: Prk Lvl/Unit: P3 Bldg Amen: Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.46	x 11.98	Combined W/Dining Stainless Steel Appl Quartz Counter
2	Living	Main	19.46	x 11.98	Combined W/Dining Window Flr to Ceil
3	Dining	Main	19.46	x 11.98	Combined W/Living Window Flr to Ceil
4	Prim Bdrm	Main	10.96	x 11.98	Ensuite Bath
5	2nd Br	Main	8.33	x 11.68	
6	Den	Main	6.76	x 9.48	Closet Sliding Doors
7	Bathroom	Main	4.82	x 7.64	4 Pc Ensuite
8	Bathroom	Main	5.12	x 8.33	3 Pc Bath

Client Remks: Spacious and modern 2+1 bedroom, 2-bathroom condo in the heart of Yonge & Eglinton, offering the perfect blend of style, convenience, and urban living. This 825 square foot condo with wrap around balcony, features a bright and functional layout with floor-to-ceiling windows that fill the space with natural light. The open-concept kitchen boasts stainless steel appliances, while the den provides a versatile space, perfect for a home office or guest room. The primary bedroom includes ample closet space and an ensuite for added comfort. Enjoy a vibrant city lifestyle with restaurants, cafes, grocery stores, and shopping at Yonge & Eglinton Centre just steps away. Commuting is effortless with Eglinton Station and multiple transit options nearby.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355
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300 Balliol St 404
Toronto Ontario M4S 3G6
Toronto C10 Mount Pleasant West Toronto
Taxes: \$3,247.41 / 2024 **For:** Sale **SPIS:** N **DOM:** 22

Sold: \$785,000
List: \$810,000

Condo Apt
Apartment
Unit#: 04
Corp#: MTCC / 1281

#Shares%:
Locker#: 55L1
Locker Lev/Unit: 01
Locker Unit: 55
Level: 04

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xFlat, 1x3xFlat

Dir/Cross St: Mount Pleasant & Davisville
Prop Mgmt: Goldview Property Management Ltd. 416-630-1234

MLS#: C12143583
PIN#: 122810035

Sold Date: 06/04/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Apx Sqft: 800-899 Sqft Source: 858 square feet per MPAC Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$696.48 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 36P1 Park \$/Mo: Prk Lvl/Unit: Level A/Unit 36 Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	10.5	x 10.37	Hardwood Floor Combined W/Dining W/O To Balcony
2	Dining	Flat	10.3	x 9.81	Hardwood Floor Combined W/Living East View
3	Kitchen	Flat	9.25	x 7.68	Tile Floor Granite Counter Updated
4	Prim Bdrm	Flat	15.78	x 11.25	Hardwood Floor Window 4 Pc Ensuite
5	2nd Br	Flat	13.55	x 8.3	Hardwood Floor Window Semi Ensuite

Client Remks: Step into elegance with this immaculate east-facing condo in an exclusive boutique building, offering 858 square feet of thoughtfully updated living space. Featuring two bedrooms and two bathrooms, this sun-filled suite blends contemporary design with everyday comfort. A welcoming foyer opens into a bright, open-concept living and dining area adorned with sleek hardwood floors, overhead lighting, and expansive east-facing windows that flood the space with natural light. The updated kitchen is a home chef's dream, showcasing granite countertops, a ceramic-tiled backsplash, stainless steel appliances, and a convenient breakfast bar. Perfect for both living and entertaining, the layout flows effortlessly onto a generously sized private balcony - ideal for morning coffee or evening unwinding. The spacious primary bedroom serves as a peaceful retreat, complete with hardwood flooring, a walk-in closet, and a 4-piece ensuite. The thoughtful split-bedroom layout ensures privacy, with the second bedroom offering hardwood floors, ample closet space, and access to a 3-piece semi-ensuite. Located in the vibrant Davisville community, this condo is just steps from the scenic Kay Gardner Beltline Trail, excellent schools, charming parks, local cafes, shops, and TTC access. With Yonge Street and Mount Pleasant only minutes away, convenience is at your doorstep. This move-in-ready, perfectly laid-out two-bedroom, two-bathroom gem also includes underground parking and a storage locker - rare finds in such a sought-after location. Don't miss your chance to own a beautifully curated condo in one of Toronto's most desirable neighbourhoods.

Extras:

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


119 Merton St 202
Toronto Ontario M4S 3G5
Sold: \$787,500
List: \$798,800

Toronto C10 Mount Pleasant West Toronto % Dif: 99

Taxes: \$3,247 / 2025 **For:** Sale**SPIS:** N**DOM:** 13

Condo Apt

#Shares%:**Rms:** 4

2-Storey

Locker#:**Bedrooms:** 1 + 1**Unit#:** 1**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 1339**Locker Unit:**

1x2xMain, 1x4xMain


Level: 2**Dir/Cross St:** Yonge & Davisville**Prop Mgmt:** Icc Property Management 416-482-7732**MLS#:** C11945411**Sold Date:** 02/11/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$747	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	As Per Floor Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ns	Heat Incl:	Y	#:	46
Assessment:		Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Y Prkg Incl:	Y	Bldg Amen:	Bbqs Allowed, Car Wash, Party/Meeting Room, Visitor Parking
		Energy Cert:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Lower	6.56	x 6.56	Mirrored Closet	Window	
2	Living	Main	17.06	x 10.17	Hardwood Floor	W/O To Balcony	Overlook Greenbelt
3	Dining	Main	17.06	x 10.17	Hardwood Floor	Open Concept	Combined W/Living
4	Kitchen	Main	7.05	x 10.17	Tile Floor	Stainless Steel Appl	Granite Counter
5	Br	Main	10.17	x 10.01	Hardwood Floor	W/O To Balcony	Double Closet
6	Den	Main	9.19	x 6.56	Hardwood Floor	Large Window	

Client Remks: Welcome to this stunning 1+1 bedroom, 2-bathroom loft, the ultimate urban retreat! Located in one of Torontos most desirable neighbourhoods, this bright, south-facing unit offers a perfect balance of modern design, functionality, and tranquility. Featuring a rare open-concept layout with soaring ceilings and an abundance of windows, natural light floods the space from both sides, highlighting the incredible protected greenbelt views. The main floor is perfect for entertaining, with a custom-built bar and wall unit, as well as a chic granite countertop and breakfast bar in the kitchen, complemented by high-end appliances. The master suite is a peaceful retreat with a spacious custom wood bi-organizer in the walk-in closet. The versatile den offers a great spot for a home office. Step outside to not one, but two private balconies ideal for sipping morning coffee, unwinding with a glass of wine at sunset, or just soaking up the serene surroundings. The building also provides direct access to the Beltline Trail, offering even more outdoor options for relaxation or exercise. The recently renovated washrooms add a fresh, modern touch to the home, with sleek finishes throughout. Conveniently located just steps from Davisville Subway station, you'll have quick and easy access to all corners of the city. With brand-new pre-engineered hardwood flooring and tasteful finishes throughout, this is the perfect blend of modern luxury and urban convenience. Dont miss the chance to own this exceptional loft in the heart of Midtown! ****EXTRAS**** Located in Davisville Village, Known for its tree-lined streets, charming residential homes, and a growing number of trendy shops, cafes, and restaurants, this area offers a fantastic blend of urban convenience and community vibe

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-901-5700

	1815 Yonge St 802		Sold: \$788,000	
	Toronto Ontario M4T 2A4		List: \$812,000	
	Toronto C10 Mount Pleasant West Toronto		% Dif: 97	
	Taxes: \$4,291.74 / 2024		For: Sale	SPIS: N
			DOM: 2	
	Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2		
Unit#: 2	Locker Lev/Unit: 1	Washrooms: 2		
Corp#: TSCC / 2411	Locker Unit: 34 &	2x4xMain		
	Level: 8			
Dir/Cross St: Yonge & Merton				
Prop Mgmt: DEL PROPERTY MANAGEMENT				

MLS#: C12050282		Sold Date: 04/02/2025	
Assignment: N		Fractional Ownership: N	
		PIN#: 764110203	

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$908	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	11-15	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Builder's Plan	Taxes Incl:	Retirement: N	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y	Park \$/Mo:	C 12
Assessment:	2024	Cable TV Incl:	CAC Incl: Y	Prk Lvl/Unit:	C 12
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:	N	Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Cert Level:	Energy Cert: N		
		GreenPIS:	N		
		Prop Feat:	Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.34	x 11.84	Open Concept	Laminate	Combined W/Dining
2	Dining	Main	18.34	x 11.84	Open Concept	Laminate	Combined W/Living
3	Kitchen	Main	18.34	x 11.84	B/I Dishwasher	Open Concept	Walk-Out
4	Prim Bdrm	Main	10.99	x 10.17	4 Pc Ensuite	Double Closet	Laminate
5	2nd Br	Main	10.07	x 8.99	Double Closet	Laminate	

Client Remks: ** Panoramic View from Wrap-around Balcony ** Rare 2 bedrm Corner Suite in Prestigious MYC Condos ** 2 Lockers + 1 Underground Parking Included ** Gorgeous 800 sq.' 2-bedrm in beautiful condition ** Open Plan (see attachment) ** Floor To Ceiling Windows. Steps To TTC Subway, Shops, Restaurants, Toronto Beltline Trail ** Great Amenities On 6th Floor **							
Extras:							
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232							


85 Lillian St 10
Toronto Ontario M4S 2H7

Toronto C10 Mount Pleasant West Toronto % Dif: 93

Taxes: \$3,454.85 / 2024 **For:** Sale**SPIS:** N**Sold:** \$793,000**List:** \$857,000**DOM:** 32

Condo Townhouse

#Shares%:**Rms:** 5 + 1

Bungalow

Locker#:**Bedrooms:** 2 + 1**Unit#:** 10**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 1128**Locker Unit:**

2x4xMain

Level: 1**Dir/Cross St:** Yonge & Eglinton**Prop Mgmt:** Crossbridge Condo Services**MLS#:** C12010367**Sold Date:** 04/11/2025**PIN#:** 121280165

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	None	Ens Lndry:	
Basement:	None	Maint:	\$725.49	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	Plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:		#:	43
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	1
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bbqs Allowed, Bike Storage, Car Wash, Visitor Parking
		GreenPIS:		Com Elem Incl:	
		Prop Feat:	Family Room, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	0	0	Pot Lights
2	Kitchen	Main	0	0	Stainless Steel Appl Quartz Counter Tile Floor
3	Living	Main	0	0	Fireplace Insert B/I Shelves Laminate
4	Bathroom	Main	0	0	4 Pc Ensuite Updated Ensuite Bath
5	Prim Bdrm	Main	0	0	W/I Closet 4 Pc Ensuite
6	2nd Br	Main	0	0	Closet O/Looks Frontyard
7	Bathroom	Main	0	0	4 Pc Bath Updated Tumbled Marble
8	Den	Main	0	0	

Client Remks: Welcome To Lillipath Lanes! This Rare Bungalow-Style Townhouse Is Tucked Away In A Charming Red Brick Complex, Right In The Heart Of Yonge And Eglinton. Set Just Far Enough From The Hustle And Bustle, The Property Is Beautifully Landscaped And Well-Kept, With Tons Of Character. The Friendly, Close-Knit Community Is Full Of Young Families, Making It An Ideal Spot To Call Home. This Spacious Lower-Level Unit Has Been Tastefully Updated, And Features 2 *Full* Bathrooms And 2 Generously Sized Bedrooms Including A Primary Suite With A Walk-In Closet. The Cozy Living Room Offers Ample Space For A Large Sectional And A Lovely Fireplace Insert That Adds A Touch Of Warmth And Charm. The Kitchen Is Sleek, With Stainless Steel Appliances And A Large Quartz Island, Perfect For Meal Prep Or Casual Dining. A Dedicated Dining Room Sets This Unit Apart From The Typical Cramped Stacked Models, Creating A Seamless Flow For Entertaining. With No Stairs, This Home Is As Practical As It Is Comfortable. The 380 Sf Patio Is Great For BBQs And Summer Get-Togethers. With A Mix Of Space, Modern Updates, This Home Truly Has It All. Don't Let This One Pass You By! One Of The Largest Floor Plans In The Complex. EV Chargers In Underground Garage Available To Residents.

