



<b>97 Lawton Blvd 804</b>			<b>Sold: \$465,000</b>		
<b>Toronto Ontario M4V 1Z6</b>			<b>List: \$479,000</b>		
Toronto C02 Yonge-St. Clair Toronto % Dif: 97					
<b>Taxes:</b> \$3,004 / 2025		<b>For:</b> Sale	<b>SPIS:</b> N	<b>DOM: 52</b>	
Condo Apt		<b>#Shares%:</b>		<b>Rms:</b> 5	
Apartment		<b>Locker#:</b>		<b>Bedrooms:</b> 1	
<b>Unit#:</b> 13		<b>Locker Lev/Unit:</b> P1		<b>Washrooms:</b> 1	
<b>Corp#:</b> MTCC / 1065		<b>Locker Unit:</b> 13		1x4xMain	
		<b>Level:</b> 8			
<b>Dir/Cross St:</b> Yonge/St.Clair					
<b>Directions:</b> Yonge/St.Clair					
<b>Prop Mgmt:</b> Best Practices Property Management Inc 416-989-5290					

**MLS#:** C12417196 **Sold Date:** 11/11/2025  
**PIN#:** 120650031

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions		<b>Balcony:</b>	Jlte
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned		<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,511.86		<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air		<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N		<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>			<b>Park/Drive:</b>	Undergrnd
<b>Year Built:</b>	1991	<b>Elev/Lift:</b>	<b>Retirement:</b>		<b>Drive:</b>	Underground
<b>Apx Sqft:</b>	700-799	<b>HST Applicable to</b>	Included In		<b>Park Type:</b>	Owned
<b>Lot Size Source:</b>	MPAC	<b>Sale Price:</b>			<b>Park/Drv Spcs:</b>	1 Tot Prk Spcs: 1
<b>Sqft Source:</b>	MPAC	<b>Taxes Incl:</b>	<b>Water Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	<b>Y Hydro Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b>	Y	<b>Com Elem Incl:</b>	Y
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>	<b>Energy Cert:</b>			
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>				
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions			
		<b>Interior Feat:</b>	None			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.91	x 6.17	Closet
2	Living	Main	16.5	x 14.67	Juliette Balcony Open Concept Large Window
3	Dining	Main	13.81	x 7.71	Juliette Balcony Open Concept Large Window
4	Kitchen	Main	11.81	x 8.56	Stainless Steel Appl Breakfast Bar
5	Prim Bdrm	Main	10.93	x 9.97	Large Closet Large Window

**Client Remks:** Welcome to urban sanctuary at 804-97 Lawton Blvd! This fully renovated, turn-key 1-bedroom (complete with Locker and Parking) condo is the perfect blend of modern finishes and functional design ideal for first-time buyers, young professionals, downsizers or savvy investors. Enjoy updated Sleek cabinetry, updated countertops, stainless steel appliances, backsplash. Spacious open-concept living area with hardwood-style laminate flooring throughout, freshly painted neutral palette, and floor-to-ceiling windows framing an urban outlook. Comfortable and bright primary bedroom with sliding-door closet and room for a queen-size bed. Tastefully renovated bathroom with oversized porcelain tiles, contemporary vanity with modern countertop, new fixtures, and full-height accent wall. A vibrant, tree-lined neighborhood of Yonge Eglinton. Enjoy the charm of mature streets, low-traffic residential pockets, and easy access to midtown and downtown. A quick walk to Eglinton subway station and numerous TTC bus routes seamlessly linking you across the city. Steps to Parks featuring walking paths, sports courts, dog-friendly zones, and seasonal farmers markets. A plethora of cafes, craft bakeries, boutique shops, and neighborhood pubs. Plus, brand-new grocery and specialty food options nearby. Proximity to respected elementary and high schools, as well as daycare and community centres.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 905-695-6195



**60 St Clair Ave W 306**  
**Toronto Ontario M4V 1M1**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96  
**Taxes:** \$2,260.31 / 2025 **For:** Sale **SPIS:** N **DOM:** 13  
**Sold:** \$477,750  
**List:** \$499,900  
 Condo Apt **#Shares%:** **Rms:** 4  
 Apartment **Locker#:** **Bedrooms:** 1  
**Unit#:** 6 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 1845 **Locker Unit:** 1x4xFlat  
**Level:** 3  
**Dir/Cross St:** St Clair and Yonge  
**Directions:** North side of St Clair, just West of Yonge, immediately beside the Rolex building  
**Prop Mgmt:** First Service Residential

**MLS#:** C12462694 **Sold Date:** 10/28/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Matterport floor plan <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$694.57 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine <b>Exterior Feat:</b> Controlled Entry <b>Interior Feat:</b> Carpet Free, Intercom, Separate Heating Controls, Separate Hydro Meter <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.43	x 5.31	Large Closet Combined W/Laundry
2	Kitchen	Flat	11.15	x 8.3	Open Concept Breakfast Bar Modern Kitchen
3	Dining	Flat	15.98	x 10.04	Combined W/Dining Hardwood Floor
4	Living	Flat	15.98	x 10.04	South View Large Window
5	Br	Flat	15.75	x 8.89	South View Hardwood Floor Closet Organizers

**Client Remks:** \*\*No offer date\*\* Welcome to 60 St Clair W, an elegant and quiet boutique building in prestigious Deer Park with just 14 floors and 92 units. This sunny south facing 1-bedroom condo apartment offers 596 sq ft of well-designed living space. This bright and airy home boasts incredibly spacious rooms and quality finishes throughout including hardwood floors, full-size stainless-steel appliances and terrific storage throughout. The open-concept layout features a modern kitchen, generous dining and living area, and a bedroom that fits a King size bed. Lovingly maintained unit! Come home to a modern lobby, enjoy the well-equipped bright gym, updated party/meeting room, concierge service and visitor parking. A stones throw to Yonge & St Clair, the convenience is unparalleled. In this fabulous and safe location, every amenity accessible without a car: groceries, drugstore, liquor store, restaurants, cafes, banks, TTC, green space. Whether you are searching for your first home, pied-a-terre, a long term investment, this unit is a rare find in prime Midtown Toronto that checks off all the boxes.

