


**707 Dovercourt Rd 413**  
**Toronto Ontario M6H 0B5**
**Sold: \$501,000**  
**List: \$499,999**

Toronto C01 Palmerston-Little Italy Toronto % Dif: 100

**Taxes:** \$2,424.83 / 2024 **For:** Sale**SPIS:** N**DOM:** 9

Condo Apt

**#Shares%:****Rms:** 3

Apartment

**Locker#:** 1**Bedrooms:** 1**Unit#:** 413**Locker Lev/Unit:** B**Washrooms:** 1**Corp#:** TSCC / 2403**Locker Unit:** 39

1x4xMain

**Level:** 4**Dir/Cross St:** Bloor/Dovercourt**Prop Mgmt:** Andrejs Management Inc**MLS#:** C12066757**Sold Date:** 04/16/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$606	<b>Lndy Lev:</b>	Main
<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>	Undergrnd
<b>Apx Sqft:</b>	0-499	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	Y	<b>#:</b>	20
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	A/10
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bike Storage, Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	3.41	x 24.64	
2	Living	Flat	14.47	x 7.41	
3	Kitchen	Flat	14.47	x 4.3	
4	Br	Flat	10.7	x 9.45	
5	Bathroom	Flat	7.78	x 5.25	

**Client Remks:** Welcome to 707 Lofts, this unique boutique building, located right between the vibrant neighbourhoods of Dufferin Grove & Dovercourt Village, was completed approximately 10 years ago in conjunction with the characteristic Church lofts to the south. The building comprises of only 77 Units over 5 storeys and are mostly owner-occupied. This building offers a sense of community, security, and quality. Take advantage of the direct access to TTC via the Bloor Street Subway which is literally a few minutes walk away. Locationally, the area needs no introduction, two hip hoods meeting at Bloor St W. with a multitude of restaurants, bistros, cafes, bars, smaller boutique stores, independent movie theater hosting avande garde movies, live classical candlelight musical renditions of contemporary albums. Hop skip and a jump down to the vibrant College/Ossington food scene, hip Queen West, grocery stores, public library, gyms, parks and schools all close by. Easy commute to U of T and downtown. Folks the list goes on and on... Hopefully that whets your appetite for the neighbourhood, now lets talk about your next chapter in ownership, be it your next home or indeed as an investment property! An airy one-bedroom corner suite faces both west and north is full of natural light. It features an open living/dining space with 9-foot ceilings, large windows, a private bedroom, (no sliding glass doors here folks), and two balconies. One balcony is a large 178 Sq Ft terrace, great for entertaining or relaxation as you watch the sun set over the Torontos skyline. Furthermore this terrace is not overlooked by any other balcony providing an even more light and airy feel to the condo than one would expect. Welcome folks - bring your fancy shoes!

**Extras:****Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



**707 Dovercourt Rd 509**  
**Toronto Ontario M6H 0B5**  
Toronto C01 Palmerston-Little Italy Toronto % Dif: 100  
**Taxes:** \$2,938.84 / 2024 **For:** Sale **SPIS:** N **DOM:** 1

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

**Condo Apt**  
**Loft**  
**Unit#:** 9  
**Corp#:** TSCP / 2403

**#Shares%:**  
**Locker#:** 90  
**Locker Lev/Unit:** Lev  
**Locker Unit:** 90  
**Level:** 5

**Rms:** 5  
**Bedrooms:** 2  
**Washrooms:** 1  
1x4xMain

**Dir/Cross St:** Bloor and Dovercourt  
**Prop Mgmt:** Andrejs Property Management Inc.

**MLS#:** C11982480  
**PIN#:** 764030076

**Sold Date:** 02/22/2025

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Other <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$730.32 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 12 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A Unit 2 <b>Bldg Amen:</b> Bike Storage, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	8.92	x 8.2	Open Concept Laminate
2	Dining	Main	14.83	x 9.22	Combined W/Kitchen W/O To Terrace Laminate
3	Kitchen	Main	14.83	x 10.17	Combined W/Dining Stainless Steel Appl Quartz Counter
4	Prim Bdrm	Main	11.68	x 7.97	Double Closet Laminate
5	2nd Br	Main	11.22	x 10.07	W/O To Terrace Mirrored Closet Laminate