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

**108 Redpath Ave 15
Toronto Ontario M4S 2J7****Sold: \$801,000
List: \$825,000**

Toronto C10 Mount Pleasant West Toronto % Dif: 97

Taxes: \$3,347.55 / 2024 **For:** Sale**SPIS:** N**DOM:** 35

Condo Townhouse

#Shares%:**Rms:** 5

2-Storey

Locker#: 90**Bedrooms:** 2**Unit#:** 83**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** MTCC / 1128**Locker Unit:** 225

1x4x2nd, 1x2xMain

Level: 2**Dir/Cross St:** Yonge & Eglinton**Prop Mgmt:** Crossbridge Condo Services - 416-300-3112**MLS#:** C11967386**Sold Date:** 03/18/2025**PIN#:** 121280152


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	Other	Maint:	\$728.86	Lndy Lev:	Upper
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:	N	Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	1
920sq ft plus over 200sq ft rooftop deck		Heat Incl:		#:	137
Exposure:	E	Cable TV Incl:		Park \$/Mo:	
Assessment:		Bldg Ins Incl:	Y	Prk Lvl/Unit:	B-66
Spec Desig:	Unknown	Cert Level:		Bldg Amen:	Bbqs Allowed, Bike Storage, Car Wash, Visitor Parking
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre			

Topography: Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.55	x 9.02	Laminate	O/Looks Dining	Picture Window
2	Dining	Main	9.88	x 7.64	Laminate	O/Looks Living	Picture Window
3	Kitchen	Main	12.53	x 9.12	Renovated	Quartz Counter	O/Looks Living
4	Prim Bdrm	2nd	9.78	x 9.55	Laminate	W/I Closet	Picture Window
5	2nd Br	2nd	9.02	x 8.73	Laminate	Closet	Picture Window
6	Other	Upper	19.23	x 15.03	W/O To Roof	East View	
7	Bathroom	2nd	0	0	4 Pc Bath	Renovated	
8	Bathroom	Main	0	0	2 Pc Bath	Renovated	

Client Remks: Premium Location Meets Affordability in Midtown Toronto! Discover stylish urban living in one of Toronto's most coveted neighborhoods - Carefully manicured gardens and pathways lead you to this bright and beautifully updated townhouse! An incredible opportunity to own in an area known for its vibrant lifestyle, unbeatable convenience, and premium amenities, all at a price that's within reach. Thoughtfully renovated from top to bottom and designed for modern living. The luxury laminate floors flow seamlessly through the main living areas as well as both bedrooms. The bright, contemporary kitchen features quartz countertops, ample storage solutions, and a perfect view of the open-concept living and dining areas. The space is ideal for entertaining or simply relaxing at home. A convenient 2-piece powder room on the main floor adds functionality to this well-designed space. The real Showstopper? Your own ultra-private rooftop deck. From summer BBQs to peaceful evenings under the stars, this outdoor retreat is your personal oasis in the heart of the city. Upstairs, you'll find two good sized bedrooms, each with ample closet space - the primary bedroom features a walk in closet. An updated, full bathroom completes the second floor. This home offers more than just style and functionality; it includes a parking spot and a locker for extra storage. Located steps from the subway, top-notch shopping, local parks, and the future Eglinton Crosstown LRT, this property is perfectly positioned for effortless city living. Extras: HVAC system owned/new 2023, Quartz Counters, EV Chargers, Carwash and Bike Lock in Parking Area. Don't miss your chance to own this turnkey townhouse in Midtown Toronto. A stylish home in an unbeatable location, with all the perks of the city at your doorstep. Your new lifestyle awaits! Start here.

Extras:**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY 416-445-8855

	139 Merton St 230 Toronto Ontario M4S 3G7 Toronto C10 Mount Pleasant West Toronto % Dif: 97 Taxes: \$3,204.50 / 2024 For: Sale SPIS: N DOM: 38					Sold: \$803,000 List: \$824,900	
	Condo Apt 2-Storey Unit#: 23 Corp#: MTCC / 1339		#Shares%: Locker#: Locker Lev/Unit: P2 Locker Unit: Level: 2		Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x2xMain, 1x4x2nd		
	Dir/Cross St: Yonge/Merton Prop Mgmt: Icc Property Management						
	MLS#: C12143893 Sold Date: 06/20/2025 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$778.66 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Wooded/Treed			Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P2 - #36 Bldg Amen: Bbqs Allowed, Car Wash, Party/Meeting Room, Visitor Parking Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.31	x 14.86	Hardwood Floor Open Concept Wainscoting		
2	Dining	Main	18.31	x 14.86	Hardwood Floor Combined W/Living Cathedral Ceiling		
3	Kitchen	Main	10.07	x 8.14	Hardwood Floor Stainless Steel Appl Centre Island		
4	Prim Bdrm	2nd	8.43	x 13.16	Hardwood Floor W/I Closet 4 Pc Ensuite		
5	Den	2nd	5.28	x 12.47	Hardwood Floor Open Concept Sw View		
Client Remks: Discover Loft Living In This Exquisite 1+1 Bed, 2-Bath, 2-Story Suite In The Metro A Quiet, Boutique Building Nestled In Sought After Davisville Village. Fully Upgraded And Bursting With Character, This Thoughtfully Designed Home Features An Open Concept Layout With Elegant Wainscoting, Hardwood Floors, Soaring Ceilings And A Rare Custom Built-In Dining Bench That Adds Style And Charm. The Chefs Kitchen Is A Showstopper Complete With S/S Appliances, Full-Size Pantry And An Oversized Island Perfect For Hosting Or Everyday Living. Upstairs, A Spacious Primary Bedroom With A Customized W/I Closet, 4-Pc Ensuite And A Large Versatile Den That Makes The Ideal Home Office. Savour Quiet Moments On Your Private Balcony With Peaceful SW Views Of The Lush Kay Gardner Beltline Trail. Just Steps To Davisville Station, Yonge Streets Vibrant Cafes, Shops, Parks & Gyms. Direct Access To The Beltline Trail & Quick Connections To Downtown & Major Commuter Routes. This Is Midtown Living At Its Finest!							
Extras: Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300							



2221 Yonge St 5303			Sold: \$808,000		
Toronto Ontario M4S 0B8			List: \$799,000		
Toronto C10 Mount Pleasant East Toronto % Dif: 101					
Taxes: \$4,198.75 / 2024		For: Sale	SPIS: N	DOM: 14	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#:	Bedrooms: 2			
Unit#: 3	Locker Lev/Unit:	Washrooms: 2			
Corp#: TSCC / 2854	Locker Unit:	1x3xFlat, 1x4xFlat			
	Level: 53				
Dir/Cross St: Yonge&Eglinton					
Prop Mgmt: Berkley Property Management 437 833 6377					

MLS#: C11976348	Sold Date: 03/04/2025
Assignment: N	PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$657.16	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Sqft Source:	Retirement:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
727+311 Terrace =1038 Sf As Per	Taxes Incl:	#: 07
Exposure: Se	Water Incl:	Park \$/Mo:
Assessment:	Hydro Incl:	Prk Lvl/Unit: P2 Valet Only
Spec Desig: Unknown	CAC Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Y Prkg Incl: Y	Concierge, Exercise Room, Media Room, Rooftop Deck/Garden, Sauna
	Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	
	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	

Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.01	x 10.4	W/O To Terrace	Laminate	Se View
2	Dining	Ground	14.01	x 10.4	W/O To Terrace	Combined W/Living	Se View
3	Kitchen	Ground	8.5	x 7.09	Modern Kitchen	Laminate	Se View
4	Prim Bdrm	Ground	10.01	x 9.91	W/I Closet	4 Pc Ensuite	East View
5	2nd Br	Ground	10.3	x 8.79	Closet	South View	Laminate

Client Remks: Welcome To The 53rd Floor Of 2221 Yonge St, Where Sky-High Living At Its Best Comes To Life! This Stunning 2-Bedroom, 2-Bathroom Corner Unit Offers 727 Sq Ft Indoors Plus A 311 Sq Ft Wrap-Around Terrace With Unobstructed Southeast Views, Including The Iconic CN Tower. Floor-To-Ceiling Windows Flood The Space With Natural Light, Complementing The Modern Split-Bedroom Layout And Sleek Laminate Flooring.The Kitchen Is Equipped With Premium Integrated Appliances: Blomberg Fridge/Freezer, Dishwasher, Fulgor Convection Oven, Cooktop, And GE Microwave. Adding To The Luxury, The Building Offers Valet Parking, Ensuring Unmatched Convenience.Located In The Heart Of Yonge & Eglinton, Steps From Dining, Shopping, And Transit, This Is Urban Living At Its Finest! ****EXTRAS**** 1 Parking + Valet Service with No extra cost. Amenities Incl. Gym, Yoga Room, Spa, Steam & Sauna, Rooftop Deck, Bbq, Party Room,24 Hr Security & More

Extras:

Listing Contracted With: DREAM HOME REALTY INC. 905-604-6855


319 Merton St 616
Toronto Ontario M4S 1A5
Sold: \$817,500
List: \$839,900

Toronto C10 Mount Pleasant West Toronto % Dif: 97

Taxes: \$3,390 / 2024 **For:** Sale**SPIS:** N**DOM:** 45

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: C121**Bedrooms:** 2**Unit#:** 16**Locker Lev/Unit:** C**Washrooms:** 2**Corp#:** TSCC / 1860**Locker Unit:** 121

1x4xMain, 1x3xMain

Level: 6**Dir/Cross St:** Mount Pleasant/Merton**Prop Mgmt:** Icon Property Management**MLS#:** C11887720**Sold Date:** 01/24/2025**Assignment:** N**Fractional Ownership:** N **PIN#:** 128600112**Kitchens:**

1

Fam Rm:

N

Basement:

None

Fireplace/Stv:

N

Heat:

Forced Air / Gas

Apx Age:**Apx Sqft:**

800-899

Sqft Source:

MPAC

Exposure:

Ne

Assessment:**Spec Desig:**

Unknown

Phys Hdcap-Eqp:**Pets Perm:**

Restrict

Locker:

Owned

Maint:

\$755

A/C:

Central Air

Central Vac:

N

UFFI:**Elev/Lift:**Y **Retirement:****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:**

N

GreenPIS:

N

Prop Feat:Clear View, Ensuite Laundry, Grnbelt/Conserv,
Park, Pets Allowed with Restrictions, Place Of
Worship, Public Transit, School**Balcony:**

Open

Ens Lndry:

Y

Lndy Lev:

Main

Exterior:

Brick

Gar/Gar Spcs:

Underground / 1

Park/Drive:

Undergrnd

Park Type:

Owned

Park/Drv Spcs:1 **Tot Prk Spcs:** 1**#:**

C #1

Park \$/Mo:**Prk Lvl/Unit:**

Level C(P3)

Bldg Amen:Concierge, Exercise Room, Games Room,
Indoor Pool, Party/Meeting Room, Sauna**Com Elem Incl:**

Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.93	x 10.63	Hardwood Floor
2	Dining	Main	16.93	x 10.63	Hardwood Floor
3	Kitchen	Main	10.7	x 9.38	Ceramic Floor
4	Prim Bdrm	Main	15.19	x 9.91	Hardwood Floor
5	2nd Br	Main	9.35	x 9.94	Hardwood Floor

Client Remks: Midtown Gem! Move right in to this bright and spacious 2 bedroom, 2 bathroom corner suite with balcony, locker and parking spot complete with EV charger. Enjoy tons of natural light courtesy of 9 ft ceilings and oversized windows. Perfectly maintained home with nothing to do but enjoy - hardwood floors, renovated kitchen with breakfast bar & quality appliances; upscale electric blinds on all windows and your own private balcony. Benefit from a worry free lifestyle with this established and well-managed building. You'll be right at home with the 24/7 Concierge and all the amazing amenities the building has to offer - indoor pool, hot tub, sauna, gym, billiards room, party/meeting room, patio garden and visitor parking. This prime, highly walkable location is just minutes to the shops and restaurants of Davisville Village and the Davisville Subway Station. Green space galore right at your doorstep with the Kay Gardner Beltline right behind the building. This place has it all!

Extras: Energy Efficient Fridge, Washer/Dryer, Locker and Parking are on the same level

Listing Contracted With: REAL BROKER ONTARIO LTD, 888-311-1172



2181 Yonge St 2109		Sold: \$820,000
Toronto Ontario M4S 3H7		List: \$835,000
Toronto C10 Mount Pleasant West Toronto % Dif: 98		
Taxes: \$4,449.09 / 2024	For: Sale	SPIS: N DOM: 24
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 9	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCC / 1890	Locker Unit:	1x4xMain, 1x3xMain
	Level: 20	
Dir/Cross St: Yonge & Eglinton		
Prop Mgmt: Crossbridge Property Management		

MLS#: C12050235 PIN#: 128900233	Sold Date: 04/23/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Floor Plan Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Ensuite Maint: \$854.92 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Retirement: N Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P4-063 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.01	x 19.49	Large Window	Open Concept	Combined W/Dining
2	Kitchen	Main	6.99	x 8.01	Open Concept	Granite Counter	Combined W/Dining
3	Prim Bdrm	Main	10.01	x 12.01	4 Pc Ensuite	W/I Closet	Large Window
4	Den	Main	7.68	x 6.99			
5	Prim Bdrm	Main	10.01	x 12.01	W/I Closet	4 Pc Ensuite	Large Window
6	2nd Br	Main	8.17	x 10.99	Large Window	Large Closet	Large Closet

Client Remks: Spacious 1,017 SF 2-bedroom plus den condo in a prime Yonge & Eglinton location. Thoughtfully designed with high-quality fixtures and finishes, this unit features an open-concept layout, laminate flooring, and a modern kitchen with stainless steel appliances and granite countertops. The large primary bedroom offers ample closet space, a 4-piece ensuite, and great views of the neighborhood. The versatile den is perfect for a home office. A great starter home for a family, just steps from the subway, shopping, and restaurants. Dont miss this opportunity!
Extras: Listing Contracted With: <u>INTERNATIONAL REALTY FIRM, INC.</u> 647-494-8012


