



707 Eglinton Ave W 511
Toronto Ontario M5N 1C8

Sold: \$360,000
List: \$399,000

Toronto C03 Forest Hill South Toronto % Dif: 90

Taxes: \$1,547.53 / 2024 **For:** Sale

SPIS: N

DOM: 7

Co-Ownership Apt

#Shares%: 1.5995

Rms: 5

Apartment

Locker#:

Bedrooms: 1

Unit#: 11

Locker Lev/Unit:

Washrooms: 1

Corp#: N/A / 0

Locker Unit:

1x4

Level: 5

Dir/Cross St: Eglinton Ave. W/ Vesta Dr.

Prop Mgmt: Atrens Management Group

MLS#: C12038398

Sold Date: 03/31/2025

PIN#:


Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$1,096.63	Lndy Lev:	
Fireplace/Stv:	N	A/C:	None	Exterior:	Concrete
Heat:	Other / Other	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	MPAC	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	Sw	Heat Incl:	Y	#:	29
Assessment:		Cable TV Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.35	x 6.99	
2	Living	Flat	12.99	x 17.09	
3	Dining	Flat	8.23	x 10.43	
4	Kitchen	Flat	8.01	x 6.5	
5	Br	Flat	13.58	x 13.48	

Client Remks: This beautifully appointed 1-bedroom, 1-bathroom suite with parking and locker at The Roycroft offers the perfect blend of historic charm and modern convenience. Located in the heart of Forest Hill, The Roycroft is an original Art Deco building that exudes timeless elegance and character. With its prime location, this suite is ideal for first buyers or savvy investors looking for a unique property in one of Torontos most desirable neighborhoods. The maintenance fees are incredibly comprehensive, covering property taxes, all utilities, and cable TV -ensuring a worry-free and seamless living experience. Don't miss the chance to own a piece of history in a building renowned for its architectural beauty and prime location. A rare opportunity you won't want to pass up!

Extras:

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



575 Avenue Rd 704
Toronto Ontario M4V 2K2
Toronto C02 Yonge-St. Clair Toronto % Dif: 94
Taxes: \$2,314.90 / 2024 **For:** Sale **SPIS:** N **DOM:** 15

Sold: \$375,000
List: \$398,000

Co-Op Apt
Apartment
Unit#: 04
Corp#: 0 / 0

#Shares%: 1
Locker#:
Locker Lev/Unit: 01
Locker Unit:
Level: 07

Rms: 4
Bedrooms: 1
Washrooms: 1
1x4xMain

Dir/Cross St: Avenue Rd/Heath St W
Prop Mgmt: Canlight Management Inc. 905-629-7000

MLS#: C11915343
Sold Date: 01/24/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: 51-99 Apx Sqft: 700-799 Sqft Source: 771 + 144 balcony Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,272.25 A/C: Wall Unit Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Y Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Surface Park Type: None Park/Drv Spcs: 0 Park \$/Mo: Prk Lvl/Unit: 0 Bldg Amen: Bike Storage, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	20.01	x 11.52	Parquet Floor	W/O To Balcony Combined W/Dining
2	Dining	Main	14.01	x 8.01	Parquet Floor	Combined W/Living
3	Kitchen	Main	10.86	x 7.61	Galley Kitchen	Separate Rm
4	Prim Bdrm	Main	15.85	x 10.99	Parquet Floor	W/O To Balcony

Client Remks: Fabulous opportunity to live in one of Toronto's most desirable neighbourhoods, Avenue Rd & St Clair! Price per square foot for this spacious 771 sf apartment that has walk outs from both living room and bedroom to 144 sf south facing balcony is amazing value. Rooftop Terrace with BBQ. Pet friendly building. Outdoor visitor parking available. Walk to shops and restaurants at Yonge & St Clair, or Forest Hill Village. Walk or bike on the Beltline Trail. TTC at your door. Maintenance fees include property tax, heat, water, Rogers TV & internet package.

Extras:

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



581 Avenue Rd 1104
Toronto Ontario M4V 2K4
Toronto C02 Yonge-St. Clair Toronto % Dif: 94
Taxes: \$2,007.25 / 2024 **For:** Sale **SPIS:** N **DOM:** 13
Sold: \$377,000
List: \$399,900
Co-Op Apt **#Shares%:** 1.6390 **Rms:** 4
Apartment **Locker#:** 404 **Bedrooms:** 1
Unit#: 04 **Locker Lev/Unit:** 1 **Washrooms:** 1
Corp#: N/A / 0 **Locker Unit:** 1x4xMain
Level: 11
Dir/Cross St: Avenue Rd and St Clair Ave W
Prop Mgmt: Pro House Management 416-783-7676

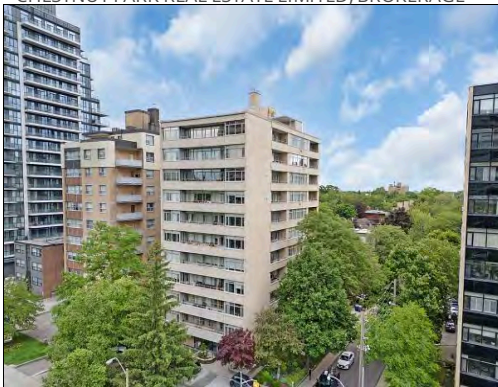
MLS#: C12115216 **Sold Date:** 05/14/2025
PIN#:

Kitchens: 1	Pets Perm: N	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Main
Basement: None	Maint: \$982.84	Lndy Lev: Brick
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Underground / 1
Heat: Water / Gas	Central Vac: N	Gar/Gar Spcs: Other
Apx Age:	UFFI:	Park/Drive: Exclusive
Apx Sqft: 600-699	Elev/Lift: Y Retirement: N	Park Type: 0 Tot Prk Spcs: 1
Sqft Source: Floor Plan	Taxes Incl: Y Water Incl: Y	Park/Drv Spcs: 20
Exposure: N	Heat Incl: Y Hydro Incl:	#:
Assessment:	Cable TV Incl: CAC Incl:	Park \$/Mo: 1
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl:	Prk Lvl/Unit: Bike Storage
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	Bldg Amen: Y
	GreenPIS:	Com Elem Incl:
	Prop Feat: Library, Park, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.33	x 19.09	W/O To Balcony Parquet Floor Large Window
2	Dining	Main	7.84	x 12.6	O/Looks Living Hardwood Floor B/I Shelves
3	Kitchen	Main	7.58	x 9.91	Stainless Steel Appl Galley Kitchen Separate Rm
4	Br	Main	10.5	x 14.99	W/O To Balcony W/I Closet Hardwood Floor

Client Remks: Incredible opportunity to live in one of Toronto's most elegant and exclusive neighbourhoods! Unbeatable value for a stylish and generously sized one bedroom suite with an efficient and flexible open concept layout. Located on the top floor with a large, sunny balcony that spans the entire length of the unit, with walk-outs from both the living and bedrooms. You'll love the unique built-in cabinets in the dining room and the oversized walk-in closet in the bedroom. Parking and locker is included too! 581 Avenue Rd is a sophisticated and well maintained boutique co-op building in a highly-sought after location. Enjoy easy access to Downtown and Midtown, with Yonge subway and St. Clair streetcar just steps away. Total monthly fee of \$1,150.11 includes \$167.27 for property taxes, and \$982.84 for heat, water, building maintenance and a full-time on-site superintendent. Please note this is a no pet and no rental building.