**Client Remks:** Welcome to the Lofts at 707 Dovercourt, a Quiet Boutique Building in the Heart of Bloorcourt Village. This Sun Filled Loft Inspired Space Features a Wall of East Facing Windows, 9 Foot Ceilings, Exposed Concrete and an Expansive Terrace with Unobstructed Views Over the City. The Foyer with a Double Closet Opens to a Light Filled Open Concept Living Area with Combined Kitchen and Dining Rooms, and Electric Blinds. A Modern Kitchen with Stainless Steel B/I Appliances and Quartz Countertops is the Perfect Spot for Morning Coffee as the Sun Rises Over the City. The Primary Bedroom and 2nd Bedroom Provide Flexibility and Space for Live Work Lifestyles. Ensuite Laundry and Your Own Parking Spot and Storage Locker Complete the Picture. The Building has a Main Floor Party Room with Kitchen and a Large Terrace with a BBQ. Incredible Location, Steps to 2 Subway Stops, Boutiques, Restaurants, Cafes, Shopping and Close to All Amenities. Great Parks Nearby, Dufferin Grove Park and Its Farmers Market, Bickford Park and Christie Pits. Walk to Trinity Bellwoods, Little Italy and Enjoy the Best the City has to Offer! Extras: Parking space on P1, Locker and Bike Storage.

**Extras:**

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



**1636 Dundas St W 11**  
**Toronto Ontario M6K 1V1**

**Sold: \$657,000**  
**List: \$599,000**

Toronto C01 Dufferin Grove Toronto % Dif: 110

**Taxes:** \$2,589.34 / 2024 **For:** Sale **SPIS:** N **DOM:** 10

Condo Apt

**#Shares%:**

**Rms:** 4

Loft

**Locker#:**

**Bedrooms:** 1

**Unit#:** 1

**Locker Lev/Unit:** Lev

**Washrooms:** 1

**Corp#:** TSCC / 2251

**Locker Unit:**

1x3xMain

**Level:** 5

**Dir/Cross St:** Dundas St W and Brock Ave

**Prop Mgmt:** Orion Managment

**MLS#:** C12127401

**Sold Date:** 05/16/2025

**PIN#:** 762510024

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$517.16	<b>Lndy Lev:</b>	Main
<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>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	N	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	Level A Unit 17
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.42	x 12.86	Open Concept Hardwood Floor
2	Dining	Main	12.57	x 6.3	Combined W/Kitchen Hardwood Floor W/O To Terrace
3	Kitchen	Main	19.69	x 6	Combined W/Dining Stainless Steel Appl W/O To Terrace
4	Br	Main	12.11	x 9.06	Window Flr to Ceil Hardwood Floor Closet
5	Utility	Main	4.56	x 8.23	Separate Rm Combined W/Laundry Concrete Floor

**Client Remks:** Welcome to the Azul lofts. A boutique building located at the intersection of creativity and community nestled in the heart of Torontos West End. This eclectic pocket blends the artistic edge of Dundas West with the laid-back charm of Brockton Village - attracting young professionals and families alike. This thoughtfully designed unit features high ceilings, open-concept layout with separate living and dining areas, floor to ceiling windows letting in tons of natural light, primary bedroom with ample closet space and ensuite bathroom, combined storage and laundry room + parking and locker included. Walk out to your spacious 216 sq ft private terrace with breathtaking, unobstructed views of the quiet residential streets to the north. The perfect place to start your day with a morning coffee or watch the sunset. Dundas West area is known for some of the cities best indie boutiques, cozy cafes, galleries, multicultural eateries, and local grocery stores all within walking distance. With excellent city transit outside your door, short drive to the lake and highway access, makes this location unbeatable! If you are searching for a strong sense of local character, this neighbourhood offers a balance of energy met with authenticity not to be missed.

**Extras:**

**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337



707 Dovercourt Rd 109			Sold: \$835,000		
Toronto Ontario M6H 2W7			List: \$839,999		
Toronto C01 Palmerston-Little Italy Toronto % Dif: 99					
Taxes: \$4,069.99 / 2024 For: Sale		SPIS: N	DOM: 5		
Condo Apt	#Shares%:	Rms: 7			
Apartment	Locker#:	Bedrooms: 2			
Unit#: 9	Locker Lev/Unit:	Washrooms: 2			
Corp#: TSCC / 2403	Locker Unit:	1x4xMain, 1x5xMain			
	Level: 1				
Dir/Cross St: Bloor and Dovercourt					
Prop Mgmt: Andrejs Management Inc					

<b>MLS#:</b> C11956292	<b>Sold Date:</b> 02/09/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,043.84	<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> 6-10	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 900-999	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b>	<b>Retirement:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
Property Vision Floorplans	<b>Taxes Incl:</b> <b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Exposure:</b> W	<b>Heat Incl:</b> Y <b>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> Y <b>Prkg Incl:</b> Y	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.84	x 10.93	Overlook Patio	W/O To Patio	Window Flr to Ceil
2	Kitchen	Main	11.81	x 10.93	B/I Fridge	Breakfast Area	
3	Den	Main	14.6	x 8.89			
4	Prim Bdrm	Main	16.67	x 9.35	Window Flr to Ceil	Closet Organizers	Overlook Patio
5	2nd Br	Main	10.4	x 11.02	Closet	Sliding Doors	
6	Bathroom	Main	7.84	x 5.58	4 Pc Ensuite		
7	Bathroom	Main	5.58	x 7.32	4 Pc Bath		

