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| 701 Dovercourt Rd 202 Toronto Ontario M6H 0A1 Toronto C01 Palmerston-Little Italy Toronto % Dif: 106 Taxes: \$2,812.75 / 2025 For: Sale SPIS: N DOM: 6 | | |
| Sold: \$690,000 List: \$649,900 | | |
| Condo Apt Loft Unit#: 02 Corp#: TSCC / 2045 | #Shares%: Locker#: N/A Locker Lev/Unit: Locker Unit: Level: 2 | Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat |
| Dir/Cross St: Dovercourt Rd & Bloor St W Directions: Dovercourt Rd & Bloor St W Prop Mgmt: ANDREJS | | |

MLS#: C12368976 **Sold Date:** 09/03/2025
PIN#: 130450011

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|--|--|---|
| 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: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: None Maint: \$413.70 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Y Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Other | Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Party/Meeting Room Com Elem Incl: Y |
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| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|--------|-------------|------------|--|
| 1 | Living | Ground | 19.42 | x 14.34 | Hardwood Floor Combined W/Dining Stained Glass |
| 2 | Dining | Ground | 19.42 | x 14.34 | Hardwood Floor Combined W/Living Open Concept |
| 3 | Kitchen | Ground | 19.42 | x 14.34 | Hardwood Floor W/O To Balcony Stone Counter |
| 4 | Prim Bdrm | Ground | 8.99 | x 9.58 | Hardwood Floor Double Closet Sliding Doors |

Client Remks: Welcome to The Church Lofts, a rare conversion of a historic 1906 church into only 28 exclusive residences. This spacious rarely offered one-bedroom offers the perfect balance of character and modern design, with original stained glass windows, soaring ceilings, hardwood floors, and freshly painted interiors. The renovated kitchen and bathroom are enhanced by designer light fixtures, blending heritage charm with stylish updates. Step through the grand main entrance into a dramatic atrium that sets the tone for this one-of-a-kind building. Perfectly wedged between Little Portugal, Little Italy, and Bloorcourt, its a foodies dream location surrounded by culture, vibrant nightlife, and some of the city's best cafes and restaurants. Pet-friendly, with easy street permit parking and walking distance to Ossington TTC, nearby parks, this home offers a lifestyle as unique as the building itself.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, All Window Coverings, All Electric Light Fixtures
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-699-9292



1636 Dundas St W 5
Toronto Ontario M6K 1V1
 Toronto C01 Dufferin Grove Toronto % Dif: 98
Taxes: \$3,498.96 / 2025 **For:** Sale **SPIS:** N **DOM:** 12
Sold: \$743,000
List: \$759,900
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 12 **Bedrooms:** 1 + 1
Unit#: 1 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCC / 2251 **Locker Unit:** 46 1x4xMain
Level: 3
Dir/Cross St: Dundas St W and Brock Ave
Directions: Hey Google...
Prop Mgmt: Orion

MLS#: C12347659 **Sold Date:** 08/27/2025
PIN#: 762510018

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|---|--|---|
| Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2011 Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: 907 sq ft per MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$713.02 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Under Contract: Hot Water Heater HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free, Separate Hydro Meter Security Feat: Smoke Detector | Balcony: Open Ens Lndry: Y Ndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 28 Park \$/Mo: Prk Lvl/Unit: A-23 Bldg Amen: Visitor Parking Com Elem Incl: Y |
|---|--|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|---------|-------|-------------|------------|----------------|-------------------|----------------------|
| 1 | Living | Main | 20.41 | x 12.24 | Hardwood Floor | Combined W/Dining | W/O To Balcony |
| 2 | Dining | Main | 20.41 | x 12.24 | Hardwood Floor | Combined W/Living | |
| 3 | Kitchen | Main | 9.38 | x 8.3 | Hardwood Floor | Granite Counter | Stainless Steel Appl |
| 4 | Br | Main | 15.52 | x 8.99 | Hardwood Floor | W/I Closet | Juliette Balcony |
| 5 | Den | Main | 11.32 | x 7.68 | Hardwood Floor | Separate Rm | |

