



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

Condo Apt **#Shares%:** 4
 Loft **Locker#:** N/A
 Unit#: 02 **Locker Lev/Unit:** 1
 Corp#: TSCC / 2045 **Locker Unit:** 1x4xFlat
Level: 2

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$413.70	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI: No	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift: Y Retirement: N	Drive: Underground
Sqft Source: Floor Plan	HST Applicable to: Included In	Park Type: None
Exposure: S	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Assessment:	Taxes Incl: Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit:
Survey Type: None	Cable TV Incl: CAC Incl:	Bldg Amen: Party/Meeting Room
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl:	Com Elel Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	Interior Feat: Other	

#	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



SKYBOUND REALTY, Brokerage

		1636 Dundas St W 5 Toronto Ontario M6K 1V1		Sold: \$743,000 List: \$759,900																																																
Toronto C01 Dufferin Grove Toronto % Dif: 98		Taxes: \$3,498.96 / 2025 For: Sale	SPIS: N	DOM: 12																																																
Condo Apt #Shares%: Apartment Locker#: 12 Unit#: 1 Locker Lev/Unit: A Corp#: TSCC / 2251 Locker Unit: 46		Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 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																																																				
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 Lndy 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																																																	
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>20.41</td> <td>x 12.24</td> <td>Hardwood Floor</td> <td>Combined W/Dining</td> <td>W/O To Balcony</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>20.41</td> <td>x 12.24</td> <td>Hardwood Floor</td> <td>Combined W/Living</td> <td></td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>9.38</td> <td>x 8.3</td> <td>Hardwood Floor</td> <td>Granite Counter</td> <td>Stainless Steel Appl</td> </tr> <tr> <td>4</td> <td>Br</td> <td>Main</td> <td>15.52</td> <td>x 8.99</td> <td>Hardwood Floor</td> <td>W/I Closet</td> <td>Juliette Balcony</td> </tr> <tr> <td>5</td> <td>Den</td> <td>Main</td> <td>11.32</td> <td>x 7.68</td> <td>Hardwood Floor</td> <td>Separate Rm</td> <td></td> </tr> </tbody> </table>					#	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	
#	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 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 Level: A 1x2xMain, 1x4x2nd 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						
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: Y 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: <u>SLAVENS & ASSOCIATES REAL ESTATE INC.</u> 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

Sold: \$810,000
List: \$899,999

DOM: 49

Condo Apt **#Shares%:** Rms: 4
 Loft **Locker#:** Park **Bedrooms:** 1
Unit#: 2 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: MTCC / 1022 **Locker Unit:** 7
Level: 2 1x4x2nd, 1x2xMain

Dir/Cross St: Dovercourt & Bloor

Directions: West of Dovercourt Rd

Prop Mgmt: Self Managed

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

Kitchens: 1	Pets Perm: No	Balcony: Terr
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$705.68	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI: No	Park/Drive:
Year Built: 1991	Elev/Lift: Retirement:	Drive:
Yr Built Source: MPAC	HST Applicable to Not Subject to HST	Park Type: Owned
Apx Sqft: 900-999	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl: Water Incl: Y	Park \$/Mo:
Sqft Source: MPAC	Heat Incl: Hydro Incl:	Prk Lvl/Unit:
Exposure: W	Cable TV Incl: CAC Incl:	Bldg Amen: Bbqs Allowed
Assessment: 2025	Bldg Ins Incl: Y Prkg Incl:	Com Elem Incl: Y
Spec Desig: Heritage	Cert Level: Energy Cert:	
Survey Type: None	GreenPIS: N	
Phys Hdcap-Eqp:	Prop Feat: Arts Centre, Ensuite Laundry, Fireplace/Stove, Public Transit, School	
	Interior Feat: Separate Hydro Meter	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.19	x 13.91	Hardwood Floor	Fireplace
2	Dining	Main	9.19	x 13.91		
3	Kitchen	Main	8.83	x 10.27	Tile Floor	Granite Counter
4	Foyer	Main	9.25	x 3.22	Tile Floor	
5	Prim Bdrm	2nd	13.52	x 16.01	Hardwood Floor	W/I Closet
6	Other	3rd	8.99	x 16.99	Hardwood Floor	4 Pc Ensuite

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		Sold: \$975,000 List: \$974,900					
Toronto C01 Little Portugal Toronto % Dif: 100							
Taxes: \$4,976.97 / 2025	For: Sale	SPIS: N					
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#:							
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr					
Fam Rm: N	Locker: Owned	Ens Lndry: Y					
Basement: None	Maint: \$975.78	Lndy Lev: Main					
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Metal/Side					
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1					
Apx Age: 11-15	UFFI:	Park/Drive: Undergrnd					
Apx Sqft: 1200-1399	Elev/Lift: N	Drive: Underground					
Sqft Source: MPAC	HST Applicable to Included In	Park Type: Owned					
Exposure: S	Sale Price:	Park/Drv Spcs: 1					
Assessment:	Taxes Incl:	Tot Prk Spcs: 1					
Spec Desig: Unknown	Water Incl: Y	#: 20					
Survey Type: None	Heat Incl: Hydro Incl: Y	Park \$/Mo:					
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit:					
	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:					
	Cert Level: Energy Cert: Y	Bbqs Allowed, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking					
	GreenPIS:	Com Elec Incl: Y					
	Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School						
	Interior Feat: None						
#	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 Toronto's 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 city's best restaurants, cafes, boutiques, art galleries, and transit options, it offers a unique blend of urban convenience and upscale living in one of Toronto's 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**
 Sold: \$1,172,000
 List: \$1,199,800