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


581 Avenue Rd 404
Toronto Ontario M4V 2K4
Sold: \$377,000
List: \$379,000

Toronto C02 Yonge-St. Clair Toronto % Dif: 99

Taxes: \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 32

Co-Op Apt

#Shares%: 11**Rms:** 4

Apartment

Locker#: 404**Bedrooms:** 1**Unit#:** 04**Locker Lev/Unit:** 1**Washrooms:** 1**Corp#:** N/A / 0**Locker Unit:**

1x3xFlat

Level: 4**Dir/Cross St:** Avenue Rd and St Clair Ave W**Prop Mgmt:** Pro House Management 416-783-7676**MLS#:** C11948948**Sold Date:** 03/03/2025**PIN#:**

Kitchens:	1	Pets Perm:	N	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$1,110.09	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Surface
Apx Sqft:	600-699	Elev/Lift:	Y	Park Type:	None
Sqft Source:	as per building floorplan	Retirement:	N	Park/Drv Spcs:	0
Exposure:	N	Water Incl:	Y	Tot Prk Spcs:	0
Assessment:		Heat Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Cable TV Incl:	Y	Park Lvl/Unit:	
Phys Hdcap-Eqp:		CAC Incl:		Bldg Amen:	Bike Storage
		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Prkg Incl:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:			
		Library, Park, Place Of Worship, Public Transit, Rec Centre			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Large Closet
2	Living	Flat	19.65	x 10.99	Parquet Floor
3	Dining	Flat	8.66	x 12.5	W/O To Balcony
4	Kitchen	Flat	9.91	x 5.74	Parquet Floor
5	Br	Flat	15.49	x 10.93	Large Window
6	Bathroom	Flat	0	0	Renovated
7	Other	Flat	0	0	Ceramic Back Splash
					B/I Microwave
					W/O To Balcony
					His/Hers Closets
					Parquet Floor
					3 Pc Bath
					Renovated
					B/I Vanity
					Balcony
					North View

Client Remks: Welcome to the highly sought-after Avenue & St. Clair neighbourhood! This wonderful and spacious one-bedroom unit boasts a large, over 100 sq ft balcony with dual access from the living/dining room and bedroom. It features an updated kitchen with additional cabinet space, a renovated three-piece bathroom, and plenty of closet and cupboard storage. With large rooms and a functional floor plan this amazing unit is sure to make anyone feel right at home! It includes a personal locker on the main floor and bike storage in the underground garage. Located just 10 minutes from downtown and mere steps from public transportation and the Yonge subway line, its within easy walking distance to Forest Hill Village, Yonge & St. Clair shops, fine dining, local pubs, grocery stores, LCBO, and beautiful outdoor trails for both walking and biking. This unit truly embodies the best of city living! MONTHLY FEES INCLUDE TAXES, Heat, Water, Rogers Ignite TV & unlimited Internet, and on-site Superintendent. **EXTRAS** Well managed, secure building with FOB & Intercom access. Building with recent renovations including main pipes, doors, windows and balconies, elevator, lobby and halls.

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



717 Eglinton Ave W 505
Toronto Ontario M5N 1C9

Sold: \$388,000
List: \$398,000

Toronto C03 Forest Hill South Toronto % Dif: 97

Taxes: \$0 / 2025 **For:** Sale

SPIS: Y

DOM: 32

Co-Ownership Apt

#Shares%: 1.3061

Rms: 4

Apartment

Locker#: 502

Bedrooms: 1

Unit#: 505

Locker Lev/Unit: B

Washrooms: 1

Corp#: 0 / 0

Locker Unit:

1x4xFlat

Level: 05

Dir/Cross St: Spadina & Eglinton

Prop Mgmt: Meritus Group

MLS#: C12004912

Sold Date: 04/07/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$855	Lndy Lev:	Lower
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Brick
Heat:	Radiant / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	500-599	Elev/Lift:		Park Type:	None
Sqft Source:	Floorplans	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	S	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	12.14	x 7.97	Hardwood Floor	South View	Renovated
2	Living	Flat	17.29	x 12.34	Combined W/Dining	South View	Hardwood Floor
3	Dining	Flat	17.29	x 12.34	Combined W/Living	South View	Hardwood Floor
4	Prim Bdrm	Flat	12.3	x 11.81	South View	Hardwood Floor	Closet
5	Foyer	Flat	6.73	x 4.72	Closet	Hardwood Floor	

Client Remks: Amazing Value!! SWEET, SUN FILLED 1 BEDROOM APT. PERFECT FOR THE FIRST TIME BUYER, EMPTY NESTER OR PRIME LOCATION SEEKER In Upper Forest Hill, Along The Eglinton Crosstown (Hopefully Soon) Known As The CROFTON. A Timeless Beauty Of The Art Deco Era With Original Features In Place. Beautiful & Unmistakable Feels. The Unit Faces South With Lovely Tree Lined Views. The Layout Is Functional And Comes With A Modern Renovated Kitchen. Large Living And Dining Area, Wide Hardwood Flooring Throughout. The Primary Bedroom Offers Great Space As Well As Serene, Tree Top South Facing Views. -Fees Include: Property Taxes, All Utilities, Fibre Optic Cable T.V. & Internet. New Fibre Optic Internet & Cable, New Electrical, Plumbing, Windows For The Entire Building, Redone Building Envelope, And Plans For The Front Facade. The Crofton Is Steps Away From Restaurants, TTC, Dry Cleaning, Nail Salons, Grocery Store, Starbucks, Stroll To Forest Hill Village Or Eglinton Shops And Restaurants. Outstanding Management Company Too. Fabulous Outdoor Space With Garden Views On The Main Level. Quiet Building And Unit As It Does Not Face The Street. **EXTRAS** Existing: Fridge, Built-In Dishwasher, Built-In In Oven/Stove, All Electric Light Fixtures. Great Management. Rental Is Allowed- Fully Renovated Building And Exterior Tuck Point Complete. Co Ownership Allows For Easy Financing With 20% Down Payment- Numbers Work For Investment.

Extras:

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



707 Eglinton Ave W 504
Toronto Ontario M5N 1C8

Sold: \$405,000
List: \$399,000

Toronto C03 Forest Hill South Toronto % Dif: 102

Taxes: \$0 / 2025 **For:** Sale

SPIS: N

DOM: 19

Co-Ownership Apt

#Shares%: 1.5656

Rms: 5

Apartment

Locker#:

Bedrooms: 1

Unit#: 04

Locker Lev/Unit:

Washrooms: 1

Corp#: N/A / 0

Locker Unit:

1x4

Level: 05

Dir/Cross St: Eglinton Ave W & Spadina Rd

Prop Mgmt: Atrens Property Mgmt, Lucy Guida 905-760-7890 x 25

MLS#: C12086737

Sold Date: 05/05/2025

PIN#: 211760104

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	
Basement:	None	Maint:	\$1,073.36	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Window Unit	Exterior:	Brick
Heat:	Radiant / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	700-799	Elev/Lift:		Park Type:	None
Sqft Source:		Taxes Incl:	Y	Park/Drv Spcs:	0
730 sq ft interior plus terrace as per floorplan measurement		Heat Incl:	Y	Park \$/Mo:	
Exposure:	Nw	Cable TV Incl:	Y	Prk Lvl/Unit:	
Assessment:	2024	Bldg Ins Incl:	Y	Bldg Amen:	
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm		16.31	x 10.93	Hardwood Floor W/O To Terrace
2	Foyer		13.32	x 9.45	Hardwood Floor
3	Kitchen		7.97	x 6.69	Hardwood Floor
4	Living		17.52	x 13.32	Hardwood Floor
5	Dining		10.53	x 8.3	Hardwood Floor

Client Remks: Welcome to Suite 504 at The Roycroft, a bright and spacious one-bedroom in a beautifully maintained Art Deco building in the heart of Forest Hill. This fifth-floor suite offers 730 square feet of well-laid-out space, featuring hardwood floors, generous principal rooms, and abundant natural light from North and West facing windows. The open-air terrace is perfect for your morning coffee or evening unwind. The bedroom easily fits a king-sized bed with room to spare, and there's no shortage of storage, including a separate locker. Monthly maintenance fees include everything from all utilities including tv and internet to property taxes! Just steps to the Kay Gardner Beltline Trail, fabulous local shops and restaurants on Eglinton, Memorial Park, and the soon-to-open Chaplin LRT station. A rare opportunity for first-time buyers or downsizers looking for charm, location, and value in a well-run co-ownership building with an onsite superintendent. Come and see why The Roycroft is such a beloved address.