Client Remks: Welcome to Azul Lofts! A boutique, very private building in the heart of the artistic charm of Brockton Village, with everything Little Portugal has to offer at your doorstep. This super spacious 900+ sq ft 1+den suite isn't your typical condo - A huge living area that allows for real furniture, a grand dining area perfect for hosting dinner parties, a spacious kitchen with full-size stainless steel appliances and great granite counter space, a grand bedroom that comfortably fits a king-sized bed (complete with a walk-in closet and a Juliette balcony), a separate private den with a sliding door that could easily function as a guest bedroom, and a roomy bathroom with separate tub and shower. They just don't build condos like this anymore! An intimate community with just 28 suites. Your quiet balcony overlooks the residential charm of Little Portugal, with some of the city's best cafes, indie music venues, restaurants, and entertainment (and don't forget the Dundas streetcar) literally steps from your front door. All this plus an owned underground parking spot and storage locker. Come and get it.
Inclusions: See Sched B

Listing Contracted With: SKYBOUND REALTY 416-990-1886



1636 Dundas St W 8
Toronto Ontario M6K 1V1
 Toronto C01 Dufferin Grove Toronto % Dif: 97
Taxes: \$3,174.71 / 2025 **For:** Sale **SPIS:** N **DOM:** 9
Sold: \$760,000
List: \$786,000
 Condo Apt **#Shares%:** 0 **Rms:** 5
 2-Storey **Locker#:** **Bedrooms:** 1
Unit#: 8 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 2251 **Locker Unit:** 35 1x2xMain, 1x4x2nd
Level: A
Dir/Cross St: Dundas St. W. and Brock Ave.
Directions: Dundas St. W. and Brock Ave.
Prop Mgmt: Orion Management

MLS#: C12327757 **Sold Date:** 08/15/2025
PIN#: 762510036

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|---|---|--|
| Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2011 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$704.40 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Storage Security Feat: Security System | Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: \$150 Prk Lvl/Unit: Bldg Amen: Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y |
|---|---|--|

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|---|
| 1 | Living | Main | 13.39 | x 8.66 | Hardwood Floor Large Window Juliette Balcony |
| 2 | Kitchen | Main | 13.39 | x 17.88 | Hardwood Floor Combined W/Dining Stainless Steel Appl |
| 3 | Dining | Main | 13.39 | x 17.88 | Hardwood Floor Combined W/Kitchen Large Window |
| 4 | Utility | Main | 4.33 | x 5.91 | |
| 5 | Prim Bdrm | 2nd | 13.39 | x 13.45 | Hardwood Floor Ensuite Bath Balcony |

Client Remks: Rarely offered two-storey condo at the sought-after Azul Lofts located in the heart of Dundas St W- Little Portugal neighbourhood! This bright and airy unit sits on the second and third level of the building. Layout spans just under 1000 sq ft and is filled with natural light thanks to its soaring floor-to-ceiling South-facing windows. Enjoy a Juliette balcony on the second level and a private balcony on the third level, perfect for morning coffee or an evening unwinding. Thoughtfully designed with open-concept living, modern finishes, and incredible flow across two levels. Large ensuite bathroom located on second level with separate shower and tub + loads of storage space. This boutique building has a gorgeous outdoor courtyard with a close knit community feel! Steps from trendy cafes, top-rated restaurants, parks, local grocer's and so much more. You have Roncesvalles to the West and Ossington to the East, quick commute to highway access and Lakeshore. Urban loft living at its finest in one of Toronto's most dynamic neighbourhoods! Ample visitor parking in the building. Current owners rent their spot for \$150 per month.

Inclusions: All Existing Appliances Including Oven, Refrigerator, B/I Microwave, Hood Vent, Stainless Steel Dishwasher, Washer And Dryer. All Existing Window Coverings. All Existing Electric Light Fixtures affixed to the property.

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



110 Hepbourne St 202
Toronto Ontario M6H 1K5
 Toronto C01 Dufferin Grove Toronto % Dif: 90
Taxes: \$4,652 / 2025 **For:** Sale **SPIS:** N **DOM:** 49
Sold: \$810,000
List: \$899,999
 Condo Apt **#Shares%:** **Rms:** 4
 Loft **Locker#:** Park **Bedrooms:** 1
Unit#: 2 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: MTCC / 1022 **Locker Unit:** 7 1x4x2nd, 1x2xMain
Level: 2
Dir/Cross St: Dovercourt & Bloor
Directions: West of Dovercourt Rd
Prop Mgmt: Self Managed