**Inclusions:** fridge, stove, microwave, dishwasher(2024), stacked washer & dryer. Existing electrical light fixtures, existing blinds, closet organizers. Shelf in laundry room. Optional, if desired: couch, sheer curtains

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



**55 Delisle Ave 301**  
**Toronto Ontario M4V 3C2**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98  
**Taxes:** \$3,408.47 / 2025 **For:** Sale **SPIS:** N **DOM:** 7  
**Sold: \$589,000**  
**List: \$599,000**  
 Condo Apt **#Shares%:** **Rms:** 4  
 Apartment **Locker#:** M-39 **Bedrooms:** 1  
**Unit#:** 1 **Locker Lev/Unit:** A **Washrooms:** 1  
**Corp#:** TSCC / 1770 **Locker Unit:** 39 1x4xFlat  
**Level:** 3  
**Dir/Cross St:** Yonge & St Clair  
**Directions:**  
 West on Delisle Ave from Yonge St. North on Deer Park Cres from St Clair Ave W, then east on Delisle Ave.  
**Prop Mgmt:** First Service Residential: 416-920-4060

**MLS#:** C12475879 **Sold Date:** 10/29/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> 630 sf <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$869.06 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Storage Area Lockers, Separate Hydro Meter <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> P1-31 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level B/Unit 31 <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.66	x 4.17	Closet	Crown Moulding	Marble Floor
2	Living	Flat	11.09	x 10.01	Open Concept	Combined W/Dining	W/O To Balcony
3	Dining	Flat	11.09	x 6	Open Concept	Combined W/Living	Hardwood Floor
4	Kitchen	Flat	13.09	x 9.09	Open Concept	Breakfast Bar	Stainless Steel Appl
5	Prim Bdrm	Flat	11.84	x 10.33	Double Closet	Large Window	East View
6	Bathroom	Flat	8.43	x 4.49	4 Pc Bath	Soaker	B/I Vanity

**Client Remks:** Welcome to 55 Delisle Ave where elegance meets urban living! This is your chance to live in Deer Park, one of Midtown's most coveted neighbourhoods. Nestled on a quiet, tree-lined street in the heart of vibrant Yonge & St. Clair, Suite 301 is a rarely available and beautifully upgraded 1 bedroom residence offering 630 sq ft of refined living space in an exclusive 64-suite boutique building. Meticulously updated with over \$75k in premium upgrades, this thoughtfully designed suite combines timeless finishes with modern conveniences. A welcoming foyer with marble-tiled flooring, crown mouldings and a generous hall closet sets the tone for the quality throughout. The open concept living and dining area features loft-style east-facing windows that flood the space with natural light and offer a chic "Manhattan" view framed by lush Gingko trees. Crown mouldings and hardwood flooring add warmth and character, while the covered east-facing balcony allows for BBQs and al fresco dining. The fully renovated kitchen is a standout, showcasing quartz waterfall countertops, a breakfast bar, custom built-in wine rack, stainless steel appliances and upgraded pot & pendant lighting - ideal for both everyday living and entertaining. The spacious primary bedroom offers room for a full bedroom set and features newer broadloom, plus a large double-door closet with custom built-in organizers. The 4-piece marble-tiled bathroom includes a deep soaker tub and custom vanity with excellent storage. Laundry closet with additional storage. 1 owned underground parking space & 1 owned storage locker. Fantastic building amenities include; 24hr concierge, gym, guest suite, party room with outdoor patio and ample visitor parking. Live just steps to the TTC, shops, top-tier restaurants & wonderful parks. This is a well-managed, meticulously maintained building with a sophisticated community. A rare opportunity to own a turn-key suite in one of Toronto's most sought-after and accessible neighbourhoods.

**Inclusions:** All existing stainless steel appliances; fridge, electric range, built-in microwave & dishwasher. GE front-loading washer & dryer. All existing window coverings. All existing light fixtures.

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



**1 Deer Park Cres 605**  
**Toronto Ontario M4V 3C4**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 92  
**Taxes:** \$3,755.35 / 2025 **For:** Sale **SPIS:** N **DOM:** 34  
**Sold:** \$645,000  
**List:** \$699,000  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** 51/B **Bedrooms:** 1 + 1  
**Unit#:** 4 **Locker Lev/Unit:** P2 **Washrooms:** 2  
**Corp#:** MTCC / 1219 **Locker Unit:** G-51 1x2xFlat, 1x4xFlat  
**Level:** 6  
**Dir/Cross St:** W. of Yonge/St. Clair  
**Directions:** Use GPS  
**Prop Mgmt:** Del Property Management 416-901-0941

**MLS#:** C12383809 **Sold Date:** 10/09/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> Builder's Plans <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$1,247.65 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Security Guard	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> P2-35 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B/35 <b>Bldg Amen:</b> Exercise Room, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Double Closet 2 Pc Bath
2	Living	Flat	20.18	x 10.6	Laminate W/O To Balcony
3	Dining	Flat	20.18	x 10.6	Combined W/Living Laminate
4	Kitchen	Flat	9.38	x 8.6	Renovated Quartz Counter Open Concept
5	Prim Bdrm	Flat	14.47	x 10.07	W/I Closet 4 Pc Ensuite W/O To Balcony
6	Den	Flat	10.6	x 8.07	French Doors Laminate Track Lights
7	Other	Flat	12.27	x 6.89	Balcony South View

**Client Remks:** Welcome to Deer Park Residences at 1 Deer Park Crescent, an elegant boutique condominium in the heart of the Yonge and St. Clair district. This beautifully renovated suite offers approximately 887 sq.ft. of well designed living space with soaring 9 ft ceilings and treed south views. The bright open concept living and dining area features laminate flooring and a walkout to a private full width balcony, perfect for enjoying iconic views along St. Clair Avenue West. A modern kitchen is fitted with quartz counters, stainless steel appliances, and an airy open layout ideal for both cooking and entertaining. The primary bedroom includes a walk in closet, a four piece ensuite, and direct balcony access, creating a private retreat with plenty of natural light. A versatile den/second bedroom with French doors offers the flexibility of a guest room, office, or den. Additional conveniences include a two piece powder room, and ensuite laundry. One underground parking space with two bike racks and an exclusive use locker are included. Residents enjoy security desk (Mon-Fri 9am-5pm/Wknds 10am-4pm), an exercise room, and a stylish party room. Located in one of Toronto's most desirable neighbourhoods, this suite is just minutes to Yonge Street premier shops, fine dining, and everyday conveniences. The TTC is at your doorstep and Rosehill Reservoir, one of the city's lushest green spaces, is only moments away.