Extras:

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



717 Eglinton Ave W 107 Toronto Ontario M5N 1C9 Toronto C03 Forest Hill South Toronto % Dif: 96 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 10			Sold: \$470,000 List: \$488,000
Co-Ownership Apt Apartment Unit#: 107 Corp#: NA / 0	#Shares%: 1.7841 Locker#: #6 Locker Lev/Unit: Low Locker Unit: Level: 1	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Eglinton Ave W & Old Forest Hill Road Prop Mgmt: Meritus Group Manement Inc. 905-275-9575			

MLS#: C11911298	Sold Date: 01/17/2025
Assignment: N	Fractional Ownership: N PIN#: 211760103

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: 51-99 Apx Sqft: 700-799 Sqft Source: 798 Sqft + Terrace Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: Exclusive Maint: \$1,169.13 A/C: Window Unit Central Vac: N UFFI: No Elev/Lift: Y Retirement: N Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Other, Park, Pets Allowed with Restrictions, Public Transit, School, School Bus Route, Wooded/Treed	Balcony: Terr Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Topography: Level						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Ground	16.8	x 12.83	Combined W/Dining	Hardwood Floor
2	Dining	Ground	16.8	x 12.83	Combined W/Living	Hardwood Floor
3	Kitchen	Ground	9.81	x 7.97	Modern Kitchen	Stainless Steel Appl Concrete Counter
4	Prim Bdrm	Ground	15.35	x 13.19	Double Closet	Hardwood Floor

Client Remks: Sought After Forest Hill Art Deco Building The Crofton, Stunning 1 Bedroom, W/ Approximately 798Sqft of Living Space W/ Huge Terrace. Hardwood Floors, Southeast Exposure, Modern Contemporary Kitchen, W/ Miele Cooktop Dishwasher, Convection Oven and Maytag S/S Fridge, W/ Passthrough to Dinning Room, Concrete Countertops and Marmoleum Floor W/ Walkout to Terrace, 4pc Bathroom, Spacious Bedroom With 2x Closets, 2x Window A/C Units Bedroom & Living Room. All Utilities are included, New Fibre Optic internet & Cable, New Electrical , Plumbing, Windows For The Entire Building, Redone Building Envelope, And Plans For The Front Facade. The Crofton Is Steps Away from Restaurants, TTC, Dry Cleaning, Nail Salons, Grocery Store, Starbucks And The New LRT. Don't Miss Out! Extras: S/S Fridge, Miele Cooktop, Miele Built-In Conv Oven, Miele D/W, (All Appls AS-IS) Parking Spot Avail/Rent Thru Bldg. Maint Incl Taxes, All Util, Fibre Optic Internet/cable, New Elect/ Plumbing/ Win for entire building, Redone Bldg Envelope. Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588
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6 Parkwood Ave 611 Toronto Ontario M4V 0A3 Toronto C02 Casa Loma Toronto % Dif: 96 Taxes: \$3,090.05 / 2024 For: Sale SPIS: N DOM: 99			Sold: \$565,000 List: \$589,000
Condo Apt Apartment Unit#: 611 Corp#: TSCC / 2575	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 93 Level: 6	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4	
Dir/Cross St: St Clair Ave and Parkwood Ave Prop Mgmt: First Service Residential			

MLS#: C10430465	Sold Date: 02/26/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 500-599 Sqft Source: previous listing Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$629.78 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Retirement: Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 58 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bbqs Allowed, Gym, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	6.99	x 12.01	Open Concept Combined W/Dining Modern Kitchen
2	Dining	Main	6.99	x 12.01	Combined W/Kitchen Open Concept
3	Br	Main	9.84	x 10.6	Closet Large Window
4	Living	Main	8.17	x 9.58	Large Window Open Concept

Client Remks: Welcome to your new home in the heart of Forest Hill Village. This modern 1-bedroom, 1-bathroom condo combines contemporary design with unbeatable convenience. Situated across the street from the expansive Sir Winston Churchill Park full of lush green spaces. Just steps away from vibrant shops, charming cafes, and delectable restaurants. This west-facing unit is bathed in natural light, thanks to its high ceilings and generous windows. The sleek, modern kitchen is a culinary delight, featuring space-maximizing design and top-of-the-line finishes. The luxurious bathroom offers a serene escape with both a deep soaking tub perfect for unwinding after a long day. The bedroom is spacious and inviting, providing a comfortable retreat with ample room to relax and recharge. With easy access to public transit, convenience is key in this well-situated condo. Don't miss the opportunity to make this sophisticated and well-appointed space your new home. ****EXTRAS**** 1 Parking space and 1 Locker

Extras:

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588
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6 Parkwood Ave 303 Toronto Ontario M4V 1V1 Toronto C02 Casa Loma Toronto % Dif: 99 Taxes: \$2,603.65 / 2024 For: Sale SPIS: N DOM: 133			Sold: \$570,000 List: \$578,000
Condo Townhouse Apartment Unit#: 03 Corp#: TSCC / 2575	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: St Clair/Parkwood Prop Mgmt: First Service Residential			

MLS#: C11920826	Sold Date: 05/26/2025
Assignment: N	Fractional Ownership: N PIN#: 765750019

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 0-499 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: None Maint: \$539.41 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 19 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)		Width (ft)	Description		
1	Kitchen	Flat	13.91	x	12.27	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	13.91	x	12.27	Laminate	Combined W/Kitchen	Open Concept
3	Living	Flat	13.91	x	12.27	Laminate	Combined W/Dining	Open Concept
4	Br	Flat	11.42	x	10.43	Laminate	Closet	W/O To Balcony

Client Remks: Welcome to The Code Condos, Located In The Prestigious Forest Hill Neighbourhood. This beautifully designed 1-bedroom, 1-bathroom condo effortlessly blends modern sophistication with unparalleled convenience. Just steps from the lush, expansive Sir Winston Churchill Park, you'll enjoy tranquil green spaces right across the street, while vibrant shops, charming cafes, and exceptional dining are only moments away. With easy access to public transit and a prime location that places everything you need at your doorstep, this condo is the epitome of urban convenience. 24 Hr Concierge/Security, Exercise Room, Media Room, Party/Event Room, Visitor Parking & Pet Spa Room Available. Within walking distance to the esteemed Forest Hill Village, Casa Loma, and renowned institutions such as the prestigious BSS and UCC schools, this location offers the ultimate in convenience. Nearby, you'll also find Loblaws, St. Clair West Subway Station, the Sir Winston Churchill Park Tennis Club, and a curated selection of restaurants, shops, and parks. This Is Luxury Condo Living At Its Finest. ****EXTRAS**** 1 Parking Spot

Extras: Listing Contracted With: <u>YOUR HOME SOLD GUARANTEED REALTY INTERCITY PLUS INC.</u> 416-488-8180
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449 Walmer Rd 401
Toronto Ontario M5P 2X9
Toronto C03 Forest Hill South Toronto % Dif: 94
Taxes: \$3,662.18 / 2024 **For:** Sale **SPIS:** N **DOM:** 18