MLS#: C12240973 **Sold Date:** 08/11/2025
PIN#: 120220014

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|---|--|---|
| Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1991 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp: | Pets Perm: No Locker: Exclusive Maint: \$705.68 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: 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: Arts Centre, Ensuite Laundry, Fireplace/Stove, Public Transit, School Interior Feat: Separate Hydro Meter | Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned 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 | 13.19 | x 13.91 | Hardwood Floor |
| 2 | Dining | Main | 9.19 | x 13.91 | Fireplace |
| 3 | Kitchen | Main | 8.83 | x 10.27 | Tile Floor |
| 4 | Foyer | Main | 9.25 | x 3.22 | Granite Counter |
| 5 | Prim Bdrm | 2nd | 13.52 | x 16.01 | Tile Floor |
| 6 | Other | 3rd | 8.99 | x 16.99 | Hardwood Floor |

Client Remks: Historic Church School Turned Loft in Bloorcourt with a rare outdoor living space! Hepbourne Hall Loft 202 - where history meets modern loft living. Designed by legendary Bob Mitchell, this stunning two-level, one-bedroom loft is anything but ordinary boasting soaring ceilings, upgraded refinished hardwood floors throughout, and a cozy fireplace for those chilly Toronto nights. Freshly painted with approximately 950 sq. ft. of living space, plus a massive private terrace, you'll have plenty of room to entertain, unwind, or just enjoy a quiet morning coffee. The gourmet kitchen features granite countertops, perfect for prepping your next meal, while the spacious primary bedroom offers a quiet retreat. With parking and a locker included, convenience is key. Hepbourne Hall is a boutique building with only 21 exclusive residences, meaning opportunities to own here don't come up often. Nestled in one of Toronto's trendiest neighborhoods, Bloorcourt, you're just steps to an ever-growing selection of cafes, restaurants, and shops, Ossington or Dufferin Subway, the iconic Paradise Theatre, plus Dufferin Grove Park which is home to one of the city's best organic farmers' markets and a charming community vibe. This loft isn't just a home, it's a lifestyle upgrade. If you're searching for a Toronto hard loft for sale, dream of owning a rare church conversion, or just love exploring the city's most unique real estate, this is a loft you need to see. Hepbourne Hall is now a completely smoke-free community including private terraces ensuring a clean, healthy environment for all residents.

Inclusions: Stainless Steel Fridge & Stove, Dishwasher, Microwave/Exhaust Fan, Washer, Dryer, All Window Coverings, Closet Organizers in Front Hall and Walk in Closet. All Electrical Light Fixtures, Jacuzzi Tub, Gas Furnace

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



284 Brock Ave 20
Toronto Ontario M6K 2M4
 Toronto C01 Little Portugal Toronto % Dif: 100
Taxes: \$4,976.97 / 2025 **For:** Sale **SPIS:** N **DOM:** 13
Sold: \$975,000
List: \$974,900
 Condo Townhouse **#Shares%:** **Rms:** 6
 3-Storey **Locker#:** **Bedrooms:** 2 + 1
Unit#: 06 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2251 **Locker Unit:** 1x4x3rd, 1x3x2nd
Level: 01
Dir/Cross St: Dundas St W/Dufferin
Directions: Dundas St W/Dufferin
Prop Mgmt: Maple Ridge Community Management

MLS#: C12455265 **Sold Date:** 10/22/2025
PIN#:

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| Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 1200-1399 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$975.78 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: HST Applicable to Included In Sale Price: 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, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: None | Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Metal/Side Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 20 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y |
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| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|--------------|-------------------|
| 1 | Living | Main | 16.08 | x 16.08 | Hardwood Floor | Open Concept | Combined W/Dining |
| 2 | Dining | Main | 16.08 | x 16.08 | Hardwood Floor | Open Concept | Combined W/Living |
| 3 | Kitchen | Main | 8.01 | x 8.01 | Hardwood Floor | Open Concept | Granite Counter |
| 4 | Den | 2nd | 12.8 | x 11.65 | Hardwood Floor | B/I Shelves | B/I Desk |
| 5 | 2nd Br | 2nd | 17.06 | x 9.91 | Hardwood Floor | Large Closet | |
| 6 | Prim Bdrm | 3rd | 17.06 | x 14.44 | Hardwood Floor | W/I Closet | 4 Pc Ensuite |