**Inclusions:** Whirlpool Stainless Steel Refrigerator, LG Stainless Steel Stove, KitchenAid Stainless Steel Dishwasher, Exhaust Fan, LG Stacked Washer and Dryer, Window Coverings, Electric Light Fixtures, 2 Bike Racks in Parking Space  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995





**60 St. Clair Ave W 1107**  
**Toronto Ontario M4V 1M1**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 100  
**Taxes:** \$3,140.12 / 2025 **For:** Sale **SPIS:** N **DOM:** 12  
**Sold: \$700,000**  
**List: \$699,900**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 07 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 1845 **Locker Unit:** B98 1x4xFlat  
**Level:** 11  
**Dir/Cross St:** Yonge & St. Clair Ave W  
**Directions:** Yonge & St. Clair Ave W  
**Prop Mgmt:** Crossbridge Condominium Services Ltd.,

**MLS#:** C12261913 **Sold Date:** 07/16/2025  
**PIN#:** 128450072

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 16-30 <b>Apx Sqft:</b> 700-799 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$985.89 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B30 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level 1 <b>Bldg Amen:</b> Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.11	x 10.76	Open Concept	Hardwood Floor	Large Window
2	Dining	Flat	9.02	x 5.48	W/O To Balcony	Open Concept	West View
3	Kitchen	Flat	10.1	x 9.65	Breakfast Bar	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	Flat	10.93	x 9.68	Hardwood Floor	Double Closet	Picture Window
5	2nd Br	Flat	10.73	x 9.22	Closet	Hardwood Floor	Picture Window

**Client Remks:** Welcome To This Bright And Airy 2 Bedroom, 1 Bathroom, Corner Suite Located At "The Carlyle". Mere Steps To Subway, Streetcar, Shops, Restaurants, Grocery Stores, LCBO, Parks And Top Rated Schools. This Special Unit Features South And West Views With A Private West-Facing Balcony. Well Laid-Out Open-Concept Space Is Perfect For Entertaining Family and Friends. Kitchen Boasts Granite Counters, Breakfast Bar, Full Sized Appliances, Hardwood Throughout, Generous Closets, Ensuite Laundry, Parking And Locker. This Pet Friendly Boutique Building Provides Concierge, Exercise Room, Guest Suite And Updated Event Room. Walk Score Of 97.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave (as is), Washer, Dryer, Electric Light Fixtures & Window Coverings.

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



**60 St Clair Ave W 901**  
**Toronto Ontario M4V 1M1**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 99  
**Taxes:** \$3,129.46 / 2025 **For:** Sale **SPIS:** N **DOM:** 26  
**Sold: \$701,000**  
**List: \$709,900**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 01 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** Toronto / 1845 **Locker Unit:** 53 1x3xFlat, 1x4xFlat  
**Level:** 9  
**Dir/Cross St:** Yonge & St Clair Ave W  
**Directions:** Yonge & St. Clair Ave W  
**Prop Mgmt:** Crossbridge Condominium Services Ltd.

**MLS#:** C12278073 **Sold Date:** 08/06/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> MPAC <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$942.83 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.13	x 9.91	Combined W/Dining
2	Dining	Flat	17.13	x 9.91	Combined W/Living
3	Kitchen	Flat	8.83	x 7.61	Stainless Steel Appl
4	Prim Bdrm	Flat	13.81	x 10.01	3 Pc Ensuite
5	2nd Br	Flat	8.99	x 8.79	Wood Floor

**Client Remks:** A Boutique Building Nestled In The Highly Demanded Yonge-St Clair Area. Brand New Laminate Floor. This Spacious 2 bed/2 bath West-facing Unit Enjoys Ample Sunlight. A Fantastic Layout And An Open Balcony To Take In The City's Atmosphere. With a Fabulous Open Concept Floor Plan, This Unit Features A Modern Kitchen With Granite Counters, Stainless Steel Appliances ( dishwasher 2021, Washer/Dryer 2024).Big Breakfast Bar And Plenty of Storage. Spacious Master Bedroom with Two Closets. Walking distance to the St Clair TTC subway station, UCC!!! Surrounded by Grocery, Restaurants, Banks. Great Amenities, Concierge, Gym, Guest Suite, Visitor Parking, Party/Meeting Room. Excellent Value. A Must See!!  
**Inclusions:** Fridge, Stove, Dishwasher, Microwave , Washer & Dryer, Electric Light Fixtures & Window Coverings; One Locker.  
**Listing Contracted With:** NU STREAM REALTY (TORONTO) INC. 647-695-1188



**10 Delisle Ave 212**  
**Toronto Ontario M4V 3C6**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 94  
**Taxes:** \$3,898 / 2025 **For:** Sale **SPIS:** N **DOM:** 21  
**Sold: \$750,000**  
**List: \$799,900**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 12 **Locker Lev/Unit:** 2 **Washrooms:** 2  
**Corp#:** TSCP / 1591 **Locker Unit:** 71 2x4  
**Level:** 2  
**Dir/Cross St:** St Clair & Yonge  
**Directions:** West off Yonge, north of St.Clair  
**Prop Mgmt:** Del Property Management

**MLS#:** C12338642 **Sold Date:** 09/02/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> MPAC <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$963.63 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Carpet Free, Storage <b>Security Feat:</b> Concierge/Security, Monitored	<b>Balcony:</b> Jlte <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Metal/Side <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 19 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> D <b>Bldg Amen:</b> Concierge, Games Room, Gym, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.59	x 11.02	O/Looks Garden	Hardwood Floor	Combined W/Dining
2	Dining	Flat	21.59	x 11.02	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	12.5	x 8.69	Granite Counter	Breakfast Bar	Hardwood Floor
4	Prim Bdrm	Flat	14.01	x 9.45	4 Pc Ensuite	Hardwood Floor	W/I Closet
5	Den	Flat	8.01	x 7.91	French Doors	Double Closet	Hardwood Floor