319 Merton St 1013
Toronto Ontario M4S 1A5
Sold: \$820,000
List: \$819,900

Toronto C10 Mount Pleasant West Toronto % Dif: 100

Taxes: \$3,390.47 / 2024 **For:** Sale **SPIS:** N **DOM:** 4

Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#: C127	Bedrooms: 2
Unit#: 13	Locker Lev/Unit: Lev	Washrooms: 2
Corp#: TSCC / 1860	Locker Unit: 127	1x4, 1x3
	Level: 10	

Dir/Cross St: Davisville/Mt. Pleasant**Prop Mgmt:** Icon Property Management**MLS#:** C1192429**Sold Date:** 03/03/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	Other	Maint:	\$755	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Builder Floor Plan 803 SF + Balcony		Heat Incl:	Y	Park \$/Mo:	
Exposure:	Nw	Cable TV Incl:		Park Lvl/Unit:	Level C Unit 67
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Games Room, Guest Suites, Gym, Indoor Pool, Party/Meeting Room
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.01	x 10.66	Laminate W/O To Balcony
2	Dining	Flat	18.01	x 10.66	Laminate Combined W/Living
3	Kitchen	Flat	8.99	x 7.32	Granite Counter Stainless Steel Appl Modern Kitchen
4	Prim Bdrm	Flat	12.01	x 10.01	Laminate 4 Pc Ensuite Double Closet
5	2nd Br	Flat	10.01	x 9.81	Laminate Double Closet 3 Pc Bath
6	Foyer	Flat	0	0	Closet

Client Remks: Spectacular 2 bedrooms and 2 full bathrooms corner suite with balcony, parking and locker, and loaded with quality upgrades throughout! Enjoy the high 9-foot ceilings and custom shutters on all windows. The gorgeous open concept kitchen features upgraded granite counters, upgraded cabinets with under cabinet lighting, and quality full-sized stainless steel appliances. The spacious living and dining rooms feature a built-in entertainment unit and a walk-out to the covered balcony. The primary bedroom features a beautiful 4-piece ensuite bathroom, a double closet with upgraded custom built-in shelving, and stunning south-west views overlooking greenspace. The good-sized second bedroom features wrap-around windows, custom built-ins and a double closet with custom-built-in shelving. There is a 3-piece main bathroom with a large step in shower. The foyer includes a coat closet and the ensuite laundry. The building is well managed with an excellent property manager, exceptional concierge services, and the condo corporation is very financially sound with low maintenance fees under \$1/foot. There is a 24/7 concierge. Status certificate is available. The fabulous amenities feature an indoor pool with a hot tub and saunas, a large gym with lots of cardio equipment and weights, a large party room with dining room, a billiard room with TV, two guest suites, a library, car wash on P4, bike storage. There is lots of underground visitor parking. The building has a great community of owners, you can enjoy movie night, coffee mornings, and summer and holiday socials. An EV charging station is available for purchase at your parking spot. Kay Gardner Beltline Trail right behind the building. Prime Midtown Toronto quiet family neighbourhood surrounded by an abundance of area amenities, grocery, coffee shops, restaurants, gyms, movie theatres, Indigo, and everything you need. Short walk to Davisville subway. Good schools: Davisville Jr., Hodgson, North Toronto or Northern.

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


300 Balliol St PH13
Toronto Ontario M4S 3G6
Sold: \$830,000
List: \$829,999

Toronto C10 Mount Pleasant West Toronto % Dif: 100

Taxes: \$3,919 / 2024 **For:** Sale **SPIS:** N **DOM:** 64

Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 10	Locker Lev/Unit:	Washrooms: 2
Corp#: MTCP / 1281	Locker Unit:	1x4xMain, 1x3xMain
	Level: 9	

Dir/Cross St: Balliol St/Mount Pleasant Rd.**Prop Mgmt:** Goldview Property Management Ltd.**MLS#:** C12032916**Sold Date:** 05/23/2025**PIN#:** 122810116

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$764	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	appraisal	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:		#:	21
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	1
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.09	x 7.87	
2	Living	Main	11.81	x 11.48	
3	Dining	Main	9.84	x 7.55	
4	Prim Bdrm	Main	17.06	x 8.86	
5	2nd Br	Main	19.69	x 10.83	

Client Remks: **MIDTOWN PENTHOUSE* *MT. PLEASANT WEST NEIGHBOURHOOD* *992 SSFT* *CORNER SUITE* *2 BALCONIES* *OPEN CONCEPT* *ONE UNDERGROUND PARKING* *ENSUITE LAUNDRY*
Extras:**Listing Contracted With:** RIGHT AT HOME REALTY 289-357-3000



5 Soudan Ave 2901
Toronto Ontario M4S 2A7
 Toronto C10 Mount Pleasant West Toronto % Dif: 96
Taxes: \$3,605.05 / 2024 **For:** Sale **SPIS:** N **DOM:** 13
Sold: \$830,000
List: \$869,000

Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 1 **Locker Lev/Unit:** 6 **Washrooms:** 2
Corp#: TSCC / 2788 **Locker Unit:** 62 1x4xFlat, 1x3xFlat
Level: 22
Dir/Cross St: Yonge/Eglinton/Soudan
Prop Mgmt: First Service Residential

MLS#: C11940912**Sold Date:** 02/06/2025**Assignment:** N**Fractional Ownership:** N **PIN#:**

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$710.76	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift:	Park Type: Owned
Sqft Source:	Retirement: N	Park/Drv Spcs: 0 Tot Prk Spcs: 1
689+53sf balcony per attached builder plans:	Taxes Incl:	#: 16
Exposure: S	Water Incl:	Park \$/Mo:
Assessment:	Hydro Incl:	Prk Lvl/Unit: C
Spec Desig: Unknown	CAC Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS: N	
	Prop Feat:	
	Clear View, Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	5.51	x 3.35	Double Closet	Pot Lights	Hardwood Floor
2	Living	Flat	10.83	x 9.51	Open Concept	Window Flr to Ceil	South View
3	Dining	Flat	10.83	x 9.51	Combined W/Living	Hardwood Floor	Pot Lights
4	Kitchen	Flat	10.5	x 10.17	Eat-In Kitchen	Centre Island	B/I Appliances
5	Prim Bdrm	Flat	10.66	x 9.68	4 Pc Ensuite	His/Hers Closets	W/O To Balcony
6	Bathroom	Flat	7.91	x 4.82	4 Pc Ensuite	Soaker	Pot Lights
7	2nd Br	Flat	10.83	x 8.83	Sliding Doors	W/W Closet	Hardwood Floor
8	Bathroom	Flat	7.84	x 4.92	3 Pc Bath	B/I Vanity	Porcelain Floor
9	Other	Flat	10.01	x 5.25	Balcony	South View	Overlook Water

Client Remks: This spectacular south-facing 2-bedroom, 2-bathroom luxury suite inside the iconic Art Shoppe Condos is sure to impress! Enjoy rare unobstructed views from throughout the unit and private 54sf balcony. Incredible lifestyle opportunity; with a one-of-a-kind lobby designed by the legendary, late, Karl Lagerfeld (Chanel) and 30,000sf of world class amenities by Cecconi Simone; for exclusive use by residents and their guests! Suite 2901 features a great open-concept layout with soaring 9ft ceilings heights, floor to ceiling windows, custom blinds + 30k in high-end builder upgrades. Enjoy the custom built-in powered kitchen island with breakfast bar/dining for 4, caesar stone countertops, upgraded matching seamless backsplash, matte finish cabinets, flush under-mount lighting, upgraded bathroom tile, hardwood flooring and more. A luxurious blend of calm and bustle on this historic tree-lined street, in it's own lovely nook, steps to Yonge and Eglinton's abundance of amenities, and new LRT hub. FREED built, resort-style living. 'smoke-free' community w/24hr concierge/security. Farm Boy, Hale Coffee, Staples & Oretta Midtown in the building! Hands-down one of the best rooftops in the city; beautiful infinity pool with hot tub, luxurious cabanas and panoramic views over Davisville, the Toronto skyline and all the way to Lake Ontario. State-of-the-art full gym, sauna, indoor/outdoor yoga studio, party room, dining, billiards room, ping-pong, BBQ's, visitor parking, guest suites & more! Click links for floor plans and full image gallery. ****EXTRAS**** Separately deeded underground parking and storage locker included.

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


83 Redpath Ave 510
Toronto Ontario M4S 0A2
Sold: \$835,000
List: \$879,000

Toronto C10 Mount Pleasant West Toronto % Dif: 95

Taxes: \$3,977.01 / 2024 **For:** Sale**SPIS:** N**DOM:** 10

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#: 12**Bedrooms:** 2 + 1**Unit#:** 10**Locker Lev/Unit:** Lev**Washrooms:** 2**Corp#:** TSCC / 2120**Locker Unit:**

1x4xMain, 1x3xMain

Level: 5**Dir/Cross St:** Yonge & Eglinton**Prop Mgmt:** Comfort Property Management 905-605-7788**MLS#:** C11976424**Sold Date:** 02/28/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$823.18	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	Builders Floor Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Nw	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School		
				Bldg Amen:	Bbqs Allowed, Bike Storage, Concierge, Guest Suites, Rooftop Deck/Garden, Visitor Parking
				Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Den	Main	15.12	x 6.63	Large Closet
2	Kitchen	Main	12.04	x 7.81	Breakfast Bar
3	Dining	Main	10.4	x 8.46	Window
4	Living	Main	10.4	x 14.27	Nw View
5	Prim Bdrm	Main	9.78	x 14.93	4 Pc Ensuite
6	2nd Br	Main	9.48	x 10.6	North View

Client Remks: Welcome To The Vibrancy & Excitement Of Yonge & Eglinton, This Sunny And Bright Corner Unit At The Residences Of 83 Redpath Features Both Owned Parking Spot & Locker, 9' Ceilings, Spacious Rooms Including A Large Foyer Which Is Perfect For A Desk/Work Area, Floor To Ceiling Windows And Newly Painted. The Primary Bedroom Has A 4 Pc Ensuite And Walk Out To Balcony. This Desirable Building Has A Concierge, Guest Suites, Gym, Party-Meeting Room, Media Room, Roof Top Deck Garden And Visitor Parking. A Stroll To The Awesome Offerings Of This Neighbourhood Include: TTC, Subway & Shops, Library, Restaurants And So Much More, All While Retaining The Tranquility Of A Tucked-Away Side Street. Amenities Include - Concierge, Visitor Parking, Bike Racks, Gym, Rooftop Patio With A Hot Tub, Bbqs, Lounge Chairs, Pool Table, A Half-Court Basketball, A Yoga Studio, An Event And Theatre Space And Guest Suites.

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100

**650 Mount Pleasant Rd 512****Toronto Ontario M4S 2N5**

Toronto C10 Mount Pleasant West Toronto % Dif: 101

Taxes: \$5,185.85 / 2024 **For:** Sale**SPIS:** N**Sold: \$835,000****List: \$825,000****DOM:** 6

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 12**Locker Lev/Unit:** C**Washrooms:** 2**Corp#:** TSCC / 2015**Locker Unit:** 137

1x3xFlat, 1x4xFlat

Level: 5**Dir/Cross St:** Mount Pleasant / Eglinton Ave E**Prop Mgmt:** ICC Management 647-351-8722**MLS#:** C12184282**Sold Date:** 06/05/2025**PIN#:** 130150066

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,623.41	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Stucco/Plaster
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	16-30	UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	E	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:	Y CAC Incl:	Prk Lvl/Unit:	C / 29 / C / 30
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Car Wash, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.12	x 13.65	Hardwood Floor	Large Window	W/O To Balcony
2	Dining	Flat	12.83	x 12.11	Hardwood Floor	Combined W/Living	
3	Kitchen	Flat	13.58	x 9.22	Ceramic Floor	O/Looks Dining	
4	Prim Bdrm	Flat	12.99	x 10.01	4 Pc Ensuite	W/I Closet	Linen Closet
5	2nd Br	Flat	12.86	x 8.89	Hardwood Floor	Large Window	Large Closet
6	Den	Flat	8.73	x 10.01	Hardwood Floor		

Client Remks: Chateau Royal Elegant Living in Mount Pleasant Village: Welcome to Suite 512 at Chateau Royal a spacious, sunlit 2-bedroom + den residence in an exclusive boutique building with just 98 units across 8 floors. Proudly offered for the first time by the original owner, this beautifully maintained home offers over 1,100 sq ft of well-designed living space in the heart of vibrant Mount Pleasant Village. Enjoy sunrise views and natural light from the east-facing balcony, perfect for your morning coffee or evening unwind. The open-concept kitchen with island seamlessly flows into a generous living and dining area, ideal for entertaining. A separate den provides flexible space for a home office, guest room, or cozy retreat. The primary suite includes a walk-in closet, linen closet, and a spacious 4-piece ensuite with a soaker tub and separate shower. A convenient laundry room is tucked into the main bath. Two side-by-side parking spots (EV charging potential), car wash on P3 and a private locker add everyday ease. Chateau Royal offers a 24-hour concierge, fitness and yoga rooms, party/meeting space, a library, theatre and billiards rooms, plus a stunning rooftop terrace with loungers, patio sets, and BBQs. Just steps from shops, restaurants, cafes, parks, transit, and lifestyle amenities, this home is your chance to live with style and ease in one of Toronto's most cherished neighbourhoods. Live life elevated at Chateau Royal a rare offering you wont want to miss. (Please note that Living Room and Balcony photos are virtually staged.)