**Client Remks:** Client RemarksWelcome to your new home at the 707 Lofts, in the heart of Bloorcourt. This inviting 2-bedroom, 2-bathroom condo with a versatile den space is perfect for urban living, offering both comfort and convenience. This ground floor unit features a functional layout, which maximizes space and natural light. The bedrooms are generous in size, with great closet space and an ensuite bathroom in the primary, while the den space can be used as a home office or a cozy reading nook, providing flexible options to suit your lifestyle. With 9ft ceilings and exposed concrete, this property has the feeling of a traditional loft space, but the comfort of a more boutique apartment. The location, just south of Bloor St, puts you right in the middle of desirable Bloorcourt, with transit and amazing food/drink options a stones throw away in all directions. Enjoy your morning coffee or an evening drink on your large west facing private patio. No elevator needed for this unit, and the convenience of the patio walkout means you can get in and out of your home with ease and explore all that this amazing neighbourhood has to offer!

<b>Extras:</b>
<b>Listing Contracted With:</b> REAL ESTATE HOMEWARD 416-698-2090







<b>36 Rusholme Park Cres 23</b>			<b>Sold: \$1,180,000</b>
<b>Toronto Ontario M6J 2C9</b>			<b>List: \$1,199,000</b>
Toronto C01 Little Portugal Toronto % Dif: 98			
<b>Taxes:</b> \$5,497.29 / 2024 <b>For:</b> Sale			<b>SPIS:</b> N
			<b>DOM:</b> 12
Condo Townhouse	<b>#Shares%:</b>	<b>Rms:</b> 7 + 0	
2-Storey	<b>Locker#:</b>	<b>Bedrooms:</b> 3 + 0	
<b>Unit#:</b> 1	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 3	
<b>Corp#:</b> TSCC / 1573	<b>Locker Unit:</b>	1x2xMain, 1x3x2nd,	
	<b>Level:</b> 2	1x5x2nd	
<b>Dir/Cross St:</b> College and Dovercourt			
<b>Prop Mgmt:</b> ICON Property Management PM Anita Tadic 416-236-7977			

<b>MLS#:</b> C12158240	<b>Sold Date:</b> 06/01/2025
<b>PIN#:</b> 125730014	

<b>Kitchens:</b> 1 + 0 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1600-1799 <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> Sw <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$972.54 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Built-In / 1 <b>Park/Drive:</b> <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Bathroom	Main	4.43	x	4.99	2 Pc Bath	Tile Floor	Updated
2	Dining	Main	9.38	x	14.7	Combined W/Family	Large Window	
3	Family	Main	10.17	x	9.84	Combined W/Dining	Fireplace	W/O To Balcony
4	Kitchen	Main	19.55	x	9.74	Combined W/Living	B/I Appliances	Hardwood Floor
5	Living	Main	19.55	x	9.38	Combined W/Kitchen	Hardwood Floor	Stainless Steel Appl
6	Br	2nd	16.9	x	14.21	5 Pc Ensuite	Tile Floor	Separate Shower
7	2nd Br	2nd	10.17	x	10.76	3 Pc Ensuite	Hardwood Floor	W/O To Balcony
8	3rd Br	2nd	9.06	x	11.84	Bay Window	Closet	Hardwood Floor
9	Bathroom	2nd	10.17	x	7.35	Heated Floor	3 Pc Ensuite	Tile Floor
10	Bathroom	2nd	11.25	x	0	5 Pc Bath	Heated Floor	Tile Floor