Toronto C01 Little Portugal Toronto % Dif: 98

Taxes: \$5,935 / 2025 **For:** Sale **SPIS:** N

DOM: 24

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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: Walk-Out	Maint: \$455	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:	UFFI:	Park/Drive:
Apx Sqft: 1600-1799	Elev/Lift:	Drive:
Sqft Source: MPAC	HST Applicable to Included In	Park Type: Exclusive
Exposure: Ns	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Hydro Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level: Energy Cert: Y	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: None	

#	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



RIGHT AT HOME REALTY, Brokerage

455 Dovercourt Rd 1 Toronto Ontario M6H 2W3 Toronto C01 Palmerston-Little Italy Toronto % Dif: 100 Taxes: \$7,661.52 / 2025 For: Sale SPIS: N DOM: 15	Sold: \$1,569,000 List: \$1,569,000
Condo Townhouse	#Shares%:
2-Storey	Locker#:
Unit#: 01	Locker Lev/Unit:
Corp#: TSCC / 2539	Locker Unit:
	Level: 2
Dir/Cross St: College St & Dovercourt Rd	Rms: 7
Directions: College St & Dovercourt Rd	Bedrooms: 3
Prop Mgmt: MEREKA PROPERTY MANGEMENT	Washrooms: 3
	1x4x2nd, 1x4x2nd, 1x2xMain

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

PIN#:

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

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	22.7	x 12.93	Combined W/Dining	W/O To Balcony
2	Dining	Main	22.7	x 12.93	Combined W/Living	Hardwood Floor
3	Kitchen	Main	22.7	x 12.93	Stainless Steel Appl	Open Concept
4	3rd Br	Upper	15.81	x 10.2	Window Flr to Ceil	Centre Island
5	2nd Br	Upper	11.29	x 10.6	Murphy Bed	Large Closet
6	Prim Bdrm	Upper	14.4	x 10.2	4 Pc Bath	Large Window
7	Mudroom	Main	9.19	x 9.19	Hardwood Floor	Large Window
					B/I Closet	Hardwood Floor
						2 Pc Ensuite

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



5B Sylvan Ave Toronto Ontario M6H 3B5		Sold: \$1,630,000 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	HST Applicable to: Not Subject to HST	Park Type: Owned
Apx Sqft: 2000-2249	Sale Price:	Park/Drv Spcs: 0
Roof: Unknown	Taxes Incl: Water Incl:	Tot Prk Spcs: 1.5
Foundation: Concrete	Heat Incl: Hydro Incl:	
Sqft Source: mpac	Cable TV Incl: CAC Incl:	
Exposure: Ns	Bldg Ins Incl: Y Prkg Incl:	
Assessment:	Cert Level: Energy Cert:	
Spec Desig: Unknown	GreenPIS:	
Survey Type: None	Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	
Phys Hdcap-Eqp: N	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 Toronto's 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: <u>BOSLEY REAL ESTATE LTD.</u> 416-322-8000					



REVEL REALTY INC., Brokerage

9A Sylvan Ave Toronto Ontario M6H 0C4		Sold: \$1,630,000	
Toronto C01 Dufferin Grove Toronto % Dif: 99		List: \$1,649,000	
Taxes: \$8,951 / 2025	For: Sale	SPIS: N	DOM: 42
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	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: Finished	Maint: \$687.87	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Metal/Side
Heat: Forced Air / Gas	Central Vac: Y	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 2000-2249	Elev/Lift:	Drive: Underground
Sqft Source: MPAC	HST Applicable to	Park Type: Exclusive
Exposure: Ns	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl:	Prk Lvl/Unit:
Survey Type: None	Cable TV Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl:	Com Elem Incl: Y
	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	

#	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		Sold: \$1,630,000
Toronto C01 Dufferin Grove Toronto % Dif: 99		List: \$1,649,000
Taxes: \$8,951.01 / 2025 For: Sale	SPIS: N	DOM: 64
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	Fractional Ownership: N	PIN#: 765540008
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Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry:
Basement: Finished / Half	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: Underground / 1
Apx Age: 6-10	UFFI: No	Park/Drive: None
Year Built: 2016	Elev/Lift: N	Drive: None
Yr Built Source: MPAC	Retirement: N	Park Type: Owned
Apx Sqft: 2000-2249	Under Contract: Hot Water Tank-Gas	Park/Drv Spcs: 1
Lot Size Source: GeoWarehouse	HST Applicable to Included In	#: 1
Roof: Asphalt Shingle	Sale Price:	Park \$/Mo:
Sqft Source: floor plans	Taxes Incl:	Prk Lvl/Unit: 1
Exposure: N	Water Incl: Y	Bldg Amen: Bbqs Allowed
Assessment:	Heat Incl: Hydro Incl:	Com Elem Incl: Y
Spec Desig: Unknown	Cable TV Incl: CAC Incl:	
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y	
Phys Hdcap-Eqp: N	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	

#	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 Remarks: 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