Extras:**Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545


119 Merton St 416
Toronto Ontario M4S 3G5
Sold: \$838,000
List: \$848,000

Toronto C10 Mount Pleasant West Toronto % Dif: 99

Taxes: \$3,562.14 / 2024 **For:** Sale**SPIS:** N**DOM:** 9

Condo Apt

#Shares%:**Rms:** 5

2-Storey

Locker#:**Bedrooms:** 2**Unit#:** 13**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** MTCC / 1339**Locker Unit:** 206

1x2xMain, 1x4x2nd


Level: 3**Dir/Cross St:** Merton/Yonge**Prop Mgmt:** ICC Property Management 416-482-7732**MLS#:** C12132083**Sold Date:** 05/16/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$868.79	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Bldg Amen:	Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Wooded/Treed	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.62	x 9.42	Combined W/Dining
2	Dining	Main	17.62	x 9.42	Led Lighting
3	Kitchen	Main	14.7	x 8.63	Breakfast Bar
4	Foyer	Main	13.25	x 3.44	Laminate
5	Prim Bdrm	2nd	13.71	x 9.09	Broadloom
6	2nd Br	2nd	13.32	x 8.33	Broadloom

Client Remks: Welcome to this stunning and impeccably maintained two-storey loft, offering 2 spacious bedrooms in one of Toronto's most sought-after neighbourhoods. This rare gem combines modern elegance with peaceful, nature-inspired living right at the vibrant corner of Davisville and Yonge. Open-concept layout with soaring ceilings and Floor to ceiling windows that flood the space with natural light. Unwind on your private balcony, which opens directly onto the lush Belt line Trail, offering a quiet escape for nature lovers and urban adventurers alike. Located just steps from Davisville Subway Station, TTC, grocery stores, boutique shopping, Restaurants and cafes, and all the exciting amenities of Yonge Street, this home delivers unbeatable convenience and lifestyle appeal. Don't miss this rare opportunity to own a one-of-a-kind loft that seamlessly blends the tranquility of the outdoors with the energy of city life!

Extras:**Listing Contracted With:** SKYLETTE MARKETING REALTY INC. 416-269-7733

	87 Lillian St 17 Toronto Ontario M4S 2H7 Toronto C10 Mount Pleasant West Toronto % Dif: 98 Taxes: \$3,791.04 / 2024 For: Sale SPIS: N DOM: 2			Sold: \$845,000 List: \$865,000	
	Condo Townhouse Stacked Townhse Unit#: 58 Corp#: MTCC / 1128		#Shares%: Locker#: Locker Lev/Unit: 3 Locker Unit: Level: 2		Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x2
	Dir/Cross St: Yonge & Eglinton Prop Mgmt: First Source Residential				
MLS#: C11955555 Sold Date: 02/06/2025 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1105 sqft + 285 sqft terrace Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Ensuite+Exclusive Maint: \$725.49 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 173 Park \$/Mo: Prk Lvl/Unit: B31 Bldg Amen: Bbqs Allowed, Bike Storage, Car Wash, Rooftop Deck/Garden, Visitor Parking Com Elem Incl:	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	7.51	x 8.5	Open Concept Updated
2	Dining	Main	8.83	x 8.83	Open Concept Window Combined W/Living
3	Living	Main	12.01	x 10.33	Open Concept Window Combined W/Dining
4	Prim Bdrm	Upper	10.17	x 9.15	Large Closet
5	2nd Br	Upper	7.68	x 9.74	Closet
Client Remks: Welcome home! Spacious, bright, open concept living in a quiet enclave with pedestrian only courtyards. Minutes to subway, shops, LCBO, restaurants & everything you will ever need & want! This gorgeous 2 bedroom 2 bathroom with parking is updated thru-out with pot lights (2021), new bathrooms (2022), new kitchen cabinets, backsplash & oven hood (2022) new dishwasher (2023). Marble Kitchen counter tops & plenty of storage! Brand new carpet on stairs to roof top terrace. Very large ensuite storage! Enjoy the large rooftop deck with new floor tiles (2022) & room for BBQ and plenty of seating for entertaining! Windows Replaced 2013.					
Extras:					
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-785-1500					



300 Balliol St 512
Toronto Ontario M4S 3G6
Sold: \$865,000
List: \$879,000

Toronto C10 Mount Pleasant West Toronto % Dif: 98

Taxes: \$3,647.98 / 2024 **For:** Sale **SPIS:** N **DOM:** 8

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** #9 **Bedrooms:** 2
Unit#: 12 **Locker Lev/Unit:** Gro **Washrooms:** 2
Corp#: MTCC / 1281 **Locker Unit:** #9 1x4xFlat, 1x3xFlat
Level: 5

Dir/Cross St: Mount Pleasant

Prop Mgmt: Goldview Property Management 416-630-1234

MLS#: C12159786

Sold Date: 05/28/2025

PIN#: 122810058

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$787.38	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:		#:	34
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Exercise Room, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.47	x 4.89	Hardwood Floor Closet
2	Living	Flat	19.91	x 11.02	Hardwood Floor South View W/O To Terrace
3	Dining	Flat	19.91	x 11.02	Tile Floor Open Concept Window
4	Kitchen	Flat	15.62	x 7.61	Hardwood Floor Granite Counter Centre Island
5	Prim Bdrm	Flat	19.82	x 9.02	Broadloom His/Hers Closets 4 Pc Ensuite
6	2nd Br	Flat	11.32	x 9.22	Broadloom West View 3 Pc Bath

Client Remks: Gorgeous corner suite with wrap-around terrace south-west facing view, perfect for your morning coffee and your late day glass of wine. Enjoy all day sunshine, beautiful sunsets & lots of natural light! This nearly 1000 SF two bedroom, two bathroom suite has it all! The renovated kitchen boasts an oversized granite island and lots of counter space for prep work. The kitchen cupboards have been refaced + new hardware in 2025. The open concept living, dining & kitchen is perfect with a walk-out to the outdoor space for entertaining family & friends. The split bedroom floor plan is highly functional for two friends to share or for a couple/family. The primary bdrm has a south exposure with a bay window alcove that's a perfect fit for a desk & home office. The primary boasts his & hers closets with a 4 PC ensuite. And the second bdrm is at the other end of the suite facing west for afternoon & late day natural light with a 3 PC bathroom close by. With parking & a ground level locker, this suite has so much to offer. And the building has a party/meeting room along with a well-appointed gym/exercise room complete with lots of cardio machines & weights. And there's surface visitor parking, all you need is to book the parking pass online for your guests. About the location in Davisville Village; you're walking distance to the Davisville TTC & Yonge St with its cafes, trendy restos, shops & services as well as Mt Pleasant with some excellent restaurants & shops. Plus Bayview Ave nearby. A block north you have June Rowlands Park with a splash pad, picnic tables, tennis and the Appletree Farmers' Market on Tuesdays in summer. You like to get your 10,000 steps in daily? Just walk one block south to the Beltline for walking/biking trails that lead across the city. 300 Balliol is a quiet oasis with many long-term condo owners in a vibrant active community, a few blocks away from the bustling Y&E neighbourhood. What's not to love about living here. It's the best of all worlds.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000



2191 Yonge St 3105
Toronto Ontario M4S 3H8
Toronto C10 Mount Pleasant West Toronto % Dif: 93
Taxes: \$4,928 / 2024 **For:** Sale **SPIS:** N **DOM:** 84

Condo Apt
Apartment
Unit#: 05
Corp#: TSCC / 1965

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 30

Rms: 5 + 1
Bedrooms: 2 + 1
Washrooms: 2
2x4

Dir/Cross St: Yonge/Eglinton
Prop Mgmt: ICC Property Management

MLS#: C11998549
PIN#: 129650520

Sold Date: 05/26/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: Sw Assessment: 2024 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$909.44 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.91	x 13.09	Hardwood Floor Combined W/Dining W/O To Balcony
2	Dining	Main	19.91	x 13.09	Hardwood Floor Combined W/Living
3	Kitchen	Main	13.06	x 6.66	Hardwood Floor Centre Island Granite Counter
4	Prim Bdrm	Main	12.3	x 11.06	Broadloom 4 Pc Ensuite His/Hers Closets
5	2nd Br	Main	12.04	x 10.89	Broadloom Window South View
6	Den	Main	9.35	x 6.99	Hardwood Floor

Client Remks: Beautiful Quantum North Tower With Elegant, Green-Focused Design. Very High Demand And Spacious Two Bright Bedrooms Width Floor-To-Ceiling Windows + Den. Gorgeous South-West Views At Yonge And Eglinton. Subway Entrance Across Street. Open Concept Kitchen With Centre Island And Granite Counters. Wonderful Facilities: Concierge, Pool, Gym, Aerobics Room, Entertainment Areas, Business Centre, Guest Suites And Many More.

Extras:

Listing Contracted With: UNIVERSAL HOME REALTY INC. 416-900-1878

**1815 Yonge St 405****Toronto Ontario M4T 2A4**

Toronto C10 Mount Pleasant West Toronto % Dif: 94

Taxes: \$5,830 / 2023 **For:** Sale**SPIS:** N**DOM:** 108**Sold: \$890,000****List: \$949,000**

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 5**Locker Lev/Unit:** C**Washrooms:** 3**Corp#:** TSCC / 2411**Locker Unit:** 80

1x5, 1x4, 1x2

Level: 4**Dir/Cross St:** Yonge/Davisville**Prop Mgmt:** Del Condo**MLS#:** C9311845**Sold Date:** 12/28/2024**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,231.92	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	c27
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	31.69	x 18.9	Open Concept	Hardwood Floor	Window Flr to Ceil
2	Dining	Flat	31.69	x 18.9	Combined W/Living	W/O To Balcony	
3	Kitchen	Flat	8.07	x 11.75	Breakfast Bar	O/Looks Dining	Hardwood Floor
4	Prim Bdrm	Flat	22.24	x 11.25	5 Pc Ensuite	Hardwood Floor	B/I Closet
5	2nd Br	Flat	14.99	x 10.5	4 Pc Bath	Double Closet	Hardwood Floor
6	Other	Flat	31.69	x 4.49	Balcony		

Client Remks: Welcome to your dream condo in a sought-after luxury building! This stunning 2-bedroom, 3-bathroom residence offers over 1,000 square feet of exquisitely designed space. The expansive, open-concept living/dining area is perfect for entertaining, as is the combined kitchen featuring a chef's delight, equipped with large counter space for cooking, ample cupboards for storage and a cocktail, breakfast, and or dinner bar. Elegant hardwood floors and floor to ceiling windows run through out the condo, adding lots of light and a touch of sophistication. The huge primary bedrm boasts a custom-built closet over 9 feet long w. organizers, and a luxurious 5-pc ensuite. The 2nd bedroom. has a 4pc. ensuite and a double closet, ample storage and privacy. Enjoy your morning coffee or an evening snack on the large northwest-facing balcony. 5 staramenities, gym, amazing party room, with access to roof top lounge w. fireplace, billiards, guests suites, guest parking and 24 hr concierge.

Extras: This condo is the epitome of luxury living in a prime location. Being part of the city and all it's richness minus the insanity. Steps to subway, shopping, restaurants, walking trails, parks and schools.

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


111 Merton St 102
Toronto Ontario M4S 3A7
Sold: \$899,102
List: \$799,000

Toronto C10 Mount Pleasant West Toronto % Dif: 113

Taxes: \$3,684 / 2024 For: Sale **SPIS: N** **DOM: 7**

Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 2
Unit#: 2	Locker Lev/Unit: Lev	Washrooms: 2
Corp#: MTCP / 1122	Locker Unit: L13	1x3xFlat, 1x4xFlat
	Level: 1	

Dir/Cross St: Yonge & Davisville**Prop Mgmt:** Skywater Property Management**MLS#:** C12158253**Sold Date:** 05/27/2025**PIN#:** 121220002

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,061.07	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	#:	25
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	Level B
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Exercise Room, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Community BBQ
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	9.61	x 11.42	Modern Kitchen Custom Backsplash Pantry
2	Living	Flat	18.5	x 9.71	Combined W/Dining Hardwood Floor W/O To Terrace
3	Dining	Flat	18.5	x 9.71	Combined W/Living Hardwood Floor Overlook Greenbelt
4	Prim Bdrm	Flat	12.5	x 8.79	Ensuite Bath W/I Closet Large Window
5	2nd Br	Flat	11.09	x 8.79	O/Looks Garden Hardwood Floor Large Window

Client Remks: Big City Living with a True Nature Connection at Greenwich Terrace. This gorgeous 2 bedroom, 2 bathroom main floor corner suite offers up sunshine and natural beauty inside and out. You can't beat it's prime location in Davisville Village with access to some of Midtown's best shops, trending restaurants, top rated schools, parks, and of course its 4 minute walk to the Davisville subway station. Talk about convenience and walk ability! And if that wasn't enough this particular corner unit not only overlooks the Kay Gardner Beltline, but puts you just a few steps away from it, right outside your 520 sq ft private terrace. Here you can listen to the blue jays, cardinals and woodpeckers chirping away while you tend to your fruits, veggies and herbs in the garden. Eat your meals 'al fresco' or wind down completely on the couch and take a long outdoor nap in your own outdoor sanctuary in the city. With access to the condo's gym, offices and party room conveniently just down your quiet hallway, the amenities feel like an extension of your own home. You will love this suites gorgeous custom designed kitchen, its abundance of storage, and updates throughout like custom automatic shades, hardwood and porcelain herringbone flooring. Thoughtfully equipped with a locker, parking, and a personal EV charger - practical perks with a modern twist. Whether you are upsizing or downsizing - this is truly one turn - key suite that is sure to impress everyone. These rarely-available, ground-level suites in a boutique 5 story 52 -unit building with showstopping terraces backing onto the Beltline simply don't come around often. This is more than just a home it's a lifestyle, a community, and a connection to nature you won't find anywhere else in the city...so come and get it!