Condo Apt
Apartment
Unit#: 1
Corp#: MTCC / 605

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 4

Rms: 5
Bedrooms: 1
Washrooms: 2
1x2xMain, 1x5xMain

Dir/Cross St: St. Clair / Spadina
Prop Mgmt: Fist Service Residential

MLS#: C12125125
Sold Date: 05/23/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: Per I Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$2,139.02 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School, School Bus Route	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Gym, Indoor Pool, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	25.72	x 18.93	Hardwood Floor
2	Dining	Main	9.68	x 11.12	Hardwood Floor
3	Kitchen	Main	17.16	x 8.4	Hardwood Floor
4	Breakfast	Main	17.16	x 7.91	Hardwood Floor
5	Prim Bdrm	Main	14.11	x 10.17	Hardwood Floor
6	Foyer	Main	72.54	x 5.22	Hardwood Floor

2 Pc Bath	Window Flr to Ceil
Combined W/Living	Open Concept
B/I Appliances	Modern Kitchen
French Doors	
5 Pc Ensuite	W/I Closet
2 Pc Bath	Combined W/Laundry

Client Remks: Absolutely Beautiful, Bright, Renovated, Condo in A Rare Gem In The Heart Of Forest Hill Village - This Gorgeous Approximately 1,150 Sq.Ft. Suite Offers The Perfect Blend Of Luxury And Tranquility Expansive Open Concept Living Space: Client Remarks Luxury Boutique Living In Prestigious Forest Hill Village. The Oversized Living And Dining Area Is Ideal For Entertaining, Flooded With Light From Large Windows That Frame Stunning Views. Flexible Layout: Featuring One Spacious Bedroom And An Additional Versatile Space That Can Serve As A Den, Or Second Berm, Or A Large Eat-In Family Kitchen. Renovated Bathrooms : Includes A Luxurious 1-5 PC Ensuite With New Vanity, Tub, And Shower, Plus A Stylish 1-2 Pc Powder Room With A Custom Vanity. Modernized Kitchen: Brand New Cabinetry, Countertops And Appliances, Including Fridge, Stove, Built-In Dishwasher, Hood Fan And White Washer/Dryer. Impeccable Finishes: Gorgeous Hardwood Flooring, Resurfaced Floors, Fresh Paint Though-out And New Blinds And Shades. Outdoor Living: Large Terrace Perfect For Entertaining, Complete With A BBQ Plus Access To A Second BBQ On A Lower Floor. Convenience & Storage: One Parking Spot And A Locker Included For Added Ease. This Suite Offers Unparalleled Comfort And Practicality In A Boutique Building Renowned For Its Privacy And Proximity To One Of The Best Of Forest Hill Village. This Is Truly One-Of-A-Kind Opportunity To Live In One Of Toronto's Most Sought-After Unique 35 Suite Boutique Building In Forest Hill. Elegant Living In A Spacious Corner Suite With Oversized Windows. Freshly Painted Thru-Out. Renovated Kitchen, Stained Herringbone Hrdwd Flrs, Large Open Concept Living, Dining & Breakfast Area Ideal For Entertaining With Peaceful Views, Unusual For Condo Living. Primary Bedroom Has 5Pc Ensuite & Double Mirrored Closet Doors. Second Bedroom Has Etched Double French Doors. Can Be Used As An Office Or Den. Ensuite Full Sized Washer & Dryer, & Wet Bar. There Are 71 Total Units For 447 & 4

Extras:
Listing Contracted With: RE/MAX REALTRON REALTY INC. 416-222-8600



CENTURY 21 ATRIA REALTY INC., Brokerage

350 Lonsdale Rd 102
Toronto Ontario M5P 1R6
Toronto C03 Forest Hill South Toronto % Dif: 98
Taxes: \$4,406.18 / 2024 **For:** Sale **SPIS:** N **DOM:** 9

Sold: \$880,000
List: \$899,900

Condo Apt
Apartment
Unit#: 2
Corp#: YCC / 158

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

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

Dir/Cross St: Spadina Rd & St.Clair W
Prop Mgmt: Crossbridge Condominium Services Ltd.

MLS#: C12143595
Sold Date: 05/22/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Electric Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1209sqft As per MPAC Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,755.45 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Cul De Sac, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	22.8	x 12.63	Hardwood Floor	Open Concept	W/O To Terrace
2	Dining	Main	11.48	x 8.37	Hardwood Floor	Open Concept	O/Looks Living
3	Kitchen	Main	14.44	x 8.2	Tile Floor	Granite Counter	Breakfast Area
4	Prim Bdrm	Main	15.09	x 11.12	Hardwood Floor	Large Window	3 Pc Ensuite
5	2nd Br	Main	12.14	x 8.92	Hardwood Floor	Large Window	Double Closet

Client Remks: Welcome to the prestigious Lonsdale House, located in the heart of Forest Hill Village. With 1,209 sqft of interior living space, this stunning 2 bedroom and 2 bathroom residence truly has the wow factor. From the moment you step through the double French doors, you'll be greeted by a bright, spacious and L-shaped open-concept layout perfect for living and entertaining. The unit features mahogany wood floors throughout, soaring 9-foot ceilings with crown moldings. The kitchen showcases granite countertops, full-sized appliances and a charming breakfast area with custom-built cabinetry for extra storage. The primary bedroom comfortably accommodates a king-sized bed and features a large window with California shutters, custom cabinetry, his-and-hers closets and a luxurious spa like 3-piece ensuite with a soaker tub. The second bedroom offers a double closet, a large window with California shutters and a flexible layout to suit your needs. There is also a renovated 3-piece bathroom includes a glass stand-up shower for added convenience. Step outside to the outdoor terrace, bordered by a lush green privacy fence which is an ideal setting for intimate summer gatherings or tranquil moments of relaxation. This condo is perfectly situated in a highly desirable neighbourhood, just steps away from charming restaurants, cafes, shopping and grocery stores. A short 5-minute walk to the St. Clair subway station, access to top-rated public and private schools make this an excellent option for families. The building itself offers premium amenities, including 24/7 security and concierge services, a gym, an indoor pool, a rooftop deck, a large party room and visitors parking. Maintenance fees covers all utilities, unit also includes one parking space and a locker.

Extras:

Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 416-203-8838

	6 Parkwood Ave 610 Toronto Ontario M4V 0A3 Toronto C02 Casa Loma Toronto % Dif: 98 Taxes: \$4,234 / 2024 For: Sale SPIS: N DOM: 74				Sold: \$885,000 List: \$899,999	
	Condo Apt Apartment Unit#: 610 Corp#: TSCC / 2575		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6		Rms: 5 Bedrooms: 2 Washrooms: 2 2x3	
	Dir/Cross St: Spadina Rd/St Clair Ave Prop Mgmt: First Service Residential					
MLS#: C11949909 Sold Date: 04/15/2025 PIN#: 765750086						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builder Floor Plan Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: None Maint: \$870.01 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	0	0		
2	Living	Flat	11.81	x 11.38	Large Window	Open Concept O/Looks Park
3	Kitchen	Flat	8.6	x 8.99	Combined W/Dining	Open Concept Large Window
4	Br	Flat	10.79	x 9.19	Large Window	Double Closet Closet Organizers
5	Br	Flat	10.6	x 8.6	Large Window	Double Closet Closet Organizers
Client Remks: Welcome to luxurious living in the heart of Forest Hill! This elegant 2-bedroom, 2-bathroom corner unit offers sweeping, unobstructed views of the Toronto skyline. Enjoy an exceptional layout designed for both comfort and style. The bright, open-concept living space is perfect for entertaining or simply unwinding while soaking in the picturesque cityscape. Nestled in Toronto's most prestigious neighborhood, you're just steps from Loblaws, upscale dining, boutique fitness clubs, and convenient subway access the best of urban living at your doorstep. Don't miss the opportunity to call this dream condo your home. **EXTRAS** 9 foot ceilings. Floor to ceiling windows						
Extras:						
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-488-2875						