**Client Remks:** Elegant and oh so stylish suite at the highly coveted 'St.Clair' offers superb value in one of Toronto's chicest neighbourhoods. Dreamy forever views overlooking the historic church steeple and lush gardens of Calvin Presbyterian, you will hear birds singing and forget you are in the heart of midtown. 817 square feet of sun-drenched space with 9 ft ceilings, western exposure and hardwood throughout. Large, serene primary suite with 4 pc ensuite and walk-in closet. A true den with French doors and a double closet offers flexibility and can easily be used as a second bedroom, tv room or office. The updated kitchen is super chef friendly featuring granite countertops, modern appliances and a fab peninsula perfect for hosting pals with a glass of wine while you cook (or while you order takeout!) A full second bathroom for guests makes hosting easy. You will be in the very heart of it all - incredible shopping, restaurants, parks and the subway is a mere stone's throw away. Every convenience is right at your doorstep. Subway is a 2 minute walk. Stroll to Summerhill Market, Yorkville & The Beltline with wooded trails. Luxury building with wonderful amenities include 24 Hr Concierge, Fitness & Party Room and residents courtyard with outdoor fireplace, BBQs, expansive lawn and manicured gardens. Parking & Locker included. Pet loving building your furry family members will adore. This chic home is an absolute gem in an exceptionally tasteful building in one of the city's most upscale neighbourhoods.

**Inclusions:** Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer, Dryer, all ELFs. all Window Coverings.  
**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181



<b>33 Delisle Ave 209</b> <b>Toronto Ontario M4V 3C7</b> Toronto C02 Yonge-St. Clair Toronto % Dif: 98 <b>Taxes:</b> \$4,456 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 73			<b>Sold: \$915,000</b> <b>List: \$935,000</b>
Condo Apt Apartment <b>Unit#:</b> 9 <b>Corp#:</b> N/A / 1478	<b>#Shares%:</b> <b>Locker#:</b> 109 <b>Locker Lev/Unit:</b> C <b>Locker Unit:</b> <b>Level:</b> 2	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 1x2, 1x4	
<b>Dir/Cross St:</b> Yonge St. & St. Clair Ave. <b>Directions:</b> Go Direct <b>Prop Mgmt:</b> Crossbridge Condo Service			

<b>MLS#:</b> C12094595	<b>Sold Date:</b> 07/04/2025
<b>Fractional Ownership:</b> N	<b>PIN#:</b> 124780021

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Existing Floor Plan <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$1,072.33 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Built-In Oven, Primary Bedroom - Main Floor, Countertop Range <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Jlte <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 23 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> D <b>Bldg Amen:</b> Concierge, Exercise Room, Indoor Pool, Sauna, Visitor Parking, Community BBQ <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	25.43	x 11.45	Plank Floor	Large Window	Combined W/Den
2	Dining	Flat	11.48	x 10.37	Plank Floor		
3	Kitchen	Flat	10.37	x 9.42	Breakfast Bar	Open Concept	Quartz Counter
4	Den	Flat	25.43	x 11.45	Combined W/Living	B/I Bookcase	French Doors
5	Prim Bdrm	Flat	12.6	x 11.84	Plank Floor	4 Pc Ensuite	French Doors

**Client Remks:** Stunning 1 Bedroom + Den Condo Suite In The Heart Of Yonge & St Clair. Luxury Boutique Building. Bright Open Concept Kitchen With Breakfast Bar. Spacious, Bright & Sunny Living Areas With Floor To Ceiling Windows. Primary Bedroom With French Doors, 4-Pce Ensuite, Jacuzzi Tub & Shower Stall. Beautiful Custom Built-In Bookcase/Desk. Outstanding Building Amenities Include Outdoor BBQ, Indoor Pool, Sauna, Gym, Party Room, Courtyard. Steps To Subway, Grocery, Restaurants, Shops, Parks, & More.

**Inclusions:** Thermador Stove Top & Convection Oven, Amana Paneled Top Fridge/Freezer, Maytag Stacked Washer/Dryer, Maytag Dishwasher, Microwave Oven/Exhaust Fan, Central Air Conditioning, Light Fixtures, Built-In Bookcase/Desk.

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





<b>1 Deer Park Cres 905</b>			<b>Sold: \$935,000</b>		
<b>Toronto Ontario M4V 3C4</b>			<b>List: \$999,750</b>		
Toronto C02 Yonge-St. Clair Toronto % Dif: 94					
<b>Taxes:</b> \$5,157.96 / 2025		<b>For:</b> Sale		<b>SPIS:</b> N	<b>DOM:</b> 26
Condo Apt	<b>#Shares%:</b>		<b>Rms:</b> 5		
Apartment	<b>Locker#:</b>		<b>Bedrooms:</b> 2		
<b>Unit#:</b> 05	<b>Locker Lev/Unit:</b> 15		<b>Washrooms:</b> 2		
<b>Corp#:</b> MTCC / 1219	<b>Locker Unit:</b>		1x4xFlat, 1x3xFlat		
	<b>Level:</b> 9				
<b>Dir/Cross St:</b> Yonge and St Clair Ave West					
<b>Directions:</b> Yonge and St Clair Ave West					
<b>Prop Mgmt:</b> Del Property Management					

**MLS#:** C12324038      **Sold Date:** 08/31/2025  
**PIN#:**


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open	
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	Y	
<b>Basement:</b>	None	<b>Maint:</b>	\$1,764.24	<b>Lndy Lev:</b>		
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick	
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2	
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	Private	
<b>Year Built:</b>	1998	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Drive:</b>	Private	
<b>Apx Sqft:</b>	1200-1399	<b>HST Applicable to</b>	In Addition To	<b>Park Type:</b>	Owned	
<b>Sqft Source:</b>	as per MPAC 1222 sq ft	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b>	2	
<b>Exposure:</b>	Sw	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>#:</b>	25	
<b>Assessment:</b>		<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>		
<b>Spec Desig:</b>	Unknown	<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y	<b>Prk Lvl/Unit:</b>	A-25 / A-1	
<b>Survey Type:</b>	Unknown	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b> Y	<b>Bldg Amen:</b>	Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Com Elem Incl:</b>		Y
		<b>GreenPIS:</b>				
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Fireplace/Stove, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Sloping			
		<b>Interior Feat:</b>	Other			
		<b>Security Feat:</b>	Concierge/Security			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.51	x 10.79	Combined W/Dining	Laminate	
2	Dining	Flat	11.48	x 7.19	Combined W/Living	Laminate	W/O To Balcony
3	Kitchen	Flat	17.49	x 8.5	Eat-In Kitchen	Tile Floor	
4	Prim Bdrm	Flat	16.08	x 10.5	4 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	Flat	12.8	x 9.51	Double Closet	Broadloom	

**Client Remks:** NEW PRICE!! Don't miss it, spectacular lower penthouse 1222 Sq Ft, S/W corner suite in quiet upscale boutique building located in the very desirable & established neighborhood of Deer Park, perfect for empty nesters and downsizers , 2 spacious bdrms, 2 baths, large eat-in kitchen, plenty of closet space, open balcony, gorgeous city views and large south facing windows overlooking the beautiful park like greenery of granite place, high ceilings, gas fireplace, crown mouldings, handy to grocery stores, banks, pharmacies, hair salons, LCBO & steps to TTC. "2" deeded parking spaces plus large locker(exclusive use). 1 dog ( up to 30lbs) permitted or 2 cats.