**Client Remks:** Live in Style! Welcome to Rusholme Park Crescent, an exclusive gated townhouse enclave tucked into one of Torontos most vibrant and sought-after areas. Ossington and College West. This rare corner unit offers everything todays Buyer is looking for: privacy, natural light, modern upgrades, and luxurious indoor-outdoor living.Step inside and be impressed by the open-concept layout perfect for both everyday living and effortless entertaining. With two private balconies and a spectacular rooftop terrace offering 180 skyline views, you'll enjoy the best of city living from the comfort of home. Whether you're hosting summer gatherings or enjoying peaceful sunsets, this home was built for memorable moments.Freshly painted and move-in ready, this elegant home features refinished hardwood floors, brand-new stair carpeting, and heated floors in the upper-level bathrooms for that extra touch of everyday luxury. The spa-inspired ensuite even includes a built-in steam unit & Jacuzzi for your personal retreat at the end of a busy day.At the heart of it all is a stunning chefs kitchen with an oversized island ideal for cooking, entertaining, or simply sipping your morning coffee. Add in the convenience of upper-level laundry, a main-floor powder room, and direct garage access, and this home checks every box.Multiple living and dining areas allow for flexible use of space, making it easy to adapt to your lifestyle whether working from home, hosting guests, or creating a cozy movie night setup.Located just steps from the TTC, top-rated schools, parks, shops, and some of the city's best restaurants, this home offers the perfect balance of urban energy and residential tranquility. Surrounded by mature trees yet moments from downtown, Rusholme Park is a peaceful pocket in the heart of it all. Don't miss this rare opportunity to own a stylish, upgraded corner townhome in a warm, secure, boutique community. Elegant, spacious, and move-in ready this is city living at it's BEST!

<b>Extras:</b>
<b>Listing Contracted With:</b> <u>REAL ESTATE HOMEWARD</u> 416-698-2090



**50 Havelock St 19**  
**Toronto Ontario M6H 0C4**  
 Toronto C01 Dufferin Grove Toronto % Dif: 96  
**Taxes:** \$7,410.39 / 2024 **For:** Sale **SPIS:** N **DOM:** 94

**Sold: \$1,432,500**  
**List: \$1,495,000**

Condo Townhouse **#Shares%:** **Rms:** 6 + 1  
 3-Storey **Locker#:** **Bedrooms:** 3 + 1  
**Unit#:** 19 **Locker Lev/Unit:** **Washrooms:** 4  
**Corp#:** TSCC / 2554 **Locker Unit:** 1x5x3rd, 1x2xGround,  
**Level:** 1 1x4x2nd, 1x3xBsmt

**Dir/Cross St:** College & Dovercourt  
**Prop Mgmt:** Dynamic Property Management 289 217 1761

**MLS#:** C11911396  
**PIN#:** 765540019

**Sold Date:** 04/10/2025

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	
<b>Basement:</b>	Fin W/O	<b>Maint:</b>	\$688	<b>Lndy Lev:</b>	Upper
<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>	Y	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	6-10	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1600-1799	<b>Elev/Lift:</b>	N	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	builder	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	E	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Central Vacuum, Fireplace/Stove, Pets Allowed with Restrictions			

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	14.4	x 12.83	Hardwood Floor	Pot Lights	Open Concept
2	Kitchen	Main	13.88	x 12.83	Quartz Counter	B/I Appliances	Hardwood Floor
3	Dining	Main	14.4	x 12.83	Fireplace	Hardwood Floor	Walk-Out
4	2nd Br	2nd	11.78	x 12.89	Double Closet	Hardwood Floor	O/Looks Backyard
5	3rd Br	2nd	11.55	x 12.89	Double Closet	Hardwood Floor	O/Looks Frontyard
6	Prim Bdrm	3rd	15.78	x 12.73	5 Pc Ensuite	W/O To Balcony	Hardwood Floor
7	4th Br	Bsmt	10.5	x 10.5	4 Pc Ensuite	Country Kitchen	Access To Garage

**Client Remks:** Contemporary Townhome on Havelock. This Offers A Spectacular, Spacious 3+1 Bedroom, 4 Bath Home with soaring 9 ft. ceilings. With A Main Floor Family Room And A Private Backyard Terrace! Modern Fixtures And Features Throughout With Extensive Upgrades From Top To Bottom. Open-Concept Floor Plan With Floating Stairs & Glass Walls. The Kitchen Features A Centre Island, Quartz Countertops And Top Of The Line B/I Appliances. Dining or Family Room With A Fireplace with A Walkout To The Private Sunny East Facing Backyard. Spacious 3rd Level Primary Suite With Walk-In Closets, Massive 5Pc En-Suite and W/O to balcony. Exceptional Closet Space And Storage Throughout. Private Indoor heated Garage Parking With Direct Access To The Unit. Enjoy The Close Proximity To Dufferin Grove Park, Shopping, Restaurants And The Bloor Subway Line. Neighborhood living in the city without the drafty old home or Lawns to mow, snow to shovel and scrape off your car. **\*\*EXTRAS\*\*** Inlaw suite or guest bedrm with 3 pce bathrm, ent thru garage. Rough In for laundry in garage. 3 guest parking spots available. 4 Bathrms, one for each floor. Huge Ensuite bathrm for the Primary Bedrm, High Eff. Furnace, Tankless water htr

**Extras:**

**Listing Contracted With:** CENTURY 21 REGAL REALTY INC. 416-849-5360