350 Lonsdale Rd 402			Sold: \$950,000		
Toronto Ontario M5P 1R6			List: \$998,888		
Toronto C03 Forest Hill South Toronto % Dif: 95					
Taxes: \$4,177.54 / 2024 For: Sale			SPIS: N		DOM: 22
Condo Apt			#Shares%:		
Apartment			Locker#:		
Unit#: 2			Locker Lev/Unit:		
Corp#: YCC / 158			Locker Unit:		
			Level: 4		
Dir/Cross St: Spadina & Lonsdale					
Prop Mgmt: Crossbridge Condominium Services					


MLS#: C11991668	Sold Date: 03/21/2025
PIN#: 111580000	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,856.78	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Stone
Heat: Radiant / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 31-50	UFFI:	Park/Drive: None
Apx Sqft: 1200-1399	Elev/Lift: Y Retirement:	Park Type: Exclusive
Sqft Source: Mpac	Taxes Incl: Y Water Incl: Y	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: N	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl: Y CAC Incl: Y	Prk Lvl/Unit: Level B #19
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	GreenPIS:	Com Elem Incl: Y
	Prop Feat:	
	Cul De Sac, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.29	x 12.47	Hardwood Floor	W/O To Balcony	Combined W/Dining
2	Dining	Main	10.17	x 8.2	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	16.73	x 8.2	Ceramic Floor	Eat-In Kitchen	Granite Counter
4	Prim Bdrm	Main	15.09	x 10.83	Hardwood Floor	His/Hers Closets	2 Pc Ensuite
5	2nd Br	Main	12.14	x 9.84	Hardwood Floor	Closet	

Client Remks: Discover The Elegance Of Lonsdale House In Forest Hill Village! Prime Location: This Gem Is Just A Short Stroll To The Charming Spadina Shops, Restaurants , Cafes, Ice Cream Spots, Supermarkets And Very Convenient Transit Options Near By. Step Into This Spacious & Bright Suite Featuring 2 Bedrooms, 2 bathrooms, A Large Kitchen, Dining & Family Combined With Comfort And The Perfect Flow. You Can Call Suite 402 Your New Home In The Prestigious And Well-Constructed Boutique Condo Building In Forest Hill. Unmatched Value: All-Inclusive Maintenance Fees Cover All Utilities, A Basic Cable Package, An Exclusive Parking Space And A Large Storage Locker. Enjoy Year-Round Access To An Amazing Roof Top Indoor Pool, Gym, And A Patio With Stunning City & Green Views. Additional Highlights: A Private Balcony Overlooking Lush Greenery. Underground Electric Vehicle Charger Available (additional cost). Pet-Friendly (1 pet per unit). 24/7 Security And Concierge For Your Peace Of Mind. This Is More Than A Home Its A Lifestyle. Don't Miss This Rare Opportunity To Own Real Estate In One Of Forest Hills Most Coveted Addresses! Book Your Private Viewing Today!

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



260 Heath St 1202
Toronto Ontario M5P 3L6
Toronto C03 Forest Hill South Toronto % Dif: 97
Taxes: \$4,077.15 / 2024 **For:** Sale **SPIS:** N **DOM:** 21

Sold: \$973,900
List: \$999,000

Condo Apt
Apartment
Unit#: 02
Corp#: MTCC / 563

#Shares%:
Locker#:
Locker Lev/Unit: P2
Locker Unit:
Level: 12

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x2xMain

Dir/Cross St: Spadina Rd / Heath St W
Prop Mgmt: General Property Management

MLS#: C12101973
PIN#: 115630098

Sold Date: 05/15/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Houssmax Floor Plans Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Ensuite+Exclusive Maint: \$1,604.89 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Water Incl: Y Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: P2-116 Bldg Amen: Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.01	x 6.99	Tile Floor
2	Living	Main	17.75	x 20.18	Laminate
3	Dining	Main	17.75	x 20.18	Laminate
4	Kitchen	Main	12.01	x 8.01	Ceramic Floor
5	Breakfast	Main	8.01	x 8.01	Ceramic Floor
6	Br	Main	13.32	x 14.17	Laminate
7	Prim Bdrm	Main	8.5	x 10.99	Laminate

Client Remks: Welcome Home To Village Terraces - An exclusive luxury boutique condominium, in the heart of Forest Hill South. This spacious light filled 2 bedroom 2 bathroom corner unit features a large open concept living & dining room with walk out to large south-facing balcony. Modern eat-in kitchen with stainless steel appliances. Principal bedroom with 4 piece ensuite. Additional well-sized spare room or den with closet. Spacious foyer with multiple closets and a 2-piece bathroom. Minutes to The Village shops & restaurants, parks & steps to St. Clair W. Subway!

Extras:

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



70 Montclair Ave W 304			Sold: \$1,049,000		
Toronto Ontario M5P 1P7			List: \$1,049,000		
Toronto C03 Forest Hill South Toronto % Dif: 100					
Taxes: \$4,770.98 / 2024		For: Sale		SPIS: N	
				DOM: 3	
Condo Apt		#Shares%:		Rms: 7	
Apartment		Locker#: 20		Bedrooms: 2 + 1	
Unit#: 4		Locker Lev/Unit: P1		Washrooms: 2	
Corp#: YCC / 33		Locker Unit: 20		1x4, 1x3	
		Level: 3			
Dir/Cross St: Spadina & Heath					
Prop Mgmt: Ace Condominium Management Inc					

MLS#: C12173673	Sold Date: 05/29/2025
Assignment: N	Fractional Ownership: N PIN#: 110330010

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,973.05	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 51-99	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1200-1399	Elev/Lift: Y Retirement:	Park Type: Exclusive
Sqft Source: Floor plans	Taxes Incl: Water Incl: Y	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: Ne	Heat Incl: Y Hydro Incl:	#: #29
Assessment:	Cable TV Incl: Y CAC Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: P1
Phys Hdcap-Eqp:	Cert Level: Energy Cert: N	Bldg Amen:
	GreenPIS: N	Bike Storage, Exercise Room, Rooftop
	Prop Feat:	Deck/Garden, Visitor Parking
	Cul De Sac, Fireplace/Stove, Park, Pets Allowed	Com Elem Incl: Y
	with Restrictions, Place Of Worship, Public	
	Transit, Ravine, School	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: This stunning corner suite offers beautifully renovated space at remarkable value. Surrounded by greenspace, this north east corner unit has 2 walkouts to a large covered terrace set in the tranquility of mature trees on the quiet side of the building. The open concept space has oodles of storage with custom built ins & bookcases in the living/dining area, large deep closets plus added storage cabinets in finished solarium. The suite has upgraded crown moldings, hardwood floors and a stunning decorative fireplace anchoring the rooms. 2 generous king sized bedrooms plus a separate home office in a smartly designed layout. Updated kitchen has stainless appliances, a huge pantry & breakfast bar. This coveted boutique building has only 29 units and is conveniently located steps to the vibrant Forest Hill Village, lush parks & trails, tennis & TTC. The well managed condo has been recently upgraded with new windows & balconies. Bright spotless laundry room on main level is free to use. Do 3 loads at once! Residents enjoy the convenience of a live-in superintendent, a rooftop terrace with BBQ, a gym and visitor parking. Perfect for downsizers not wanting to compromise an exceptional Forest Hill lifestyle. Exclusive use parking & locker. 1 pet allowed max 30lbs. Active discussions w/board to allow for in suite laundry.					
Extras:					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191					



350 Lonsdale Rd 502			Sold: \$1,130,000
Toronto Ontario M5P 1R6			List: \$1,199,000
Toronto C03 Forest Hill South Toronto % Dif: 94			
Taxes: \$4,484.86 / 2024 For: Sale		SPIS: N	DOM: 65
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 2	Locker Lev/Unit: SB	Washrooms: 2	
Corp#: YCC / 158	Locker Unit: 502	1x3xFlat, 1x4xFlat	
	Level: 5		
Dir/Cross St: Spadina/St Clair			
Prop Mgmt: First Service Residential			