Client Remks: Rarely does a home like this hit the market. Located within an exclusive gated complex, right in the heart of one of Torontos most dynamic and creative neighbourhoods. This 2 bed plus den, 2 washroom home offers over 1,200 square feet of intelligently designed interior space across three spacious levels, topped off by a stunning private rooftop terrace. Every detail has been thoughtfully curated, with premium finishes throughout including warm, rich hardwood floors, soaring ceilings, and expansive windows that flood the space with natural light. The main living area features a sleek, open-concept layout perfect for both entertaining and everyday living. The kitchen is a outfitted with granite countertops, stainless steel appliances, and ample cabinetry for stylish functionality. On the ground floor, enjoy the convenience of a second private outdoor patio, ideal spot for morning coffee. Upstairs, the rooftop terrace offers a truly special outdoor experience, complete with a gas line for barbecuing and a rough-in for an outdoor kitchenette, creating endless potential for a custom rooftop oasis with sweeping city views. Just steps from some of the citys best restaurants, cafes, boutiques, art galleries, and transit options, it offers a unique blend of urban convenience and upscale living in one of Torontos most vibrant cultural corridors.

Inclusions: Fridge, Stove, Washer Dryer, Dishwasher, Microwave, 1 Parking, 1 Locker, Office Desk With Built-In Cabinets/Lights

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



1015B College St
Toronto Ontario M6H 1A8
 Toronto C01 Little Portugal Toronto % Dif: 98
Taxes: \$5,935 / 2025 **For:** Sale **SPIS:** N **DOM:** 24
Sold: \$1,172,000
List: \$1,199,800
 Condo Townhouse **#Shares%:** **Rms:** 7
 2-Storey **Locker#:** **Bedrooms:** 3
Unit#: 4 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCC / 1488 **Locker Unit:** 1x2xMain, 2x4x2nd
Level: 2
Dir/Cross St: College St & Dovercourt Rd
Directions: Located on the south side of College St, west of Dovercourt Rd.
Prop Mgmt: CondoSolutions Management Inc. (905-202-3242)

MLS#: C12462092 **Sold Date:** 11/08/2025
PIN#:

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|---|--|--|
| Kitchens: 1 Fam Rm: Y Basement: Walk-Out Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: MPAC Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: None Maint: \$455 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: 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, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit Interior Feat: None | Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y |
|---|--|--|

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|--|
| 1 | Foyer | Main | 8.01 | x 6.59 | |
| 2 | Living | 2nd | 10.79 | x 10.14 | Hardwood Floor Gas Fireplace W/O To Deck |
| 3 | Dining | 2nd | 12.04 | x 9.45 | Hardwood Floor Large Window Combined W/Living |
| 4 | Kitchen | 2nd | 10.4 | x 7.84 | Centre Island Stainless Steel Appl Granite Counter |
| 5 | Family | 2nd | 19.59 | x 11.84 | Hardwood Floor Combined W/Kitchen Large Window |
| 6 | Prim Bdrm | 3rd | 14.93 | x 12.47 | 4 Pc Ensuite His/Hers Closets Combined W/Sitting |
| 7 | 2nd Br | 3rd | 9.61 | x 9.35 | Semi Ensuite W/O To Deck Large Closet |
| 8 | 3rd Br | 3rd | 9.71 | x 9.38 | Large Window South View Large Closet |
| 9 | Other | Lower | 6.59 | x 5.74 | Access To Garage Closet |

Client Remks: Come home to this rarely available, exceptionally wide 3-bedroom townhouse. Ideally located on the cusp of Little Portugal & Dufferin Grove, just steps to the vibrant Ossington strip & Little Italy cafes. Impressively large layout, offering 1,700 sq ft of interior living space. 3 bedrooms (huge private primary suite). 3 bathrooms (spa-like 4 piece primary ensuite). 1 car parking (big built-in garage with access from inside the home). Outdoor space? Yes! Big deck off the living room (perfect for relaxing in the sun or entertaining), plus another private deck off the 2nd bedroom. Gorgeous hardwood flooring (refinished in 2025), high 9 foot ceilings, and convenient powder room on the main level. Open concept living/dining rooms with cozy gas fireplace & bright south-facing windows. Gorgeous renovated open kitchen with granite countertops, huge centre island, tons of cabinets & counterspace, stainless steel appliances (gas stove!), glass tile backsplash, and undermount double sink. Generous family room framed by bright oversized windows and a highly adaptable layout offering endless possibilities for living & entertaining. Spacious 2nd level with skylight, plenty of closet space, and laundry. Private primary suite with expansive bedroom (plenty of room for a king-size bed and a cozy sitting area), ensuite bathroom, and two huge closets. 4-piece primary ensuite bathroom with jacuzzi tub & separate walk-in shower. 2nd bedroom with south-facing window, 4-piece semi-ensuite bathroom & large closet. 3rd bedroom with cozy window nook & large closet. Private & secure, gated laneway access to the garage. Very well managed condo, with low maintenance fees (professional snow removal included).Updated mechanicals: furnace (2022), a/c (2022), hot water tank (2022), flat roof & skylight (2022 by condo corp). College streetcar at your doorstep. Dufferin Grove Park just steps away. Huge YMCA just down the street. Groceries, cafes, and local bakeries close by. The list goes on!