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

**5 Soudan Ave 1004****Toronto Ontario M4S 0B1**

Toronto C10 Mount Pleasant West Toronto % Dif: 93

Taxes: \$4,370 / 2024 **For:** Sale**SPIS:** N**DOM:** 64**Sold: \$920,000****List: \$985,000**

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: 41**Bedrooms:** 2**Unit#:** 4**Locker Lev/Unit:** 10**Washrooms:** 2**Corp#:** TSCC / 2788**Locker Unit:** 41

1x3xMain, 1x4xMain

Level: 10**Dir/Cross St:** Yonge Street & Eglinton Avenue**Prop Mgmt:** First Service Residential**MLS#:** C12067222**Sold Date:** 06/10/2025**Assignment:** N**Fractional Ownership:** N **PIN#:****Kitchens:**

1

Fam Rm:

N

Basement:

None

Fireplace/Stv:

N

Heat:

Forced Air / Gas

Apx Age:**Apx Sqft:**

700-799

Sqft Source:

Owner

Exposure:

Se

Assessment:

Unknown

Spec Desig:**Phys Hdcap-Eqp:****Pets Perm:**

Restrict

Locker:

Owned

Maint:

\$764.52

A/C:

Central Air

Central Vac:

N

UFFI:

No

Elev/Lift:Y **Retirement:**

N

Taxes Incl:**Water Incl:****Heat Incl:****Hydro Incl:****Cable TV Incl:****CAC Incl:**

Y

Bldg Ins Incl:**Y Prkg Incl:**

Y

Cert Level:**Energy Cert:**

N

GreenPIS:

N

Prop Feat:

Ensuite Laundry, Pets Allowed with Restrictions

Balcony:

Terr

Ens Lndry:

Y

Lndy Lev:

Main

Exterior:

Concrete

Gar/Gar Spcs:

Underground / 1

Park/Drive:**Park Type:**

Owned

Park/Drv Spcs:**1 Tot Prk Spcs:** 1**Park \$/Mo:****Prk Lvl/Unit:**

B81

Bldg Amen:

Games Room, Gym, Media Room, Outdoor Pool, Sauna, Visitor Parking

Com Elem Incl:

Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.5	x 13.02	Hardwood Floor	Se View	W/O To Terrace
2	Dining	Main	18.5	x 13.02	Hardwood Floor	Open Concept	W/O To Terrace
3	Kitchen	Main	18.5	x 13.02	Hardwood Floor	Centre Island	Breakfast Bar
4	Prim Bdrm	Main	11.06	x 10.1	Hardwood Floor	4 Pc Ensuite	W/O To Terrace
5	2nd Br	Main	10.53	x 10.01	Hardwood Floor	Semi Ensuite	W/O To Balcony

Client Remks: An Iconic & Majestic Residence, This Extensively Updated, Two-Bedroom Masterpiece In The Art Shoppe Provides An Unrivalled Living Experience Complemented By An Expansive 665 Square Foot Private Garden Terrace Oasis With Jaw-Dropping Unobstructed Southeast Views. Every Inch Of This Immaculate Suite Reflects Superior Craftsmanship And Attention To Detail With Refined Modern Finishes Throughout. The Southeast Exposure & Floor To Ceiling Windows Provide An Abundance Of Natural Light Throughout. The Expansive, Sun-Drenched Principal Rooms Are An Entertainers Dream. The Breathtaking Modern Kitchen Features Integrated Top Of The Line Appliances, A Convenient Large Custom Center Island With Custom Lighting, Upgraded Countertops & Backsplash, Custom Cutlery Trays & Garbage/Recycling Containers & Under Cabinet Lighting. The Expansive Primary Bedroom Retreat Boasts A Wall To Wall Closet With A Custom Organizer System, A Four-Piece Spa Like En-Suite Bathroom With An Upgraded Vanity & Medicine Cabinet And A Convenient Walk-Out To The Terrace Which Includes Natural Gas, Electricity & Running Water. The Large Second Bedroom Includes A Convenient Three-Piece Semi Ensuite Bathroom & An Independent, Private South-Facing Balcony - Perfect For All Guests & Family. An Abundance Of Custom Modifications Throughout Including Upgraded Hardwood Flooring, Custom Blinds, Custom Tiles, Additional Shelving In All Closets & Feature Painted Walls.

Extras:**Listing Contracted With:** RE/MAX HALLMARK BIBBY GROUP REALTY 416-481-0888



139 Merton St 631			Sold: \$925,000		
Toronto Ontario M4S 3G7			List: \$918,000		
Toronto C10 Mount Pleasant West Toronto % Dif: 101					
Taxes: \$3,655.12 / 2025 For: Sale			SPIS: N		DOM: 5
Condo Apt			#Shares%:		
2-Storey			Locker#:		
Unit#: 16			Locker Lev/Unit:		
Corp#: MTCC / 1339			Locker Unit: B58		
			Level: 4		
Dir/Cross St: Yonge & Merton					
Prop Mgmt: ICC Property Management					

MLS#: C12178057	Sold Date: 06/02/2025
PIN#: 123390115	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$901	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Fan Coil / Other	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 900-999	Elev/Lift:	Park Type: Owned
Sqft Source: 975 + 95 Sq Ft Balcony	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Sw	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: B58
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	Com Elem Incl: Y
GreenPIS:		
Prop Feat:		
Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.92	x 4.49	Double Closet
2	Living	Main	17.91	x 14.01	W/O To Balcony
3	Dining	Main	17.91	x 14.01	Combined W/Living
4	Kitchen	Main	11.09	x 7.45	Hardwood Floor
5	Prim Bdrm	2nd	14.17	x 9.15	Stainless Steel Appl
6	Den	2nd	14.17	x 8.17	Large Window
7	Bathroom	2nd	9.91	x 4.07	Window
Combined W/Laundry					

Client Remks: Welcome to stylish Midtown living in one of Toronto's most desirable neighbourhoods. This bright and spacious 2-storey suite offers incredible south-west views overlooking the Beltline Trail and lush green space from your private balcony. The main floor features an open-concept layout with a generous kitchen complete with a large peninsula island and breakfast bar, combined living and dining areas, and a tucked-away 2-piece powder room. Upstairs, you'll find a spacious primary bedroom, a large den that can easily convert into a second bedroom, a 4-piece bath, and in-suite laundry. Enjoy the best of city living with direct access to the Beltline Trail and everything Davisville Village has to offer. Just steps to Davisville Station, Yonge Streets shops, cafes, parks, gyms, and more. Easy access to downtown and major commuter routes makes this an unbeatable location.

Extras:
Listing Contracted With: <u>KELLER WILLIAMS CO-ELEVATION REALTY</u> 416-236-1392


319 Merton St 308
Toronto Ontario M4S 1A5
Sold: \$932,000
List: \$899,000

Toronto C10 Mount Pleasant West Toronto % Dif: 104

Taxes: \$4,811.08 / 2025 **For:** Sale **SPIS:** N **DOM:** 1

Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 8	Locker Lev/Unit: B	Washrooms: 2
Corp#: TSCC / 1860	Locker Unit: 14	1x3xFlat, 1x4xFlat
	Level: 3	

Dir/Cross St: Merton Street/Mount Pleasant Road**Prop Mgmt:** Icon Property Management**MLS#:** C12210098**Sold Date:** 06/11/2025**PIN#:** 128600041

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$869.07	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	941 per MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	Level B/Unit 51
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	11.68	x 10.43	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	10.43	x 8.76	Laminate	Combined W/Living	Open Concept
3	Kitchen	Flat	12.17	x 7.35	Tile Floor	Granite Counter	Breakfast Bar
4	Prim Bdrm	Flat	15.09	x 9.94	4 Pc Ensuite	W/I Closet	Large Window
5	2nd Br	Flat	11.15	x 9.02	Laminate	Closet	W/O To Balcony
6	Den	Flat	9.02	x 7.84	Laminate	Enclosed	

Client Remks: We're certain about Merton! And definite about The Domain, one of Davisville's favourite places to call home! Not an inch of wasted space in this 941 sq ft, open-concept suite, ideal for smart-sizers and growing families alike. Two generous bedrooms with preferred split-wing layout and separate den that can function as a 3rd bedroom or home office (a real room!) Fabulous features you could only dream about: never-ending kitchen cabinets and counters with breakfast bar, human-sized appliances, brand spankin' new flooring, incredible storage including walk-in closet, and an oversized balcony with two walk-outs. Including locker and parking, not that you need it in this oh-so-walkable hood. With direct access to the Kay Gardiner Beltline Trail and Mt Pleasant Cemetery in your backyard, this location is perfect for nature lovers/dog parents/cyclists and runners. You're close to the action, but away from the congestion. Moments to Davisville subway, cute shops and restaurants, Sobeys and a short stroll to everything Mt Pleasant and Yonge & Eg / St. Clair offers. The Domain is a special building, with a true community feel. Long time property manager and concierge staff are the best in Toronto! Exceptionally reasonable maintenance fees and a \$6.2M reserve fund (status certificate on hand). Resort-like amenities, indoor pool, renovated party room, gym, two guest suites, billiards and ample visitor parking.

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


35 Merton St S 1006
Toronto Ontario M4S 3G4

Toronto C10 Mount Pleasant West Toronto % Dif: 93

Taxes: \$4,627.92 / 2024 **For:** Sale**SPIS:** N**Sold:** \$957,000**List:** \$1,029,000**DOM:** 28

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 3**Unit#:** 05**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** MTCC / 1311**Locker Unit:** 128

1x4xMain, 1x4xMain

Level: 9**Dir/Cross St:** Yonge & Davisville**Prop Mgmt:** Wilson Blanchard 416-642-2807**MLS#:** C11926474**Sold Date:** 02/13/2025**PIN#:**

Kitchens:	1	Pets Perm:	N	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,523.93	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Birdhouse	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	B18
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.01	x 16.83	W/O To Balcony	Combined W/Dining	South View
2	Dining	Main	10.7	x 16.83	Combined W/Living	Open Concept	
3	Kitchen	Main	8.27	x 10.01	Family Size Kitchen	Eat-In Kitchen	East View
4	Prim Bdrm	Main	10.76	x 14.21	W/I Closet	4 Pc Ensuite	East View
5	2nd Br	Main	8.27	x 15.65	Double Closet	East View	Broadloom
6	3rd Br	Main	11.98	x 10.4	W/O To Balcony	Double Closet	B/I Desk

Client Remks: Absolutely Flooded With Southern Light. Wide, Expansive South City Skyline Views. Rarely Available, Original Owner. Fantastic 3 Bedroom Layout W/An Abundance Of Storage. Large Eat In Kitchen. Perfect For Families Or Downsizers. A 5 (!) Min Walk To The Davisville Subway Station And A Walk Score of 97! Shops, Restaurants, Green Space And More. A Stellar Opportunity To Make This Home Your Own.