MLS#: C11825073 PIN#: 111580054	Sold Date: 02/06/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Electric Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1268 sq.ft. + 81 sq.ft. balcony. Per Houssmax Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,943.33 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine	Retirement: Water Incl: Y Hydro Incl: Y CAC Incl: Prkg Incl: Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 94 Park \$/Mo: Prk Lvl/Unit: SB Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.58	x 5.74	Double Doors Granite Floor Double Closet
2	Living	Flat	12.34	x 23.49	Parquet Floor W/O To Balcony Sliding Doors
3	Dining	Flat	8.43	x 12.01	Parquet Floor Combined W/Living L-Shaped Room
4	Kitchen	Flat	14.67	x 8.33	Granite Counter Stainless Steel Appl Tile Floor
5	Prim Bdrm	Flat	11.09	x 15.49	Parquet Floor His/Hers Closets 3 Pc Ensuite
6	2nd Br	Flat	10.01	x 12.24	Parquet Floor B/I Closet Closet Organizers

Client Remks: Welcome to this bright & spacious renovated 2 bed/2 bath condo at Lonsdale House, in the heart of Forest Hill Village! 1268 sq.ft. + 81 sq.ft. balcony. Tree top views from the balcony. Granite countertops and stainless steel appliances in the stunning kitchen, with room for a small table. Beautiful primary ensuite and second bathroom, done with exquisite tile work and glass shower/tub doors. Solid double front entry doors. No lack of storage here, with loads of built-in cabinetry in the foyer, kitchen, and bedrooms. Includes one locker and one parking spot. Amenities include: 24-hour concierge service, an indoor swimming pool, an outdoor terrace, exercise room, party room, and visitor parking. Move right in and enjoy being steps away from the Village shops and restaurants, the Cedarvale Ravine, Loblaws, St Clair West TTC Station, and the vibrant St Clair West neighbourhood!

Extras: Monthly maintenance fee includes utilities; cable/internet extra. Exclusive use of one parking spot and one locker.

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-488-2875



449 Walmer Rd 901/902
Toronto Ontario M5P 2X9
Toronto C03 Forest Hill South Toronto % Dif: 89
Taxes: \$8,426.10 / 2024 **For:** Sale **SPIS:** N **DOM:** 50

Sold: \$1,150,000
List: \$1,295,000

Condo Apt
Apartment
Unit#: 2
Corp#: MTCC / 605

#Shares%:
Locker#:
Locker Lev/Unit: #90
Locker Unit:
Level: 9

Rms: 7
Bedrooms: 2 + 1
Washrooms: 4
2x4, 1x3, 1x2

Dir/Cross St: St.Clair Avenue West & Spadina
Prop Mgmt: First Service Residential

MLS#: C11943983
Sold Date: 03/19/2025
PIN#: 116050063

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 2000-2249 Sqft Source: As per floorplans Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$3,725.56 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Exclusive / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: #17 #: #18 Park \$/Mo: Prk Lvl/Unit: A / A Bldg Amen: Concierge, Exercise Room, Indoor Pool, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.54	x 19.72	Combined W/Dining
2	Kitchen	Main	8.53	x 8.5	Combined W/Living
3	Breakfast	Main	9.68	x 8.01	Ceramic Floor
4	Dining	Main	19.95	x 14.11	Parquet Floor
5	Prim Bdrm	Main	20.08	x 14.14	Parquet Floor
6	Bathroom	Main	11.02	x 7.94	Parquet Floor
7	Bathroom	Main	10.5	x 5.45	Parquet Floor

Parquet Floor	Juliette Balcony
Parquet Floor	Window Flr to Ceil
Track Lights	B/I Appliances
Large Window	Wet Bar
W/I Closet	Picture Window
W/I Closet	4 Pc Ensuite
4 Pc Ensuite	Double Closet

Client Remks: Perched Atop A Boutique Building In The Prestigious Forest Hill Village, This Expansive 2,100 Square-Foot Penthouse Suite Offers The Perfect Blend Of Luxury And Tranquility. Originally Two Units Converted Into One. Floor-To-Ceiling Windows Flood The Space With Natural Light, Highlighting The Stunning Treetop Views That Surround The Home. Featuring Two Spacious Bedrooms, An Oversized Den, And Four Bathrooms. Complete With His And Her Ensuites In The Primary. The Second Bedroom Also Features An Ensuite. This Double Suite Promises Comfort And Practicality. The Open Concept Living Area Is Ideal For Entertaining, While Two Sought-After Parking Spots And Two Lockers Provide Additional Convenience And Storage. With The Opportunity To Renovate And Make The Space Yours, This Penthouse Is A Unique Canvas For Your Personal Touch. A Rare Gem In The Heart Of The Village, Perfectly Balancing Privacy With Proximity To All Amenities. Steps To The Best The Village Has To Offer. ****EXTRAS**** 2 Perfectly Located, Side By Side Parking Spots And 2 Large Lockers.

Extras:

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


447 Walmer Rd PH09
Toronto Ontario M5P 2X9
Sold: \$1,175,000
List: \$1,299,999

Toronto C03 Forest Hill South Toronto % Dif: 90

Taxes: \$6,924 / 2024 **For:** Sale**SPIS:** N**DOM:** 11

Condo Apt

#Shares%:**Rms:** 6

1 Storey/Apt

Locker#: 909**Bedrooms:** 3**Unit#:** PH9**Locker Lev/Unit:** PC**Washrooms:** 3**Corp#:** MTCC / 605**Locker Unit:**

1x5xFlat, 1x4xFlat,

Level: 9

1x3xFlat

Dir/Cross St: St. Clair Avenue W. & Spadina**Prop Mgmt:** First Service Residential**MLS#:** C12165202**Sold Date:** 06/02/2025**PIN#:**


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,993.50	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:	Y	Park Type:	Exclusive
Sqft Source:	As Per Floor Plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:		#:	A3
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	PA
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Recreation Room, Rooftop Deck/Garden, Visitor Parking
		GreenPIS:		Com Elem Incl:	
		Prop Feat:	Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 5.15	Double Closet	Parquet Floor	3 Pc Bath
2	Living	Main	19.16	x 23.33	Combined W/Dining	Parquet Floor	Sw View
3	Dining	Main	19.16	x 23.33	Combined W/Living	Parquet Floor	Juliette Balcony
4	Kitchen	Main	21.16	x 9.68	Modern Kitchen	Granite Counter	Breakfast Bar
5	Prim Bdrm	Main	10.33	x 14.34	B/I Closet	Parquet Floor	5 Pc Ensuite
6	2nd Br	Main	13.68	x 10.99	B/I Closet	Parquet Floor	4 Pc Ensuite
7	3rd Br	Main	15.58	x 8.5	Double Closet	Parquet Floor	West View
8	Laundry	Main	5.15	x 8.99			

Client Remks: Experience The Height of Luxury Living In This Stunning Top-Floor Corner Penthouse In An Exclusive Boutique Building, Perfectly Situated In The Heart Of Forest Hill Village. Spanning 1687 Square Feet, This Beautifully Renovated Residence Is Bathed In Natural Light From Its West And South-Facing Exposure. This Meticulously Designed Home Features 3 Spacious Bedrooms And 3 Elegant Bathrooms, With No Detail Overlooked. The Open-Concept Chefs Kitchen Boasts Miele Appliances, A Sub Zero 700 TC Series Refrigerator/Freezer, And Custom Siematic Cabinetry Throughout The Kitchen, Bathrooms, And Bedrooms. Luxurious Hans Grohe Axor Fixtures Elevate Each Washroom, While Electronic Blinds Add Effortless Convenience. A New Mitsubishi Zuba High-Efficiency Heat Pump Ensures Year-Round Comfort. Located Just Steps From St. Clair West Subway, Premier Shopping, Fine Dining, And Essential Amenities, This Residence Also Offers Easy Access To Places Of Worship And Public Transit. Indulge In Sophisticated Urban Living In One Of Torontos Most Sought-After Neighbourhoods.