**Inclusions:** All existing as-is appliances (Double door fridge, stove, b/i microwave & stove hood, b/i dishwasher, washer & dryer), all electric light fixtures, all custom window shutters. Most furnishings available.

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

			<b>48 St Clair Ave W 702</b>			<b>Sold: \$1,060,000</b>		
			<b>Toronto Ontario M4V 2Z2</b>			<b>List: \$1,100,000</b>		
			Toronto C02 Yonge-St. Clair Toronto % Dif: 96					
			<b>Taxes:</b> \$4,924.20 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 76					
Condo Apt			<b>#Shares%:</b>			<b>Rms:</b> 5		
Apartment			<b>Locker#:</b>			<b>Bedrooms:</b> 2		
<b>Unit#:</b> 2			<b>Locker Lev/Unit:</b>			<b>Washrooms:</b> 2		
<b>Corp#:</b> TSCC / 1671			<b>Locker Unit:</b>			1x4, 1x3		
			<b>Level:</b> 7					
			<b>Dir/Cross St:</b> West of Yonge on St Clair					
			<b>Directions:</b> West of Yonge					
			<b>Prop Mgmt:</b> Wilson Blanchard Management					
<b>MLS#:</b> C12272217 <b>Sold Date:</b> 09/23/2025								
<b>PIN#:</b> 126710026								
<b>Kitchens:</b> 1			<b>Pets Perm:</b> Yes-with Restrictions			<b>Balcony:</b> Jlte		
<b>Fam Rm:</b> N			<b>Locker:</b> Exclusive			<b>Ens Lndry:</b> Y		
<b>Basement:</b> None			<b>Maint:</b> \$1,063.52			<b>Lndy Lev:</b>		
<b>Fireplace/Stv:</b> N			<b>A/C:</b> Central Air			<b>Exterior:</b> Brick / Concrete		
<b>Heat:</b> Forced Air / Gas			<b>Central Vac:</b> N			<b>Gar/Gar Spcs:</b> Underground / 1		
<b>Apx Age:</b>			<b>UFFI:</b>			<b>Park/Drive:</b>		
<b>Apx Sqft:</b> 1000-1199			<b>Elev/Lift:</b>			<b>Drive:</b>		
<b>Sqft Source:</b> MPAC			<b>HST Applicable to</b> Included In			<b>Park Type:</b> Owned		
<b>Exposure:</b> N			<b>Sale Price:</b>			<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1		
<b>Assessment:</b>			<b>Taxes Incl:</b>			<b>Park \$/Mo:</b>		
<b>Spec Desig:</b> Unknown			<b>Water Incl:</b> Y			<b>Prk Lvl/Unit:</b>		
<b>Survey Type:</b> None			<b>Heat Incl:</b> Y <b>Hydro Incl:</b>			<b>Bldg Amen:</b>		
<b>Phys Hdcap-Eqp:</b>			<b>Cable TV Incl:</b> <b>CAC Incl:</b> Y			<b>Com Elem Incl:</b> Y		
			<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y					
			<b>Cert Level:</b>					
			<b>Energy Cert:</b>					
			<b>GreenPIS:</b>					
			<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions					
			<b>Interior Feat:</b> Separate Hydro Meter					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Foyer	Main	9.74	x 3.58	3 Pc Bath	Limestone Flooring	Closet	
2	Living	Main	19	x 15.58	O/Looks Garden	Pot Lights	Large Window	
3	Dining	Main	19	x 15.58	Combined W/Living	Crown Moulding	B/I Bookcase	
4	Kitchen	Main	13.42	x 6.17	Stainless Steel Appl	Breakfast Bar	Stone Counter	
5	Prim Bdrm	Main	12.66	x 11.15	4 Pc Ensuite	W/I Closet	Walk Through	
6	Office	Main	14.24	x 8.99	Sliding Doors	B/I Desk	Pot Lights	
<b>Client Remks:</b> - 'A Touch of Manhattan in Midtown Toronto' - Luxury, privacy, and style define this rare 2-bedroom suite in one of Midtowns premier boutique buildings. With just one shared wall and soaring 10-foot ceilings, natural light pours in through oversized windows overlooking a quiet, landscaped courtyard. Custom Hunter Douglas blinds, Italian-imported tiles, designer European lighting, and built-in speaker columns create a refined, move-in-ready space. The second bedroom, currently used as a dining area and office, easily converts to a second bedroom .Highlights include: Upgraded kitchen with ceiling-height cabinetry, granite breakfast bar, and full pantry. Custom Japanese-style sliding doors with opaque glass for flexible entertaining. Solid-core, extended-height doors and detailed crown moulding. Set away from St. Clair's bustle, this suite offers peace, privacy, and timeless design in one of Midtown's most sought-after buildings. Underground parking access from both Delisle Avenue or St. Clair.								
<b>Inclusions:</b> Stainless Steel: Fridge, Dacor Induction Cooktop (2024) and Oven (2025), Bosch built-in microwave (2024), Bosch built-in dishwasher (2025). Miele built in coffee station. Built in speaker insets for surround sound (stereo/TV). Hunter Douglas blackouts and blinds on all windows. All Custom European Light Fixtures. Miele stacked washer/dryer. Custom built-in cabinetry in the living room, Built-in desk in the 2nd bedroom.								
<b>Listing Contracted With:</b> REAL ESTATE HOMEWARD 416-698-2090								