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100

**98 Lillian St 1017****Toronto Ontario M4S 0A5**

Toronto C10 Mount Pleasant West Toronto % Dif: 93

Taxes: \$4,749.52 / 2024 **For:** Sale**SPIS:** N**Sold: \$975,000****List: \$1,049,000****DOM: 29**

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 07**Locker Lev/Unit:** D**Washrooms:** 2**Corp#:** TSCC / 2568**Locker Unit:** 108

1x3xFlat, 1x4xFlat

Level: 03**Dir/Cross St:** Yonge St. & Eglinton Ave E.**Prop Mgmt:** First Service Residential - Violanda Beci: 416-546-5897**MLS#:** C12005822**Sold Date:** 04/03/2025**PIN#:** 765680028

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$974.36	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	mpac	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	D,#20
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Rare Corner 2 Bedroom plus den with wrap around balcony at The Madison! Top features of this amazing unit: 1) Bright & Spacious layout with Split bedroom plan for privacy 2) Ample storage including customized mirrored wardrobes in the study area 3) Wrap around balcony with expansive views & morning sun & Floor to ceiling windows 4) Functional & stylish large kitchen island with breakfast bar for entertaining & your inner chef 5) Incredible Amenities: 24 hrs concierge, indoor pool, exercise rm, party rm, roof deck, guest suites, media rm, & more! 6) Ultimate convenience with Loblaws in base of building, steps to Eglinton Subway station & TTC, restaurants, bars, shopping, cinema, parks, schools, & much much more!					
Extras:					
Listing Contracted With: ROYAL LEPAGE TERREQUITY BESPOKE REALTY 416-495-2753					

**83 Redpath Ave 207****Toronto Ontario M4S 0A2**

Toronto C10 Mount Pleasant West Toronto % Dif: 101

Taxes: \$4,935.49 / 2024 **For:** Sale**SPIS:** N**Sold: \$985,000****List: \$979,000****DOM:** 5

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 7**Locker Lev/Unit:** 2**Washrooms:** 2**Corp#:** TSCC / 2120**Locker Unit:** 117

1x4xMain, 1x3xMain

Level: 2**Dir/Cross St:** Yonge and Eglinton**Prop Mgmt:** Comfort Property Management**MLS#:** C11921923**Sold Date:** 01/19/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,028	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	1137	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Bike Storage, Concierge, Media Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.99	x 19.85	Window Flr to Ceil	Hardwood Floor	South View
2	Kitchen	Main	6.99	x 16.4	Overlook Patio	Granite Counter	Stainless Steel Appl
3	Prim Bdrm	Main	12.17	x 9.84	Overlook Patio	Ensuite Bath	Large Closet
4	2nd Br	Main	10.6	x 9.51	Large Closet	Hardwood Floor	
5	Den	Main	8.66	x 11.58	Hardwood Floor		
6	Foyer	Main	13.42	x 5.41	Large Closet	Hardwood Floor	

Client Remks: A Rare Opportunity on Redpath Avenue! Welcome to Suite 207a beautifully designed 1,137 sq. ft. corner unit offering style, space, and convenience. This exceptional condo is a true house alternative in the heart of the city. Featuring 2+1 bedrooms, 2 bathrooms, and 2 oversized covered balconies, this thoughtfully laid-out suite is a rare find. The inviting foyer boasts 9-ft ceilings and wall-to-wall built-in closets, providing exceptional storage. Natural light floods the open concept living and dining areas, which flows into an updated kitchen. The two generously sized bedrooms include custom built-in closets, while the primary suite is a true urban retreat. It features a private ensuite, a walk-in closet with a window, and exclusive access to its own private balcony. Located just steps from shops, restaurants, and the TTC soon to include the brand-new LRT this prime midtown address offers unmatched convenience. The property also includes one parking spot and an oversized locker!

Extras: Amenities include - concierge, visitor parking, bike racks, gym, rooftop patio with a hot tub, BBQs, lounge chairs, pool table, a half-court basketball, a yoga studio, an event and theater space and guest suites.

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000



98 Lillian St 2720 Toronto Ontario M4S 0A5 Toronto C10 Mount Pleasant West Toronto % Dif: 93 Taxes: \$4,449.09 / 2024 For: Sale SPIS: N DOM: 117		Sold: \$985,000 List: \$1,056,000
Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2568	#Shares%: Locker#: 285 Locker Lev/Unit: LC Locker Unit: 64 Level: 20	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: Yonge St/Eglinton Ave W Prop Mgmt: FirstService Residential		

MLS#: C10414100	Sold Date: 03/05/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Per MPAC Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$932.88 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit	Retirement: Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 3107 Park \$/Mo: Prk Lvl/Unit: Level C/33 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Flat	16.6	x	11.65	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Flat	16.6	x	11.65	Laminate	Open Concept	Combined W/Living
3	Kitchen	Flat	8.4	x	11.58	Laminate	Centre Island	Stainless Steel Appl
4	Prim Bdrm	Flat	10.14	x	14.27	Laminate	4 Pc Ensuite	W/I Closet
5	2nd Br	Flat	10.83	x	10.04	Laminate	Large Window	Large Closet
6	Den	Flat	7.74	x	6.46	Laminate	Open Concept	Separate Rm

Client Remks: Luxurious Madison Condo At Yonge & Eglinton. Over 900sf Spacious South West Facing Corner Unit With Ample Natural Light. 9Ft Ceiling 2 Seperate Bedrooms, 2 Bathrooms Plus 1 Large Den With Privacy. Whole Unit Newly Painted. Modern Cozy Kitchen With A Large Center Island And Stainless Steel Appliances. Unobstructed 270 Degree Lake And Toronto's Skyline In Sight. Huge L-Shape Open Balcony Provding More Relax Spaces. Upscale Building Amenities. LCBO, Loblaws And Starbucks Nested On Ground Floor Of Building. Steps To Bus Stations And Subway Station In Mins. Close To Restaurants, Schools, Shops, Parks And All Daily Essentials. ****EXTRAS**** One Underground Parking And One Locker.

Extras: Listing Contracted With: <u>NU STREAM REALTY (TORONTO) INC.</u> 647-695-1188



195 Merton St 203
Toronto Ontario M4S 3H6
Sold: \$1,075,000
List: \$1,150,000

Toronto C10 Mount Pleasant West Toronto % Dif: 93

Taxes: \$4,735.21 / 2024 **For:** Sale **SPIS:** N **DOM:** 31

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 3 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1597 **Locker Unit:** 106 1x4xFlat, 1x3xFlat
Level: 2

Dir/Cross St: Yonge St & Merton St

Prop Mgmt: Goldview Property Management 416-482-3989

MLS#: C12086276

Sold Date: 05/17/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,430.08	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Water Incl:	Y	Prk Lvl/Unit:	A3
Spec Desig:	Unknown	CAC Incl:	Y	Bldg Amen:	Concierge, Gym, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Y Prkg Incl:	Y	Com Elem Incl:	Y
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Grnbelt/Conserv, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.76	x 3.51	Double Closet 3 Pc Bath
2	Living	Flat	21.33	x 16.93	Combined W/Dining W/O To Balcony
3	Dining	Flat	21.33	x 16.93	Combined W/Living W/O To Balcony
4	Kitchen	Flat	15.49	x 16.01	Centre Island W/O To Balcony
5	Prim Bdrm	Flat	14.83	x 10.66	W/W Closet 4 Pc Bath
6	2nd Br	Flat	11.42	x 10.99	

Client Remks: Welcome to your new lifestyle at the Rio IV, nestled in this highly desirable midtown location perfectly situated on the south side of Merton Street halfway between Yonge and Mt Pleasant, backing onto the the Kay Gardner Beltline Trail. A wonderfully bright and spacious corner unit with a south east exposure offering an abundance of natural light and stunning protected treed views. 1222 square feet of well designed space with an open concept living and dining room and two walk-outs to the private and tranquil setting of the balcony. A fabulous 2 bedroom, 2 bathroom layout that lends itself seamlessly to comfortable family living and easy entertaining. The well appointed and sun filled eat-in kitchen is a chef's dream with granite countertops, full size stainless steel appliances, a centre island, and beautiful treed vistas from the expansive windows. The generously sized primary bedroom provides a lovely retreat with a four piece ensuite and an abundance of closet space. The second bedroom is also generously sized with ample room for a work from home space. The ultimate convenience of ensuite laundry, a well located underground parking spot on P1 across from the entrance to the elevator and a storage locker. Freshly painted and new flooring completed in the hallway, living/dining room, and bedrooms (April 2025). Enjoy all the wonderful benefits that this well managed, pet friendly building with a strong sense of community, 24 hour Concierge, and visitor parking has to offer. Amenities include a spacious and welcoming main floor event space with a full kitchen, patio with BBQ overlooking the beltline, a gym, a library, billiards, sauna, and yoga room. The maintenance fees include utilities (heat, hydro, water). A short stroll to the Davisville subway, Yonge St and Mt Pleasant shops and restaurants and all urban conveniences at your doorstep. City living at its best. Just imagine calling this home...

Extras:

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

**5 Soudan Ave 716****List: \$1,099,000 For: Sale****Toronto** Ontario M4S 0B1

Toronto C10 Mount Pleasant West Toronto

SPIS: N**Taxes:** \$4,484.86/2024**DOM:** 74

Condo Apt

Apartment

Rms: 5**Corp#:** TSCC / 2788**#Shares%:****Bedrooms:** 2**Unit#:** 16**Locker#:** 760**Washrooms:** 2**Locker Lev Unit:** 3 1x4xMain, 1x3xMain**Locker Unit#:****Level:** 3**Zoning:****Prop Mgmt:** FIRST SERVICE RESIDENTIAL**Dir/Cross St:** YONGE AND EGLINTON**MLS#:** C12062098 **Possession Date:** 05/14/2025 **Possession Remarks:** 45-60 days**Status Cert:** N**Bldg Name:** ART SHOPPE LOFTS & CONDOS**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$941.93	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	BUILDER PLAN	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Nw	Heat Incl:		Tot Prk Spcs:	1
Assessment:		Cable TV Incl:		Pk Spot#:	34
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Park \$/Mo:	
Phys Hdp-Eqp:		Com Elem Incl:	Y	Prk Lvl/Unit:	P2
		Cert Level:		Bldg Amen:	
		Energy Cert:		Prop Feat:	
		GreenPIS:			Ensuite Laundry, Family Room, Pets Allowed with Restrictions


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.69	x 18.57	Large Window	Combined W/Dining	Hardwood Floor
2	Dining	Main	19.69	x 18.57	Large Window	Combined W/Living	Hardwood Floor
3	Kitchen	Main	19.69	x 18.57	B/I Appliances	Granite Counter	Hidden Lights
4	Prim Bdrm	Main	10.99	x 10.93	Ensuite Bath	W/I Closet	W/O To Terrace
5	2nd Br	Main	8.99	x 11.58	4 Pc Ensuite	Large Closet	Sliding Doors

Client Remks:

Welcome to Art Shoppe Lofts & Condos, a true architectural gem in the heart of Yonge & Eglinton! This iconic building is just steps from the subway and future LRT, offering unparalleled convenience with a supermarket, cafe, bank, restaurants, and more all within your building. This spacious 2 Bed + Den corner unit is bathed in natural light from stunning floor-to-ceiling windows, creating an open and airy feel. Thoughtfully designed with high-end upgrades, this home offers both style and functionality. Enjoy two expansive balconies for breathtaking views and outdoor living. Includes parking & locker for ultimate convenience. 970 sq. ft. + 112 & 123 sq. ft. of balcony space. A must-see! **Extras** Master Bdrm W/Large W-In Closet, Huge Balcony & Ensuite Bath. 2nd Bdrm Has 2 Closets W-Out Balcony & Access To Main Bath. Hardwood Floors, Blinds. Infinity Pool, Fitness Center, Kids Room & More!

Extras:**Listing Contracted With:** PSR 416-487-7874



	123 Eglinton Ave E 1109		Sold: \$1,100,000
	Toronto Ontario M4P 1J2		List: \$1,180,000
	Toronto C10 Mount Pleasant West Toronto % Dif: 93		
	Taxes: \$4,441.95 / 2024	For: Sale	SPIS: N
			DOM: 19
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: B126	Bedrooms: 2 + 1	
Unit#: 7	Locker Lev/Unit: B	Washrooms: 2	
Corp#: MTCC / 1397	Locker Unit: B126	1x4xFlat, 1x3xFlat	
	Level: 11		
Dir/Cross St: Yonge / Eglinton			
Prop Mgmt: Del Property Management			

MLS#: C11983099 PIN#: 123970130	Sold Date: 03/12/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1121 Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,087.01 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 3 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 3 Tot Prk Spcs: 3 #: 83 #: 22, 26 Park \$/Mo: Prk Lvl/Unit: B83 / C26, C22 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	15.58	x 10.99	
2	Dining	Flat	15.58	x 10.6	
3	Kitchen	Flat	8.99	x 8.99	
4	Prim Bdrm	Flat	14.01	x 10.99	
5	2nd Br	Flat	10.99	x 9.42	
6	Den	Flat	11.38	x 8.79	

Client Remks: Rare Opportunity in Yonge And Eglinton. Elegant Tridel Condo. Functional 1,121 Sq Ft South Exposure Unit. Split 2 Bedroom And Den with 3 Parkings + 1 Locker. The Modern Kitchen Comes Fully Equipped With New Stone Countertop And Breakfast Bar and Dishwasher. New Laminate Floors Throughout and Fresh Painting. Large Spacious Bedrooms. Walk In Closet In Master Bedroom. Large Den (11ft by 8.8ft) - As Home Office Or Bedroom. Unobstructed South View Of City Skyline & Lake From Your Private Balcony! 5 Mins Walking Distance To Public Transportation TTC, Subway And All Neighbourhood Amenities. Supermarkets, Restaurants Nearby. Extras: Listing Contracted With: CITY PLUS REALTY INC. 905-300-3000



319 Merton St 1007			Sold: \$1,180,000		
Toronto Ontario M4S 1A5			List: \$1,199,900		
Toronto C10 Mount Pleasant West Toronto % Dif: 98					
Taxes: \$5,558 / 2024		For: Sale	SPIS: N		DOM: 22
Condo Apt	#Shares%:	Rms: 7			
Apartment	Locker#: B127	Bedrooms: 2 + 1			
Unit#: 7	Locker Lev/Unit: B	Washrooms: 2			
Corp#: TCCC / 1860	Locker Unit: 127	1x4xMain, 1x5xMain			
	Level: 10				
Dir/Cross St: Mt Pleasant - Merton					
Prop Mgmt: Icon Prop Management					

MLS#: C12074338	Sold Date: 05/02/2025
PIN#: 128600171	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,049.52	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior:
Heat: Fan Coil / Gas	Central Vac: N	Brick Front / Stucco/Plaster
Apx Age: 16-30	UFFI:	Gar/Gar Spcs: Underground / 1
Apx Sqft: 1000-1199	Elev/Lift:	Park/Drive: Undergrnd
Sqft Source: MPAC	Retirement:	Park Type: Owned
Exposure: Se	Taxes Incl:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment: 2024	Heat Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: B43
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Bldg Amen:
	Cert Level:	Com Elem Incl: Y
	GreenPIS: N	
	Prop Feat:	
Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.6	x 4.27	Wall Sconce Lighting Ceramic Floor
2	Living	Main	9.74	x 20.01	Wood Floor W/O To Balcony Pot Lights
3	Dining	Main	9.32	x 10.01	W/O To Balcony Wood Floor Open Concept
4	Kitchen	Main	8.99	x 9.68	Backsplash Ceramic Floor Granite Counter
5	Prim Bdrm	Main	14.5	x 10.43	5 Pc Ensuite W/I Closet W/O To Balcony
6	2nd Br	Main	11.75	x 8.99	Double Closet Wood Floor
7	Den	Main	9.32	x 8.01	B/I Shelves Wood Floor

Client Remks: Rarely Available Bright South East Corner Unit * Stunning Panoramic Unobstructed Million Dollar Views Overlooking Green Space And Downtown * Approx 1158 sq ft plus two balconies * Open Concept Layout Ideal For Entertaining * Tastefully Upgraded Bathrooms * Large Extended Gourmet Kitchen Upgraded Pre-Construction * Main Bedroom With Upgraded 5-Piece Ensuite and Deep Tub * Separate Glass Shower * Walkin Closet * Upgraded Main Bath * High approx 9-Ft Upgraded Smooth Ceilings With Pot Lights * Built-In Speakers * Two Large Balconies * Two Large Bedrooms Plus Separate Den With Pocket Door And Built In Storage Cabinets Can Be Used As A Guest Bedroom * Convenient Location Just Minutes From Mid-Town, Downtown, Shopping, TTC, Parks & Beltline. Exceptionally Well-Run Building With Party Room, Gym, Indoor Pool, Guest Suites, P2 Parking Space Near Elevator, P2 Locker, Modern Building with low monthly fees of 1049.52 / approx 91 cents per sq ft.