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




	609 Avenue Rd 703		Sold: \$1,179,900
	Toronto Ontario M4V 2K3		List: \$1,189,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 99		
	Taxes: \$5,064.25 / 2024	For: Sale	SPIS: N
	DOM: 14		
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 03	Locker Lev/Unit: Lev	Washrooms: 2	
Corp#: TSCC / 2800	Locker Unit: 48	1x3xFlat, 1x4xFlat	
	Level: 7		
Dir/Cross St: Avenue Road/St Clair Avenue West			
Prop Mgmt: CrossBridge Condominiums			


MLS#: C12036212	Sold Date: 04/04/2025
Assignment: N	Fractional Ownership: N PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 900-999 Sqft Source: Owner Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: Owned Maint: \$832.38 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: N Taxes Incl: N Heat Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Cert Level: Energy Cert: N GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Other, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level D # 34 Bldg Amen: Concierge, Exercise Room, Media Room, Recreation Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	31.82	x 10.7	Laminate	Open Concept	W/O To Balcony
2	Dining	Flat	31.82	x 10.7	Laminate	Open Concept	Combined W/Kitchen
3	Kitchen	Flat	0	0	B/I Appliances	Backsplash	Corian Counter
4	Prim Bdrm	Flat	10.01	x 11.61	W/I Closet	3 Pc Ensuite	Large Window
5	2nd Br	Flat	8.99	x 9.91	Double Closet	W/O To Balcony	Large Window
6	Den	Flat	6.99	x 8.6	Sliding Doors	Laminate	

Client Remks: Welcome To 609 Avenue Road A Luxurious Retreat In Prestigious Forest Hill Experience The Epitome Of Luxury Living At 609 Avenue Road, Where Elegance Meets Comfort In One Of Toronto's Most Sought-After Neighborhoods. This Stunning 2-Bedroom Plus Den Unit Offers An Abundance Of Space, Natural Light, And A Picturesque East-Facing View, Filled With Lush Greenery And Sunlight. Featuring 9-Foot Ceilings And An Open-Concept Kitchen With Granite Countertops And Built-In Appliances, This Home Is Designed For Both Style And Functionality. The Master Bedroom Is A True Sanctuary, Complete With A 3-Piece Ensuite And A Walk-In Closet, While The Versatile Den Can Easily Function As A Third Bedroom Or Home Office. Step Outside Through Any Of The Three Walkouts To The Private Balcony, Perfect For Enjoying Your Morning Coffee Or Evening Sunsets. With Just A Short Walk To Upper Canada College And Minutes From The Yonge St Subway, You're In Close Proximity To All The Conveniences And Amenities That Make Living In Forest Hill So Desirable. Don't Miss The Chance To Experience The Perfect Blend Of Luxury, Convenience, And Natural Beauty In This Remarkable Home.							
Extras:							
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-494-7653							

	335 Lonsdale Rd PH01			Sold: \$1,200,000		
	Toronto Ontario M5P 1R4			List: \$1,295,000		
	Toronto C03 Forest Hill South Toronto % Dif: 93					
	Taxes: \$4,048.54 / 2024		For: Sale	SPIS: N	DOM: 79	
Condo Apt		#Shares%:		Rms: 7		
Apartment		Locker#: 54		Bedrooms: 2		
Unit#: 1		Locker Lev/Unit: Bas		Washrooms: 2		
Corp#: TSCC / 2063		Locker Unit: A54		1x3xMain, 1x2xMain		
		Level: 6				
Dir/Cross St: Spadina Rd/Lonsdale						
Prop Mgmt: ICC Property Management Ltd						
MLS#: C11912462 Sold Date: 03/28/2025						
PIN#: 130630058						
Kitchens: 1		Pets Perm: Restrict		Balcony: Terr		
Fam Rm: N		Locker: Owned		Ens Lndry:		
Basement: None		Maint: \$1,700.43		Lndy Lev: Lower		
Fireplace/Stv: Y		A/C: Central Air		Exterior: Brick		
Heat: Radiant / Gas		Central Vac: N		Gar/Gar Spcs: Underground / 1		
Apx Age: 31-50		UFFI:		Park/Drive: None		
Apx Sqft: 1200-1399		Elev/Lift:		Park Type: Owned		
Sqft Source:		Taxes Incl:		Park/Drv Spcs: 0 Tot Prk Spcs: 1		
2,082 SQFT of Total Living Space (1282 per MPAC + 800 Sqft Terrace)		Heat Incl: Y		#: 45		
Exposure: Sw		Cable TV Incl:		Park \$/Mo:		
Assessment:		Bldg Ins Incl: Y		Prk Lvl/Unit: B/16		
Spec Desig: Unknown		Cert Level:		Bldg Amen:		
Phys Hdcap-Eqp:		GreenPIS:		Bbqs Allowed, Bike Storage, Rooftop Deck/Garden		
		Prop Feat:		Com Elem Incl: Y		
		Cul De Sac, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine				
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	23.83	x 12.75	W/O To Terrace	Combined W/Dining
2	Dining	Main	23.83	x 12.75	W/O To Terrace	Combined W/Living
3	Kitchen	Main	20.01	x 16.08	Combined W/Dining	Combined W/Living
4	Br	Main	20.25	x 14.17	Double Closet	Closet Organizers
5	2nd Br	Main	13.33	x 12.42	W/I Closet	Murphy Bed
						W/O To Terrace
Client Remks: Spacious 2-bedroom, 2-bathroom Penthouse Suite in Forest Hill Village with 2,082 sq ft of living space. The property is comprised of 1,282 sqft of indoor living space and a stunning 800 sqft exclusive use terrace that enjoys all-day SW sunlight and features a transparent "Solar Cool" awning. Open concept layout with natural light throughout, a custom-built kitchen with large island, and engineered hardwood floors. The primary bedroom combines two rooms for extra space or can be converted back to a three-bedroom setup. The second bedroom, with terrace access, doubles as an office or guest room with a Murphy bed. Central AC system with a capacity of 30,000 BTUs powering three dedicated wall-mounted units (one for each room). Located on a quiet cul-de-sac, steps from shops, restaurants, and parks, with easy access to St. Clair West station and downtown, Walk Score of 92! Unit Includes parking, locker, and central AC. Maintenance fees cover hydro, heating, water, AC, building insurance, and parking.						
Extras:						
Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. 416-762-4200						



70 Elmsthorpe Ave PH-401
Toronto Ontario M5P 2L7
Toronto C03 Forest Hill South Toronto % Dif: 97
Taxes: \$4,737 / 2024 **For:** Sale **SPIS:** N **DOM:** 20

Sold: \$1,225,000
List: \$1,268,000

Condo Apt
Apartment
Unit#: 1
Corp#: MTCC / 861

#Shares%:
Locker#:
Locker Lev/Unit: A
Locker Unit: 17
Level: 4

Rms: 5
Bedrooms: 2
Washrooms: 2
1x5xFlat, 1x4xFlat

Dir/Cross St: Avenue And Eglinton
Prop Mgmt: Equity ICI Services Inc.