Inclusions: Stainless steel fridge, gas stove, built-in dishwasher, built-in microwave. Washer & dryer. All window coverings (blinds are stored in basement closet, window screens are stored in garage). All electrical light fixtures. All custom closet shelving. Garage shelving & pegboard.

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



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|---|--|---|--|
| 455 Dovercourt Rd 1 Toronto Ontario M6H 2W3 Toronto C01 Palmerston-Little Italy Toronto Taxes: \$7,661.52 / 2025 For: Sale SPIS: N DOM: 15 | | | Sold: \$1,569,000 List: \$1,569,000 |
| Condo Townhouse 2-Storey Unit#: 01 Corp#: TSCC / 2539 | #Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2 | Rms: 7 Bedrooms: 3 Washrooms: 3 1x4x2nd, 1x4x2nd, 1x2xMain | |
| Dir/Cross St: College St & Dovercourt Rd Directions: College St & Dovercourt Rd Prop Mgmt: MEREKA PROPERTY MANGEMENT | | | |

MLS#: C12462066 **Sold Date:** 10/30/2025
PIN#:


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| Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 1400-1599 Sqft Source: Floorplans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,238.95 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: 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: Central Vacuum, Clear View, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free, Central Vacuum, Intercom | Balcony: Terr Ens Lndry: Lndy Lev: Upper Exterior: Brick / Brick Front Gar/Gar Spcs: Detached / 1 Park/Drive: Private Drive: Private Park Type: Stacked Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage Com Elem Incl: Y |
|---|--|--|

| # | Room | Level | Length (ft) | Width (ft) | Description |
|---|-----------|-------|-------------|------------|----------------------|
| 1 | Living | Main | 22.7 | x 12.93 | Combined W/Dining |
| 2 | Dining | Main | 22.7 | x 12.93 | Combined W/Living |
| 3 | Kitchen | Main | 22.7 | x 12.93 | Stainless Steel Appl |
| 4 | 3rd Br | Upper | 15.81 | x 10.2 | Window Flr to Ceil |
| 5 | 2nd Br | Upper | 11.29 | x 10.6 | Murphy Bed |
| 6 | Prim Bdrm | Upper | 14.4 | x 10.2 | 4 Pc Bath |
| 7 | Mudroom | Main | 9.19 | x 9.19 | Hardwood Floor |

Client Remks: This Spectacular Townhome Is A Showpiece & Must Be Viewed! Boosting Over 1500 Sq Ft Of Living Space Over 2 Levels. 10 Ft Ceilings On Main Floor, Featuring 3 Bedrooms, 3 Baths & 3 Terraces! The 1000 SQ FT Rooftop Terrace Is Absolutely Stunning & A Must See. Enjoy The Beautiful South East, South West Views And The City Skyline Including The CN Tower. This Spacious & Light-Filled Townhome Is Truly One Of Kind! Located On Gorgeous Tree-Lined Dovercourt Rd, Just North Of College St. Only Steps Away From College St, And A Short Walk North To Bloor St. Fantastic Transit Score & Walkability! Shopping & Lots Of Restaurants Close By! Laundry Is On Upper Level With Bedrooms. Main Floor Features A Mud-Room With Storage & Powder Rm.

Inclusions: All Appliances: B/I Fridge, Bosch Gas Stove, Dishwasher, Washer & Dryer. Gas BBQ On Main Floor Terrace. All Elfs, All Blinds. Concrete Planters & Claw Foot Tub On Upper Terraces.