Extras:
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232


1815 Yonge St 2102
Toronto Ontario M4T 2A4
Sold: \$1,180,000
List: \$1,233,000

Toronto C10 Mount Pleasant West Toronto % Dif: 96

Taxes: \$5,235.92 / 2024 **For:** Sale**SPIS:** N**DOM:** 19

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 2**Locker Lev/Unit:** C75**Washrooms:** 2**Corp#:** TSCC / 2736**Locker Unit:**

1x3, 1x3

Level: 21**Dir/Cross St:** Yonge & Merton**Prop Mgmt:** Del Property Management**MLS#:** C12177616**Sold Date:** 06/16/2025**PIN#:** 764110313

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,134.59	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	11-15	UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
1008 square feet + 350 square foot balcony		Heat Incl:	Y	Park \$/Mo:	
Exposure:	Sw	Cable TV Incl:		Prk Lvl/Unit:	B61
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

Shoreline Allowance: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Flat	12.11	x 10.24	Hardwood Floor W/I Closet 3 Pc Ensuite
2	2nd Br	Flat	11.22	x 10.14	Hardwood Floor Closet W/O To Balcony
3	Kitchen	Flat	14.67	x 8.66	Hardwood Floor Stainless Steel Appl Granite Counter
4	Dining	Flat	10.86	x 10.73	Hardwood Floor West View W/O To Balcony
5	Living	Flat	13.02	x 12.8	Hardwood Floor Open Concept Sw View
6	Laundry	Flat	7.97	x 6.23	Hardwood Floor B/I Closet
7	Foyer	Flat	9.06	x 6.66	Hardwood Floor

Client Remks: There is a lot to like about this bright and spacious split two-bedroom, two-bathroom corner unit. Truly one of a kind, the owners purchased the condo during the pre-construction phase and had the developer improve the layout by reconfiguring the den behind the kitchen into a massive walk-in closet for the primary bedroom and a large pantry/laundry room. Additional builder upgrades include hardwood flooring throughout, full-height kitchen cabinets, and in-floor electrical outlets. Also, the hallway bathroom and primary ensuite (excluding the shower) were renovated in 2023. You will appreciate how the foyer provides an ideal separation of space and an added sense of privacy before opening into the light-filled kitchen and living/dining area. The tastefully designed kitchen features granite countertops and stainless steel appliances. Of particular note are the floor-to-ceiling windows and the 350-square-foot wraparound balcony, which offers an unobstructed southwest exposure with views of the lake and downtown core. 1815 Yonge is a small enough building that it feels like a community and offers fantastic amenities, including a gym, theatre, party room with access to an outdoor BBQ and terrace, concierge, guest suites and visitor parking. It is a smoke-free pet friendly building. The ideal location provides quick access to all the pleasures of city living. You're just minutes away from shops, restaurants, grocery stores, pubs, parks, and the TTC Davisville subway station. Best of all, right at your doorstep is the Beltline Trail - perfect for hikes or bike rides. ***Please see virtual tour for additional property details***

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



2191 Yonge St 4906			Sold: \$1,253,000
Toronto Ontario M4S 3H8			List: \$1,290,000
Toronto C10 Mount Pleasant West Toronto % Dif: 97			
Taxes: \$6,766.63 / 2024 For: Sale		SPIS: N	DOM: 7
Condo Apt	#Shares%: 0	Rms: 11	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 6	Locker Lev/Unit: B	Washrooms: 3	
Corp#: TSCC / 1965	Locker Unit: 133	1x2, 1x5xMain, 1x4x2nd	
	Level: 48		
Dir/Cross St: Yonge / Eglinton			
Prop Mgmt: Icc Property Management Ltd.			

MLS#: C11965210	Sold Date: 02/17/2025
PIN#:	

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 1400-1599 Sqft Source: 1532 + 116 Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,225.13 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions	Retirement: Water Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: LEVEL B - #110 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Stunning High-Level Corner Suite On The 49 Floor. A Desirable and Generous Floorplan Offering Over 1500Sqft! 2 Bedroom + Den 9 Foot Ceilings, Hardwood Floors Throughout, Floor To Ceiling Windows, 2 Balconies. Tons Of Natural Light! Modern Kitchen With Ss appliances and Breakfast Bar. Large Beautiful Master, 2nd Bedroom With ensuite Washroom & big Closet! Breathtaking North East View In The Heart Of Yonge & Eglinton! Top Of The Line Amenities Incl Pool, Gym Cinema, 24 Hr Security, Sauna, Gust Suite & Much More. Includes 1 Parking & 1 Locker.					
Extras: Listing Contracted With: <u>FOREST HILL REAL ESTATE INC.</u> 416-929-4343					


1 Belsize Dr 611
Toronto Ontario M4S 0B9
Sold: \$1,415,000
List: \$1,458,900

Toronto C10 Mount Pleasant West Toronto % Dif: 97

Taxes: \$5,600 / 2024 **For:** Sale**SPIS:** N**DOM:** 28

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: B223**Bedrooms:** 2**Unit#:** 11**Locker Lev/Unit:** B**Washrooms:** 3**Corp#:** TSCC / 2772**Locker Unit:** 223

1x2xMain, 2x4xMain

Level: 6**Dir/Cross St:** Yonge and Davisville**Prop Mgmt:** First Service Residential**MLS#:** C11921411**Sold Date:** 02/10/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$945	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	1165 SF + 190 sf balcony as per floor plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Park Lvl/Unit:	B-26
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Party/Meeting Room, Rooftop
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Deck/Garden, Sauna, Visitor Parking
		GreenPIS:			Y
		Prop Feat:	Clear View, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.17	x 22.74	W/O To Balcony Se View
2	Dining	Main	14.17	x 22.74	Combined W/Living Open Concept
3	Kitchen	Main	14.17	x 22.74	B/I Appliances Open Concept Centre Island
4	Prim Bdrm	Main	10.4	x 10.99	W/O To Balcony W/I Closet 4 Pc Ensuite
5	2nd Br	Main	10.6	x 10.24	South View W/I Closet 4 Pc Ensuite

Client Remks: Welcome to J. Davis House, a boutique building in the heart of Davisville. This South East Corner Suite offers one of the best layouts and views in the entire building, with full natural light throughout the day. 1,165 sq ft of living space with an additional 190 sq ft balcony, spanning the full width of the property and accessible from two walk-outs. Both Bedrooms include Ensuite Baths and Walk-In Closets, plus an additional Powder Room and Walk-In closet in the Foyer. Approximately \$45,000 in upgrades, including Built-In Cabinets in Kitchen, Bedrooms and all Baths, Quartz countertops in all Washrooms, Built-In Bookshelf in 2nd Bedroom w/ Electric Fireplace, Upgraded Lighting throughout with dimmers and potted planters on balcony. Building Amenities include 24 Hour Concierge & Security, Large Gym, Yoga Room, Change Rooms with Saunas, Outdoor Patio with BBQ's, Billiards, Party Room, Chef's Kitchen, Pet Spa, Guest Suite, Visitor Parking and Management Office on-site. Walking distance to 2 Subway Stations and the new LRT Line. Modern Comforts, Elegance and Convenience, set within a vibrant community.

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



2181 Yonge St 3402
Toronto Ontario M4S 3H7
Toronto C10 Mount Pleasant West Toronto % Dif: 98
Taxes: \$7,202.96 / 2024 **For:** Sale **SPIS:** N **DOM:** 165

Sold: \$1,550,000
List: \$1,588,000

Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#: 84** **Bedrooms:** 2
Unit#: 02 **Locker Lev/Unit: Lev** **Washrooms:** 2
Corp#: TSCC / 1890 **Locker Unit: 84** 1x5xFlat, 1x4xFlat
Level: 33

Dir/Cross St: Yonge and Eglinton
Prop Mgmt: Crossbridge Condominium Services Ltd. 416-510-8700

MLS#: C9231911
PIN#: 128900351

Sold Date: 01/10/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 16-30 Apx Sqft: 1400-1599 Sqft Source: 1560 sqft, Terrace/2 balconies 337 sqft TruPlan Exposure: Se Assessment: 2023 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,379.74 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: N Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Electric Car Charger, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Other / Stone Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 58 #: 41 Park \$/Mo: Prk Lvl/Unit: Level B Unit 58 / Level B Unit 41 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	12.99	x 6	W/I Closet
2	Kitchen	Flat	16.34	x 8.99	Breakfast Bar
3	Breakfast	Flat	9.51	x 8.99	East View
4	Dining	Flat	10.99	x 8.73	Track Lights
5	Living	Flat	22.51	x 18.57	W/O To Terrace
6	Prim Bdrm	Flat	14.67	x 10.17	W/O To Balcony
7	Br	Flat	12.83	x 9.68	Hardwood Floor

Tile Floor	
Granite Counter	Track Lights
Tile Floor	W/O To Balcony
Tile Floor	
South View	Track Lights
5 Pc Ensuite	W/I Closet
South View	

Client Remks: Welcome to Suite 3402 at Quantum South Tower, a one-of-a-kind suite specifically designed by the owner, that blends luxury with practical design. Located in the heart of midtown, this unique 1560 Sq. Ft., 2 bedroom, 2 bathroom suite offers ample living space & boasts a terrace + 2 balconies 337 Sq. Ft., locker & 2 car parking. The open-concept with continuous tile throughout the kitchen, dining room & living room, provides a seamless flow throughout the unit. The spacious living room & separate dining area offer a haven for entertaining. Extras include electric blinds thruout with blackout blinds and engineered hardwood floors in the bedrooms. The Kitchen is a chef's dream with top-of-the-line stainless steel appliances, breakfast bar, eat-in area, granite counters, backsplash, undercabinet lighting, extra built-in cabinetry & wine fridge. Walkouts to the terrace and balconies have sunny south and east views of Lake Ontario and extend the living space outdoors. French doors leading to the primary bedroom accommodates a king size bed, has a large walk-in closet and luxurious 5-piece ensuite bath with separate shower stall and granite counter. "The Living in the Sky Collection" - floors 31 to 39 feature upgraded hallways and suites. Energy saving features include an "all off switch and dual flush toilets. Building amenities have recently been renovated and include a party room, dining room, catering kitchen, billiard room, media/screening room, business centre and guest suites. The Midtown Club has an indoor pool, whirlpool, change rooms, landscaped deck, sauna and fitness centre. With a Walk score of 99, a transit score of 94, across from the Eglinton subway entrance and steps to the LRT, makes travel easy. Don't miss the chance to call this vibrant and luxurious suite your new home!

Extras: The 2nd bdrm closet was removed & french doors added for access from the primary bdrm. A den in the original floor plan was converted to a separate dining area and could be converted back.