**105 Heath St W 9**  
**Toronto Ontario M4V 1T5**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96  
**Taxes:** \$4,916.65 / 2025 **For:** Sale **SPIS:** N **DOM:** 88  
**Sold:** \$1,100,000  
**List:** \$1,150,000  
 Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 9 **Bedrooms:** 2  
**Unit#:** 3 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** MTCC / 715 Basement 2x3xFlat  
**Locker Unit:** 9  
**Level:** 3  
**Dir/Cross St:** Yonge and St Clair  
**Directions:** Driveway is accessed via Oriole Rd.  
**Prop Mgmt:** Cape Property Management

**MLS#:** C12347579 **Sold Date:** 11/11/2025  
**Assignment:** N **Fractional Ownership:** N **PIN#:** 117150011

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> <b>Year Built:</b> 1978 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> Floorplan <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$2,487.03 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>Under Contract:</b> Hot Water Tank-Electric <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> N <b>GreenPIS:</b> N <b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine <b>Exterior Feat:</b> Landscaped, Patio <b>Interior Feat:</b> Separate Hydro Meter <b>Security Feat:</b> Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Visitor Parking, Elevator <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.26	x 13.85	Fireplace	Irregular Rm	Combined W/Family
2	Family	Flat	15.62	x 12.11	W/O To Balcony	Irregular Rm	Combined W/Living
3	Dining	Flat	14.3	x 9.55	Parquet Floor	Large Window	
4	Kitchen	Flat	9.94	x 8.33	Renovated	Galley Kitchen	Large Window
5	Br	Flat	19.98	x 17.49	Irregular Rm	3 Pc Ensuite	W/O To Balcony
6	2nd Br	Flat	11.81	x 10.76	Parquet Floor	Double Closet	Large Window
7	Other	Flat	10.79	x 10.07	O/Looks Garden	South View	
8	Other	Flat	8.3	x 7.22	O/Looks Garden	Sw View	

**Client Remks:** Welcome to this perfect blend of comfort, elegance and convenience . This exceptional 2-bedroom, 2-bathroom condo is in a low rise boutique building and overlooks a large garden and mature trees and is a perfect respite from the nearby bustling St. Clair and Yonge. You're an easy walk to shopping, services, restaurants, cafes and coffee shops. This is a transit hub so travel is easy to anywhere in the city. You're surrounded by green space - ravines, parks, and walking trails. There are sports facilities and tennis clubs in the neighbourhood. The building has been well and conscientiously maintained and has a healthy reserve fund. An outdoor patio is an ideal spot for entertaining. This spacious unit has a lovely flow, generous room sizes, and easily transitions from entertaining space to quiet bedroom retreats. The apartment was painted in 2023 and updates in lighting and bathrooms have been done over the past few years. Flooring in the principal rooms is a lovely parquet There is generous natural light. Step from the entry foyer to an inviting living space . Large windows open onto a deep south west facing balcony, perfect for morning coffee or evening sunsets. The fireplace creates the perfect atmosphere for relaxing evenings. The kitchen is well fitted, with some newer appliances and perfectly located to make entertaining easy. The dining room accommodates a large table and has west light from a large window. The primary suite fits a king size bed and has additional space to lounge comfortably by the electric fireplace. A deep balcony, large enough to accommodate generous seating, opens off this room and overlooks green space. There is ample closet space and an ensuite bath with a soaker tub. The roomy second bedroom has a large closet and steps to the second bathroom, with a large shower. "Other" is two balconies.

**Inclusions:** Heat pump (heating and air conditioning) installed in 2022. Miele combination oven/electric stovetop installed in 2025, combo clothes washer/ dryer, Bosch dishwasher. Window coverings, electric light fixtures.

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



**10 Delisle Ave 1101**  
**Toronto Ontario M4V 3C6**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98  
**Taxes:** \$5,450 / 2025 **For:** Sale **SPIS:** N **DOM:** 36  
**Sold: \$1,180,000**  
**List: \$1,200,000**  
 Condo Apt **#Shares%:** **Rms:** 7  
 1 Storey/Apt **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 01 **Locker Lev/Unit:** Level 2 **Washrooms:** 2  
**Corp#:** TSCC / 1591 **Locker Unit:** 188 1x5xFlat, 1x4xFlat  
**Level:** 11  
**Dir/Cross St:** Yonge and St Clair Ave W.  
**Directions:** Please, follow your GPS  
**Prop Mgmt:** Del Property Management 416-323-3540


**MLS#:** C12410301 **Sold Date:** 10/23/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> 1120 sq. ft / 104 sq meters <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,290 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Accessibility</b> <b>Feat:</b> Accessible Public Transit Nearby, Doors Swing In <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Stucco/Plaster <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level D #74 <b>Bldg Amen:</b> Gym, Party/Meeting Room, Elevator <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer		12.86	x 9.48	Hardwood Floor Closet
2	Living		11.61	x 15.91	Hardwood Floor Fireplace East View
3	Dining		9.25	x 9.71	Hardwood Floor
4	Kitchen		12.86	x 8.92	Hardwood Floor Quartz Counter East View
5	Prim Bdrm		10.04	x 19.06	Hardwood Floor Ensuite Bath W/I Closet
6	2nd Br		8.56	x 12.86	Hardwood Floor Double Closet Window
7	Den		8.76	x 9.94	Hardwood Floor Double Doors French Doors

**Client Remks:** Enjoy Clear and Lush Views over the eastern tree canopy, from this breathtaking 11th floor suite at "The St Clair"! This premium split bedroom floor plan with 2 bedrooms, 2 bathrooms and a rare and generous size den/office/3rd bedroom, is a coveted and masterfully designed layout! With over 1060 sq ft of interior living space, this highly functional suite with a large dining room, oversized primary bedroom and 5-piece ensuite, incredible storage and full size kitchen appliances is fitting for families, downsizers, entertainers and working professionals alike. If a home office is a priority in your search then this suite is a must see! This prime Delisle Ave location offers hyper convenient access to transit, downtown, top schools and an array of amenities at your doorstep-literally! Elaborate building amenities include a well-equipped on-site gym and two expansive event rooms featuring a full kitchen with TVs, a fireplace, a grand piano, and a pool table! An outdoor patio with mature foliage and BBQ facilities make for an ideal summer entertaining spot.  
**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, TV Wall Brackets, All Electric Light Fixtures, All Window Coverings and hardware, Blinds, Bathroom Mirrors.  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995