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

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|---|-------------|---|--------------------|--|--------------------|
|  | | 5B Sylvan Ave | | Sold: \$1,630,000 | |
| | | Toronto Ontario M6H 3B5 | | List: \$1,649,000 | |
| | | Toronto C01 Dufferin Grove Toronto % Dif: 99 | | | |
| | | Taxes: \$8,951.01 / 2025 For: Sale | | SPIS: N DOM: 17 | |
| Condo Townhouse | | #Shares%: | | Rms: 8 | |
| 3-Storey | | Locker#: | | Bedrooms: 3 + 1 | |
| Unit#: 6 | | Locker Lev/Unit: | | Washrooms: 3 | |
| Corp#: TSCC / 2554 | | Locker Unit: | | 1x4xBsmt, 1x4x2nd, | |
| | | Level: 1 | | 1x5x3rd | |
| Dir/Cross St: Havelock and Sylvan | | | | | |
| Directions: S/E of Bloor and Dufferin | | | | | |
| Prop Mgmt: Meritus Group Management Inc | | | | | |
| MLS#: C12448973 Sold Date: 10/24/2025 | | | | | |
| PIN#: | | | | | |
| Kitchens: 1 | | Pets Perm: Yes-with Restrictions | | Balcony: Terr | |
| Fam Rm: N | | Locker: None | | Ens Lndry: Y | |
| Basement: Finished | | Maint: \$687.87 | | Lndy Lev: Upper | |
| Fireplace/Stv: Y | | A/C: Central Air | | Exterior: Brick | |
| Heat: Forced Air / Gas | | Central Vac: N | | Gar/Gar Spcs: Built-In / 1 | |
| Apx Age: 6-10 | | UFFI: | | Park/Drive: None | |
| Year Built: 2016 | | Elev/Lift: N | | Drive: None | |
| Yr Built Source: MPAC | | Retirement: N | | Park Type: Owned | |
| Apx Sqft: 2000-2249 | | HST Applicable to: Not Subject to HST | | Park/Drv Spcs: 0 Tot Prk Spcs: 1.5 | |
| Roof: Unknown | | Sale Price: | | Park \$/Mo: | |
| Foundation: Concrete | | Taxes Incl: | | Prk Lvl/Unit: | |
| Sqft Source: mpac | | Water Incl: | | Bldg Amen: | |
| Exposure: Ns | | Hydro Incl: | | Bbqs Allowed, Visitor Parking | |
| Assessment: | | CAC Incl: | | Com Elem Incl: Y | |
| Spec Desig: Unknown | | Bldg Ins Incl: Y | | | |
| Survey Type: None | | Prkg Incl: | | | |
| Phys Hdcap-Eqp: N | | Energy Cert: | | | |
| | | GreenPIS: | | | |
| | | Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre | | | |
| | | Exterior Feat: Landscaped, Lawn Sprinkler System | | | |
| | | Interior Feat: Built-In Oven, Countertop Range, Water Heater Owned | | | |
| # | Room | Level | Length (ft) | Width (ft) | Description |
| Client Remks: This deceptively spacious 3-bedroom, 3-bath residence offers over 2,000 sq. ft. of sophisticated urban living in one of Torontos most vibrant neighbourhoods. Bathed in natural light, the open-concept main floor features 9 ceilings, a custom European kitchen with premium appliances, and a generous living and dining area with a sleek gas fireplace and walkout to a private, south-facing terrace perfect for morning coffee or evening entertaining. The versatile layout includes two generous bedrooms on the second level, each with walk-in closets, plus a convenient laundry area and hardwood flooring throughout. The entire third floor is dedicated to a luxurious primary retreat, complete with his-and-hers closets, a spa-inspired 5-piece marble ensuite, and a private outdoor terrace for quiet moments above the trees. A built-in 1.5-car garage with direct interior access adds rare convenience. Located steps from Dufferin Grove Park, Bloor Street, TTC, schools, and vibrant local shops and cafes, this contemporary home delivers the perfect blend of style, space, and location. | | | | | |
| Inclusions: custom window coverings, s/s fridge, gas cooktop, built in Kitchenaid wall oven, dishwasher, washer and dryer, gas fireplace, gas BBQ hook-up on terrace, ELfs, | | | | | |
| Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000 | | | | | |