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


151 Merton St TH 10
Toronto Ontario M4S 3G5
Sold: \$1,550,000
List: \$1,599,000

Toronto C10 Mount Pleasant West Toronto % Dif: 97

Taxes: \$6,244.48 / 2024 **For:** Sale**SPIS:** N**DOM:** 1

Condo Townhouse

#Shares%:**Rms:** 7 + 1

3-Storey

Locker#:**Bedrooms:** 4**Unit#:** 10**Locker Lev/Unit:****Washrooms:** 3**Corp#:** MTCC / 1201**Locker Unit:**

1x2xLower, 1x4x2nd,

Level: 1

1x4x3rd

Dir/Cross St: Yonge St And Merton**Prop Mgmt:** Orion Management 905-670-0501**MLS#:** C12140628**Sold Date:** 05/13/2025**Assignment:** N**Fractional Ownership:** N **PIN#:****Kitchens:**

1

Fam Rm:

N

Basement:

Finished / Full

Fireplace/Stv:

Y

Heat:

Forced Air / Gas

Apx Age:

16-30

Apx Sqft:

1800-1999

Sqft Source:

2179 total- MPAC & FP

Exposure:

Ns

Assessment:

Unknown

Spec Desig:

Unknown

Phys Hdcap-Eqp:**Pets Perm:**

Restrict

Locker:

Ensuite

Maint:

\$882.18

A/C:

Central Air

Central Vac:

Y

UFFI:

No

Elev/Lift:N **Retirement:**

N

Taxes Incl:**Water Incl:**

Y

Heat Incl:**Hydro Incl:****Cable TV Incl:****CAC Incl:****Bldg Ins Incl:**Y **Prkg Incl:**

Y

Cert Level:**Energy Cert:**

N

GreenPIS:

N

Prop Feat:

Central Vacuum, Ensuite Laundry, Fenced Yard, Fireplace/Stove, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School

Balcony:

Open

Ens Lndry:

Y

Lndy Lev:

Upper

Exterior:

Brick / Wood

Gar/Gar Spcs:

Underground / 1

Park/Drive:

Undergrnd

Park Type:

Exclusive

Park/Drv Spcs:1 **Tot Prk Spcs:** 1**Park \$/Mo:****Prk Lvl/Unit:****Bldg Amen:**

Bbqs Allowed

Com Elem Incl:

Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.99	x 12.83	Hardwood Floor Gas Fireplace W/O To Balcony
2	Dining	Main	9.74	x 8.01	Open Concept Crown Moulding Hardwood Floor
3	Kitchen	Main	14.67	x 6.99	Modern Kitchen Heated Floor W/O To Patio
4	Br	2nd	12.83	x 12.76	Hardwood Floor Double Closet California Shutters
5	2nd Br	2nd	12.83	x 12.66	Hardwood Floor Double Closet O/Looks Park
6	Prim Bdrm	3rd	14.34	x 12.83	W/I Closet 4 Pc Bath Broadloom
7	4th Br	3rd	12.83	x 10.99	Double Closet Double Closet Broadloom
8	Rec	Lower	12.34	x 10.66	Above Grade Window 2 Pc Bath W/O To Garage

Client Remks: Tucked away in a peaceful enclave (set back from Merton in the 2nd row of townhouses) & backing onto the Beltline Trail, this sophisticated 4 bed, 3 bath home offers 2,179 square feet of beautifully appointed living space. An incredible value & an amazing alternative to the smaller semis in the area. You don't have to compromise on space - all 4 bedrooms are larger than most primary bedrooms in the area! The main level showcases a stunningly renovated kitchen, heated floors & a walk-out to the front patio, perfect for effortless summer entertaining. The open-concept living & dining area is filled with natural light, herringbone hardwood floors & a gas fireplace. This inviting space extends seamlessly to a private balcony with serene views of the beltline. On the 2nd level, two generously proportioned bedrooms, with hardwood flooring, are complemented by a modern 4-pc bathroom & a laundry room. The 3rd floor features a primary bedroom retreat, offering a tranquil escape with a beautifully renovated spa-inspired 4 pc bathroom, a walk-in closet & captivating views of the treetops & trail. A versatile 4th bedroom adds flexibility for families or professionals working from home. The finished lower level features a recreation room with high ceilings, a powder room & direct access to a private one-car underground garage- a rare convenience in this central location. Bonus- the townhouse is getting all new windows & exterior doors this summer! Just steps to Davisville Station, a stroll to the Coming Davisville Community & Aquatic Centre (opening 2027), a vibrant array of shops, cafes, restaurants, parks, the new Davisville PS, top ranked high school- North Toronto CI, this exceptional home offers urban living at its finest, all set against the quiet beauty of one of Midtowns most beloved nature trails.

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


319 Merton St PH12
Toronto Ontario M4S 1A5
Sold: \$1,660,000
List: \$1,692,000

Toronto C10 Mount Pleasant West Toronto % Dif: 98

Taxes: \$6,444.75 / 2024 **For:** Sale**SPIS:** N**DOM:** 13

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 11**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1860**Locker Unit:** 156

1x2xMain, 1x5xMain

Level: 13**Dir/Cross St:** Merton/ Mount Pleasant/ Yonge St**Prop Mgmt:** Icon Property Management**MLS#:** C11976680**Sold Date:** 03/03/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,199.26	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	1365 SF Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.21	x 5.74	Tile Floor	Double Closet	Double Closet
2	Living	Main	20.34	x 12.04	Hardwood Floor	Combined W/Dining	South View
3	Dining	Main	10.24	x 6.04	Hardwood Floor	Combined W/Living	West View
4	Kitchen	Main	16.37	x 7.68	Tile Floor	Breakfast Area	W/O To Terrace
5	Den	Main	9.74	x 7.41	French Doors	B/I Bookcase	B/I Desk
6	Prim Bdrm	Main	11.38	x 14.96	Hardwood Floor	W/I Closet	5 Pc Ensuite
7	2nd Br	Main	14.17	x 10.37	Hardwood Floor	B/I Bookcase	Window
8	Other	Main	7.45	x 20.21	W/O To Terrace	Sw View	

Client Remks: Rare Offering! First Time Offered For Sale South Facing Penthouse Unit! Highly Coveted 319 Merton Overlooking Mount Pleasant Cemetery & Kay Gardner Beltline Trail. 2 Bedrooms Plus Den, 2 Baths, Recently Updated Gourmet Kitchen With S/S Bosch Appliances Features Breakfast Area With W/out To The South Facing Terrace. Hardwood Leads You To The Living & Dining Rooms With South And West Views Of The City Skyline. Primary Bedroom Features Multiple Built Ins, W/In Closet And A 5 Pc Ensuite. 2nd Bedroom Being Used As TV And can easily Be Converted Back To A Bedroom. Many Clever Built In Areas For Storage, French Doors Lead To The Den With Built-In Bookshelves And Storage. AAA Amenities, Concierge, Guest Suites, Gym, Indoor Pool, Party/ Meeting Room, Visitor Parking. EV charger installed in parking space.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112

**650 Mount Pleasant Rd 710****Toronto Ontario M4S 2N5**

Toronto C10 Mount Pleasant West Toronto % Dif: 96

Taxes: \$8,111 / 2024 **For:** Sale**SPIS:** N**DOM:** 8**Sold:** \$1,800,000**List:** \$1,875,000

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#: 90**Bedrooms:** 2**Unit#:** 10**Locker Lev/Unit:** P3**Washrooms:** 3**Corp#:** TSCC / 2015**Locker Unit:** 5

1x5xFlat, 1x4xFlat,

Level: 07

1x2xFlat

Dir/Cross St: Mount Pleasant South of Eglinton**Prop Mgmt:** ICC Management 1-647-351-8722**MLS#:** C12054303**Sold Date:** 04/09/2025**PIN#:** 130150095

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	Other	Maint:	\$2,386.43	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Stucco/Plaster
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1800-1999	Elev/Lift:	Y	Park Type:	Owned / Owned
Sqft Source:	Builders Plan	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	W	Heat Incl:	Y	Tot Prk Spcs:	2
Assessment:		Cable TV Incl:	Y	#:	64
Spec Desig:	Unknown	Bldg Ins Incl:	Y	#:	65
Phys Hdcap-Eqp:		Cert Level:		Park \$/Mo:	
		GreenPIS:		Prk Lvl/Unit:	B / B
		Prop Feat:		Bldg Amen:	
			Ensuite Laundry, Family Room, Pets Allowed with Restrictions	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.01	x 4.99	Double Closet
2	Living	Flat	22.01	x 16.5	B/I Shelves
3	Dining	Flat	16.5	x 8.5	Hardwood Floor
4	Kitchen	Flat	10.01	x 10.01	Stainless Steel Appl
5	Family	Flat	16.01	x 9.19	B/I Shelves
6	Den	Flat	12.99	x 8.6	Hardwood Floor
7	Prim Bdrm	Flat	19.49	x 11.32	5 Pc Ensuite
8	Br	Flat	16.01	x 14.99	4 Pc Ensuite
9	Laundry	Flat	6.56	x 4.92	Ceramic Floor
10	Other	Flat	18.01	x 4.27	Tile Floor

Client Remks: "Chateau Royal" Time for these original owners to pass their totally upgraded lower penthouse suite to the next lucky buyer. Exceptional, boutique building perfectly situated just south of Eglinton. The West Balcony has clear view over residential to Manor Road. Custom Built ins and closet organizers accentuate every room. Massive Living/Dining Room Perfect for entertaining and all your full size furniture. Open Concept Cooks Kitchen features Granite counters, warm wood cabinetry, barista bar & pantry. Versatile Family/Dining Room your choice. Separate Library/Den/Office be as messy as you like. The laundry room has a built in humidifier servicing the ventilation system. Primary Suite features a well appointed walk in closet, entertainment unit and spa bath. Guests may not want to leave the 2nd bedroom with all the closet storage. Watch the sun set or BBQ on the open balcony. Two perfectly accessible parking spots numbered 224 & 225. Bonus Initial stage of installing an EV charger in one of the two spots (Installation to be complete August - October, Only 32 allowed). A massive locker running floor to ceiling the length of 3 beside it. Enjoy summer on one of your two bicycles stored. Never be too hot or too cold with one HVAC unit servicing the main living space and the other dedicated to the Primary Suite. Building Amenities: 24 Hour Concierge, Guest suite Large outdoor terrace with loungers, patio sets and additional BBQ's, Exercise Room & Gym, Yoga, Party Meeting Room, Library, Book Club, Theatre & Billard Rooms. This is urban living at its finest - Stroll to fine restaurants, shops, parks, transit, theatres and lifestyle services. Be prepared to fall in love with the quality and grandeur of this incredible Lower Penthouse. Live life in "Mount Pleasant Village"

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871


2191 Yonge St 5202
Toronto Ontario M4S 3H8
Sold: \$3,400,000
List: \$3,690,000

Toronto C10 Mount Pleasant West Toronto % Dif: 92

Taxes: \$13,647 / 2024 **For:** Sale**SPIS:** N**DOM:** 141

Condo Apt

#Shares%:**Rms:** 8

Apartment

Locker#:**Bedrooms:** 3 + 1**Unit#:** 2**Locker Lev/Unit:** P2**Washrooms:** 3**Corp#:** TSCC / 1965**Locker Unit:** 123

1x5xMain, 1x4xMain,

Level: 51

1x4xMain

Dir/Cross St: Yonge/Eglinton**Prop Mgmt:** Ice Property Management 416-596-6610 ex. 221**MLS#:** C10413333**Sold Date:** 03/28/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,521.95	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Alum Siding / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	11-15	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	3000-3249	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	3226 as per MPAC	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Sw	Heat Incl:	Y	#:	123
Assessment:		Cable TV Incl:		#:	163
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	P2 / P2
		GreenPIS:		Bldg Amen:	Concierge, Exercise Room, Indoor Pool,
		Prop Feat:		Com Elem Incl:	Party/Meeting Room, Visitor Parking
			Ensuite Laundry, Family Room, Hospital, Library,		Y
			Park, Pets Allowed with Restrictions, Public		
			Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.99	x 4.76	Hardwood Floor Closet
2	Living	Main	28.67	x 17.42	South View Hardwood Floor Window Flr to Ceil
3	Dining	Main	17.75	x 12.6	Open Concept West View Hardwood Floor
4	Kitchen	Main	20.34	x 13.48	Centre Island Stainless Steel Appl Marble Counter
5	Family	Main	20.34	x 12.4	West View Hardwood Floor Window Flr to Ceil
6	Prim Bdrm	Main	20.51	x 12.6	5 Pc Ensuite Walk-in Bath Hardwood Floor
7	2nd Br	Main	26.48	x 10.14	4 Pc Ensuite B/I Closet Hardwood Floor
8	3rd Br	Main	26.48	x 9.94	4 Pc Ensuite B/I Closet Hardwood Floor
9	Den	Main	12.4	x 8.6	B/I Shelves B/I Desk Hardwood Floor
10	Laundry	Main	8.5	x 7.51	Laundry Sink Ceramic Floor

Client Remks: Discover unparalleled luxury in this stunning 3-bedroom, 4-bath upgraded suite at Quantum 2, boasting over 3,226 sq. ft. on the 52nd floor. Nestled in the heart of vibrant Yonge & Eglinton, this rare executive condo offers panoramic southwest unobstructed views of the CN Tower, Lake Ontario, and breathtaking sunsets. High ceilings and unobstructed floor-to-ceiling windows flood the space with natural light, highlighting the brand new hardwood floors. The large gourmet kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, a custom island with a breakfast bar, and ample counter space. Each bedroom is en-suite, with a split bedroom floor plan ensuring privacy. The expansive great room, office/den, and family room provide versatile living options. This prestigious landmark suite includes a 24-hour concierge and is just steps from top transportation options, including TTC lines and buses. Experience the epitome of urban living with this exceptional property. ****EXTRAS**** The suite includes 2 car parking and large self contained locker room located with one of the parking spot

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