**609 Avenue Rd 904**  
**Toronto Ontario M4V 0B1**  
Toronto C02 Yonge-St. Clair Toronto % Dif: 98  
**Taxes:** \$6,387.12 / 2025 **For:** Sale **SPIS:** N **DOM:** 92

**Sold: \$1,220,000**  
**List: \$1,249,900**

Condo Apt  
Apartment  
**Unit#:** 04  
**Corp#:** TSCC / 2800

**#Shares%:**  
**Locker#:** 58  
**Locker Lev/Unit:** P3  
**Locker Unit:** 9  
**Level:** 9

**Rms:** 5  
**Bedrooms:** 2 + 1  
**Washrooms:** 3  
1x2xFlat, 1x3xFlat,  
1x4xFlat

**Dir/Cross St:** Avenue Road/Lonsdale Rd/Heath St West  
**Directions:** Avenue South Of Lonsdale  
**Prop Mgmt:** First Shelter Canadian

**MLS#:** C12300562  
**Sold Date:** 10/22/2025  
**PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**Apx Age:** 0-5  
**Year Built:** 2020  
**Yr Built Source:** Builder  
**Apx Sqft:** 1000-1199  
**Sqft Source:** Builder  
**Exposure:** Se  
**Assessment:**  
**Spec Desig:** Unknown  
**Survey Type:** None  
**Phys Hdcap-Eqp:** N

**Pets Perm:** Yes-with Restrictions  
**Locker:** Owned  
**Maint:** \$957.37  
**A/C:** Central Air  
**Central Vac:** N  
**UFFI:** No  
**Elev/Lift:** N  
**Retirement:** N  
**HST Applicable to** Included In  
**Sale Price:**  
**Taxes Incl:**  
**Water Incl:**  
**Heat Incl:** Y  
**Hydro Incl:**  
**CAC Incl:**  
**Y Prkg Incl:** Y  
**Energy Cert:** N  
**GreenPIS:** N  
**Prop Feat:** Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School  
**Interior Feat:** Carpet Free, Storage Area Lockers  
**Security Feat:** Security Guard, Smoke Detector, Concierge/Security, Security System

**Balcony:** Open  
**Ens Lndry:** Y  
**Ndy Lev:** Main  
**Exterior:** Concrete  
**Gar/Gar Spcs:** Underground / 1  
**Park/Drive:** Undergrnd  
**Drive:** Underground, Inside Entry  
**Park Type:** Owned  
**Park/Drv Spcs:** 1  
**Tot Prk Spcs:** 1  
**Park \$/Mo:**  
**Prk Lvl/Unit:** P3#8  
**Bldg Amen:** Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking  
**Com Elem Incl:** Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.19	x 11.48	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Flat	21.19	x 11.48	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	0	0	B/I Appliances	Corian Counter	Backsplash
4	Prim Bdrm	Flat	11.98	x 10.6	3 Pc Ensuite	His/Hers Closets	Hardwood Floor
5	2nd Br	Flat	8.99	x 9.97	4 Pc Ensuite	Double Closet	Hardwood Floor
6	Den	Flat	9.97	x 9.28	Sliding Doors	Hardwood Floor	Large Window

**Client Remks:** Welcome To 609 Avenue Road A Luxurious Retreat In Prestigious Forest Hill Experience The Epitome Of Luxury Living At 609 Avenue Road, Where Elegance Meets Comfort In One Of Toronto's Most Sought-After Neighborhoods. This Stunning 2-Bedroom Plus Den Unit Offers An Abundance Of Space, Natural Light, And A Picturesque East-Facing View, Filled With Lush Greenery And Sunlight. Featuring 9-Foot Ceilings And An Open-Concept Kitchen With Granite Countertops And Built-In Appliances, This Home Is Designed For Both Style And Functionality. The Master Bedroom Is A True Sanctuary, Complete With A 3-Piece Ensuite And A Walk-In Closet & Private Balcony, While The Versatile Den Can Easily Function As A Third Bedroom Or Home Office. Marvel At The Stunning South East View, Perfect For Enjoying Your Morning Coffee. With Just A Short Walk To Upper Canada College And Minutes From The Yonge St Subway, You're In Close Proximity To All The Conveniences And Amenities That Make Living In Forest Hill So Desirable. Don't Miss The Chance To Experience The Perfect Blend Of Luxury, Convenience, And Natural Beauty In This Remarkable Home.  
**Inclusions:** Built In Appliances. Fridge, Stove & Cooktop, Dishwasher, B/I Microwave Hood Fan, Stacked Washer/Dryer. All Window Coverings & Elf's One Parking, One Locker. 24Hr Concierge, Visitor Parking, Exercise Room, Party Room, And Elegant Rooftop Garden

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653



<b>10 Delisle Ave 1404</b>			<b>Sold: \$1,175,000</b>		
<b>Toronto Ontario M4V 3C6</b>			<b>List: \$1,250,000</b>		
Toronto C02 Yonge-St. Clair Toronto % Dif: 94					
<b>Taxes:</b> \$6,304.17 / 2025		<b>For:</b> Sale		<b>SPIS:</b> N	
		<b>DOM: 45</b>			
Condo Apt		<b>#Shares%:</b>		<b>Rms:</b> 6	
1 Storey/Apt		<b>Locker#:</b>		<b>Bedrooms:</b> 2 + 1	
<b>Unit#:</b> 04		<b>Locker Lev/Unit:</b> Level 1		<b>Washrooms:</b> 2	
<b>Corp#:</b> TSCC / 1591		<b>Locker Unit:</b> 39		1x5xFlat, 1x4xFlat	
		<b>Level:</b> 13			
<b>Dir/Cross St:</b> West of Yonge St/North of St Clair Av					
<b>Directions:</b> West of Yonge St/North of St Clair Av					
<b>Prop Mgmt:</b> DEL Property Mgmt 416-323-3540					