9A Sylvan Ave
Toronto Ontario M6H 0C4
 Toronto C01 Dufferin Grove Toronto % Dif: 99
Taxes: \$8,951 / 2025 **For:** Sale **SPIS:** N **DOM:** 42
Sold: \$1,630,000
List: \$1,649,000
 Condo Townhouse **#Shares%:** **Rms:** 6 + 1
 3-Storey **Locker#:** **Bedrooms:** 3 + 1
Unit#: 3 **Locker Lev/Unit:** **Washrooms:** 4
Corp#: TSCC / 2554 **Locker Unit:** 1x2xMain, 1x4x2nd,
Level: 1 1x5x3rd, 1x4xBsmt
Dir/Cross St: College and Dovercourt
Directions: South of Bloor and east of Dufferin
Prop Mgmt: First Services

MLS#: C12210379 **Sold Date:** 07/22/2025
PIN#: 765540003

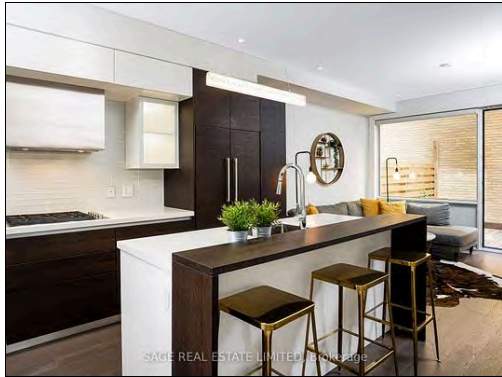
| | | |
|---|---|---|
| Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: MPAC Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: | Pets Perm: Yes-with Restrictions Locker: None Maint: \$687.87 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: 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: Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote, Built- In Oven, Carpet Free, Central Vacuum, Water Heater | Balcony: Open Ens Lndry: Y Exterior: Metal/Side Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Exclusive Park \$/Mo: 1 Tot Prk Spcs: 1 Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y |
|---|---|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|----|----------|-------|-------------|------------|----------------|-----------------|----------------|
| 1 | Living | Main | 12.8 | x 10.17 | W/O To Terrace | Fireplace | Open Concept |
| 2 | Dining | Main | 12.8 | x 13.12 | Large Window | Hardwood Floor | Open Concept |
| 3 | Kitchen | Main | 12.8 | x 13.45 | Centre Island | B/I Appliances | Hardwood Floor |
| 4 | Bathroom | Main | 5.25 | x 5.25 | | | |
| 5 | Br | 3rd | 12.8 | x 17.39 | 5 Pc Ensuite | W/I Closet | B/I Shelves |
| 6 | Bathroom | 3rd | 10.5 | x 13.12 | 5 Pc Bath | Separate Shower | Double Sink |
| 7 | 2nd Br | 2nd | 10.83 | x 12.8 | Closet | Large Window | Hardwood Floor |
| 8 | 3rd Br | 2nd | 11.81 | x 13.12 | Closet | Large Window | Hardwood Floor |
| 9 | Bathroom | 2nd | 5.25 | x 7.87 | 4 Pc Bath | Tile Floor | |
| 10 | Den | Bsmt | 9.84 | x 7.22 | Pot Lights | Laminate | Closet |
| 11 | Bathroom | Bsmt | 9.84 | x 4.92 | 4 Pc Bath | Tile Floor | |

Client Remks: This stunning, oversized executive townhome is a rare find in the heart of the west-end, offering style, space, and sophisticated upgrades just steps from Dufferin Grove Park. Spanning over 2,000 sq. ft. across four beautifully finished levels, the home welcomes you with a sleek, open-concept main floor featuring a designer kitchen with integrated appliances, an oversized island, and generous dining and living areas complete with a gas fireplace, built-in TV, and automatic blackout blinds. Thoughtful touches like custom-built-ins and large windows flood the home with natural light and storage throughout. The versatile 3+1 bedroom layout includes two bedrooms and laundry on the second floor (with all-new flooring), and an entire third floor dedicated to a luxurious primary retreat - complete with a walk-in closet, spa-inspired ensuite bath, and private outdoor access. Two new AC units ensure year-round comfort. Nestled on a tree-lined street just a stone's throw from Dufferin Grove Park, enjoy the convenience of two city street parking permits and unbeatable access to transit, the mall, College, Dundas and Bloor amenities, shops, restaurants and cafes. Everything you need is right at your fingertips. This modern townhome offers the perfect blend of urban energy and residential charm.

Inclusions: All existing appliances including fridge, gas cook-top, oven, microwave, dishwasher, clothes washer and clothes dryer, all electric light fixtures, patio furniture, patio umbrella, living room TV, solar blinds and black out blinds.

Listing Contracted With: REVEL REALTY INC. 855-738-3547



3 Sylvan Ave
Toronto Ontario M6H 0C4
 Toronto C01 Dufferin Grove Toronto % Dif: 99
Taxes: \$8,951.01 / 2025 **For:** Sale **SPIS:** N **DOM:** 64
Sold: \$1,630,000
List: \$1,649,000
 Condo Townhouse **#Shares%:** **Rms:** 6
 3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 8 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCC / 2554 **Locker Unit:** 1x5x3rd, 1x4x2nd,
Level: 1 1x2xGround
Dir/Cross St: Dufferin St and College St
Directions: Dufferin St and College St
Prop Mgmt: The Meritus Group Management Inc.

MLS#: C12391949 **Sold Date:** 11/12/2025
Assignment: N **Fractional Ownership:** N **PIN#:** 765540008

| | | |
|---|--|---|
| Kitchens: 1 Fam Rm: N Basement: Finished / Half Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 2000-2249 Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Sqft Source: floor plans Exposure: N Assessment: Spec Design: Unknown Survey Type: None Phys Hdcap-Eqp: N | Pets Perm: Yes-with Restrictions Locker: None Maint: \$687.87 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: N Retirement: N Under Contract: Hot Water Tank-Gas HST Applicable to: Included In Sale Price: 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: Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Auto Garage Door Remote, Built-In Oven, Separate Heating Controls, Storage, Water Heater Security Feat: Alarm System, Carbon Monoxide Detectors, Smoke Detector | Balcony: Open Ens Lndry: Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Drive: None Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 1 Park \$/Mo: Prk Lvl/Unit: 1 Bldg Amen: Bbqs Allowed Com Elem Incl: Y |
|---|--|---|

| # | Room | Level | Length (ft) | Width (ft) | Description | | |
|---|-----------|-------|-------------|------------|----------------|-----------------|---------------|
| 1 | Living | Main | 11.65 | x 12.99 | Fireplace | W/O To Patio | Open Concept |
| 2 | Kitchen | Main | 13.98 | x 12.99 | Hardwood Floor | Granite Counter | Centre Island |
| 3 | Dining | Main | 13.58 | x 8.4 | Hardwood Floor | Window | Closet |
| 4 | 2nd Br | 2nd | 12.99 | x 11.58 | Hardwood Floor | Window | Closet |
| 5 | 3rd Br | 2nd | 12.99 | x 12.07 | Hardwood Floor | Window | Closet |
| 6 | Prim Bdrm | 3rd | 12.99 | x 16.67 | Hardwood Floor | B/I Bookcase | Balcony |
| 7 | Bathroom | 3rd | 12.99 | x 13.98 | Marble Floor | Large Window | Soaker |

Client Remks: BROWNSTONE STYLE MEETS DUFFERIN GROVE VIBE Built in 2016, this turn-key, brownstone-inspired townhouse offers over 2,300 SQFT of stylish living space on all levels, with 3 bedrooms and 3 bathrooms. At less than \$730 per SQFT! Designed for modern elegance and low-maintenance living, it's the perfect balance of condo convenience and freehold freedom. The open-concept main floor with floating stairs and soaring 9-foot ceilings creates a bright, airy feel. The custom Italian kitchen, wide-plank hardwood floors, and cozy gas fireplace set the stage for relaxed evenings and effortless entertaining. Patio doors open to a sun-soaked outdoor space, perfect for morning coffee or a glass of wine after work. The second floor offers two spacious bedrooms with ample closets and natural light, plus a convenient laundry room and a sleek three-piece bath. The entire third floor is dedicated to the primary suite a 650 SQFT retreat with custom built-ins, two walk-in closets, a spa-inspired ensuite with a soaker tub and separate water closet, and a balcony to unwind. The lower level offers flexibility, with space that can be tailored as a family room, gym, or home office. Move-in ready, this home offers the lock-and-leave convenience of a condo with the space and comfort of a freehold, at a maintenance fee that is only a fraction of the typical condo costs for this much space.
Inclusions: Fisher And Paykel Fridge, Jenn-Air Cooktop, Hood, Oven, Microwave & Dishwasher, Maytag Washer & Dryer. Walking Distance To College Street, Dundas + Ossington Restaurants, Bloor Subway, College Streetcar. Park In Your Private Indoor Garage.
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000