**MLS#:** C12460947      **Sold Date:** 11/28/2025  
**PIN#:** 125910472

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Jlte
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,552.80	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Stucco/Plaster
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Year Built:</b>	2004	<b>Elev/Lift:</b>		<b>Drive:</b>	Underground
<b>Yr Built Source:</b>	MPAC	<b>Retirement:</b>		<b>Park Type:</b>	Owned / Owned
<b>Apx Sqft:</b>	1200-1399	<b>HST Applicable to</b>	Not Subject to HST	<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 2
<b>Sqft Source:</b>	MPAC	<b>Sale Price:</b>		<b>#:</b>	8 #: 7
<b>Exposure:</b>	W	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b>	D / D
<b>Spec Desig:</b>	Unknown	<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Bldg Amen:</b>	
<b>Survey Type:</b>	None	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b> Y		Bike Storage, Bus Ctr (Wifi Bldg), Games Room, Gym, Party/Meeting Room, Community BBQ
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine		
		<b>Interior Feat:</b>	Carpet Free		
		<b>Security Feat:</b>	Alarm System, Concierge/Security, Smoke Detector		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	23.69	x 11.81	Juliette Balcony	Gas Fireplace	Crown Moulding
2	Dining	Flat	10.01	x 9.74	Separate Rm	Hardwood Floor	
3	Kitchen	Flat	13.32	x 9.45	Eat-In Kitchen	Window	Tile Floor
4	Prim Bdrn	Flat	17.09	x 14.99	5 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	Flat	13.35	x 9.15	Juliette Balcony	Closet	Hardwood Floor
6	Den	Flat	9.12	x 8.37	Separate Rm	Closet	Track Lights
7	Foyer	Flat	8.4	x 7.91	Double Closet	Combined W/Laundry	Marble Floor

**Client Remks:** Luxury living at the heart of Yonge and St Clair. This sun-filled suite offers 1,277 sq ft of thoughtfully designed space with high smooth ceilings, hardwood flooring and spectacular unobstructed west views from every window. The L-shaped Living and Dining Room layout provides plenty of space for house-sized furniture. Enjoy the comfort of a gas fireplace in the cooler months and throw open the Juliette balcony doors to welcome the outside in during the warmer months. The kitchen has ample working space, added cupboards and a lovely eat-in area by the window. The spacious primary bedroom features a walk-in closet and a spa-inspired 5-piece ensuite. A second bedroom comes with a closet and Juliette balcony, with the main bathroom conveniently located across the hall, not across the suite. A separate den with double doors makes for a perfect home office or additional sleeping area. The unit comes with a storage locker and 2 underground parking spots, located close to the elevator. Located in a well-managed mid-rise building with amenities that include a 24-hour concierge, gym, party room, games room, library with Wi-Fi, car rinse station and a lush courtyard with BBQ and seating area. Enjoy both the pulse of Yonge+St Clair and the tranquil vibe of the prestigious Deer Park neighbourhood. Mere steps to local shops, services, restaurants, TTC, top schools, parks, and Kms of ravine walking trails. Come and see this beautiful unit at The St Clair, where luxury and lifestyle meet.

**Inclusions:** Integrated Sub-Zero Fridge, Thermador Gas Stove Cooktop, Thermador B/I Oven, Frigidaire B/I Microwave, Miele B/I Dishwasher, Stacked Washer & Dryer. All window coverings and hardware. All Electric light fixtures. Bathroom Mirrors.

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



**609 Avenue Rd 304**  
**Toronto Ontario M4V 0B1**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 87  
**Taxes:** \$6,221.22 / 2025 **For:** Sale **SPIS:** N **DOM:** 37  
**Sold: \$1,180,000**  
**List: \$1,349,000**  
 Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** **Bedrooms:** 3  
**Unit#:** 4 **Locker Lev/Unit:** P4 **Washrooms:** 3  
**Corp#:** TSCP / 2800 **Locker Unit:** 53 1x2xFlat, 1x3xFlat,  
**Level:** 3 1x4xFlat  
**Dir/Cross St:** Avenue Rd & St Clair Ave West  
**Directions:** North on Avenue Rd from St Clair Ave West  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** C12207709 **Sold Date:** 07/16/2025  
**PIN#:** 768000016

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> Per Builder <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$872 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.59	x 11.25	Vinyl Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	21.59	x 11.25	Vinyl Floor	Combined W/Living	Window Flr to Ceil
3	Kitchen	Flat	6.76	x 8.6	Vinyl Floor	B/I Appliances	Centre Island
4	Prim Bdrm	Flat	12.17	x 10.6	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
5	Bathroom	Flat	8.23	x 4.82	Porcelain Floor	Separate Shower	B/I Vanity
6	2nd Br	Flat	8.83	x 11.52	Mirrored Closet	4 Pc Ensuite	Window Flr to Ceil
7	Bathroom	Flat	8.83	x 11.52	Porcelain Floor	4 Pc Bath	B/I Vanity
8	Den	Flat	8.76	x 9.15	Vinyl Floor	Window Flr to Ceil	Separate Rm
9	Bathroom	Flat	5.09	x 4.82	Tile Floor	2 Pc Bath	B/I Vanity

**Client Remks:** Live in luxury at 609 Avenue Rd #304 - an exceptional southeast-facing corner suite offering over 1,000 square feet of impeccably designed living space with no wasted square footage. One of the most compelling features of this address is its unbeatable location: across the street from Upper Canada College (UCC), one of the most prestigious IB World Schools in the country. In addition, you're just two blocks from The Bishop Strachan School and surrounded by many of Toronto's top private schools, making this a rare opportunity for families seeking elite education within walking distance. Inside, this 2+1 bedroom (den currently used as a third bedroom), 3-bath residence offers comfort and elegance with upgraded vinyl flooring throughout, an open-concept layout flooded with natural light, and a sleek modern kitchen featuring a custom marble-topped island with built-in storage, ideal for everyday living and entertaining. Enjoy two private balconies, one off the living/dining area for your morning coffee or evening wind-down, and the other directly accessible from the tranquil primary suite. The primary bedroom also features a 3-piece ensuite and generous closet space, while the second bedroom offers its own private 4-piece ensuite. A stylish 2-piece powder room services the versatile den, perfect as a home office, guest room, or third bedroom. Custom blinds add privacy and polish to every room. With contemporary finishes, intelligent layout, premium schools steps away, and a prestigious Avenue Road address, this home delivers an unparalleled urban lifestyle for families, professionals, or down-sizers alike.

**Inclusions:** All appliances (fridge, stove, dishwasher, washer & dryer), all electrical light fixtures, all window coverings and 1 locker included.  
**Listing Contracted With:** SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200