MLS#: C12041462
Sold Date: 04/14/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: Interior Designer Exposure: Ns Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,543.97 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: N Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 1 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.01	x 5.02	Marble Floor	Double Closet	Halogen Lighting
2	Living	Main	26.57	x 14.01	Hardwood Floor	Gas Fireplace	B/I Bookcase
3	Dining	Main	11.52	x 7.41	Hardwood Floor	O/Looks Living	Halogen Lighting
4	Kitchen	Main	14.76	x 8.33	Breakfast Bar	Stainless Steel Appl	Pantry
5	Prim Bdrm	Main	12.83	x 11.84	Juliette Balcony	W/I Closet	5 Pc Ensuite
6	2nd Br	Main	15.68	x 9.78	4 Pc Bath	Double Closet	Juliette Balcony

Client Remks: Experience elevated living in this meticulously upgraded 1,500-square-foot luxury condo, nestled within a boutique building in prestigious Forest Hill South. Spanning the full length of the building, this Penthouse unit boasts dual exposures with north- and south-facing light and two Juliet balconies that bring the outdoors in. Step inside to a grand foyer adorned with marble Floors, leading into a spacious open-concept living and dining area highlighted by expansive windows, Gas fireplace, and builtin book case. The chefs kitchen is designed to impress with granite countertops, top-tier appliances, and a custom island perfect for hosting. Retreat to the spa-inspired bathrooms, unwind in one of two oversized bedrooms with ample closet space, Floor to Ceiling windows with Full unobstructed downtown views of the CN tower and more. or work from home in the comfort of a private office. With prime access to top-rated schools, exclusive shopping, and the highly anticipated Eglinton Crosstown just steps away, this unit seamlessly combines luxury, convenience, and space.

Extras:

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

	6 Parkwood Ave 603 Toronto Ontario M4V 0A3 Toronto C03 Forest Hill South Toronto % Dif: 100 Taxes: \$5,736.62 / 2024 For: Sale SPIS: N DOM: 9				Sold: \$1,295,000 List: \$1,295,000
	Condo Apt	#Shares%:	Rms: 7		
	Apartment	Locker#:	Bedrooms: 2		
	Unit#: 03	Locker Lev/Unit: P2	Washrooms: 2		
	Corp#: TSCC / 2575	Locker Unit:	1x4xFlat, 1x4xFlat		
		Level: 6			
	Dir/Cross St: Spadina Rd & St Clair Ave Prop Mgmt: First Service Residential Management				
MLS#: C12162951 Sold Date: 05/30/2025					
PIN#:					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,253.99	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	Owner	Taxes Incl:	Retirement:	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Nw	Heat Incl:	Y Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	CAC Incl: Y	Prk Lvl/Unit:	P2 #99
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Nestled in the heart of prestigious South Forest Hill, this stunning corner suite offers an exceptional split-plan layout that maximizes space and natural light, with no wasted square footage. Floor-to-ceiling windows frame forever-unobstructed views of Forest Hill, while the thoughtfully designed interior combines luxury and efficiency with high-end upgrades beyond builder specifications. The highlight is the expansive, sun-drenched private terraceperfect for relaxing or hosting on warm summer daysoverlooking the serene treetops of Forest Hill with 200 square feet exterior. Located in an exclusive 9-storey, 108-suite low rise boutique condominium designed by Hariri Pontarini Architects and Tomas Pearce Interior Design, this home offers rare tranquility while being just steps from Winston Churchill Park, one of Torontos best green spaces + tennis courts etc and a short walk to the charm and convenience of Forest Hill Village, Avenue Road, and St. Clair. This is refined city living at its finestwhere smart design, breathtaking outdoor space, and an unbeatable location come together in perfect harmony.					
Extras:					
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888					



19 Lower Village Gate 504 Toronto Ontario M5P 3L9 Toronto C03 Forest Hill South Toronto % Dif: 91 Taxes: \$6,265.93 / 2024 For: Sale SPIS: N DOM: 14			Sold: \$1,350,000 List: \$1,479,000
Condo Apt Apartment Unit#: 4 Corp#: MTCC / 769	#Shares%: Locker#: Locker Lev/Unit: Lev Locker Unit: 112 Level: 5	Rms: 5 Bedrooms: 2 Washrooms: 2 2x4xMain	
Dir/Cross St: Spadina/ Heath St Prop Mgmt: Crossbridge Condominium Services			

MLS#: C11934683 PIN#: 117690197	Sold Date: 02/04/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1400-1599 Sqft Source: AS PER FLOOR PLANS Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$2,111.91 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 73 #: 88 Park \$/Mo: Prk Lvl/Unit: Level A / Level A Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.78	x 13.32	W/O To Balcony Sliding Doors Open Concept
2	Dining	Main	13.12	x 11.52	W/O To Balcony Hardwood Floor Open Concept
3	Kitchen	Main	13.58	x 9.25	Eat-In Kitchen Breakfast Bar Galley Kitchen
4	Prim Bdrm	Main	21.62	x 12.76	4 Pc Ensuite W/I Closet Large Window
5	2nd Br	Main	15.58	x 11.58	Double Closet Large Window B/I Bookcase
6	Laundry	Main	5.74	x 4.95	Laundry Sink

Client Remks: Discover over 1,500 square feet of refined condo living in this exquisite 2-bedroom, 2-bathroom suite, designed for an effortless transition to condo life. Enjoy a spacious, oversized patio with a clear, unobstructed north view overlooking Forest Hill. With its open-concept layout, this suite offers the room you need without compromising on comfort. Nestled in a prestigious, mature building in the heart of Forest Hill Village, residents benefit from exceptional amenities, including a security gatehouse, pool, gym, ample visitor parking, two owned parking spaces, and a generously-sized locker.
Extras:
Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. 416-485-7575


18 Lower Village Gate PH7
Toronto Ontario M5P 3M1
Sold: \$1,450,000**List: \$1,459,000**

Toronto C03 Forest Hill South Toronto % Dif: 99

Taxes: \$6,459 / 2024 **For:** Sale**SPIS:** N**DOM:** 25

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:** Lvl**Washrooms:** 2**Corp#:** MTCP / 785**Locker Unit:** 111

1x4xFlat, 1x3xFlat

Level: 7**Dir/Cross St:** Spadina/St.Clair**Prop Mgmt:** First Service Residential 416-483-1240**MLS#:** C12041065**Sold Date:** 04/18/2025**PIN#:** 117850123

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,212	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1400-1599	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Houssmax Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	E	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	Lvl A/38 / Lvl A/39
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	10.99	x 8.01	Skylight	Hardwood Floor	Pot Lights
2	Living	Flat	21.65	x 11.32	Fireplace	Hardwood Floor	W/O To Balcony
3	Dining	Flat	13.16	x 11.09	Open Concept	Hardwood Floor	W/O To Balcony
4	Kitchen	Flat	13.68	x 9.15	Granite Counter	Hardwood Floor	Breakfast Bar
5	Prim Bdrm	Flat	15.68	x 12.76	W/I Closet	Hardwood Floor	4 Pc Ensuite
6	2nd Br	Flat	15.68	x 11.68	Double Closet	Hardwood Floor	3 Pc Bath
7	Other	Flat	11.52	x 8.6	Balcony	East View	

Client Remks: Welcome to the exquisite Penthouse suite at the sought-after Village Gate! Beautifully updated and impeccably maintained, this spacious residence offers approx. 1,535 sq. ft. of refined living space, highlighted by rich herringbone hardwood floors. A grand foyer with skylight sets the tone, leading into a sun-filled and sophisticated living area. The inviting living room features a cozy wood-burning fireplace and flows effortlessly into the open-concept dining room both with walk-outs to a generous sized balcony with east-facing views. The stylish kitchen is a dream for any home chef, complete with granite counter-tops, custom white cabinetry, abundant storage, and a convenient breakfast bar. The primary bedroom is a serene retreat, offering a large picture window, dual walk-in closets, and an updated 4-piece ensuite. The second bedroom is equally impressive, featuring a double closet and easy access to the updated 3-piece main bathroom. Additional highlights include ensuite laundry, two side-by-side underground parking spots, and a dedicated locker. Ideally situated in a vibrant, walkable neighbourhood just steps to Forest Hill Village, you will enjoy charming cafes, restaurants and shops, St. Clair West subway, Cedarvale Park, and more. Village Gate is an exceptionally well managed building with top-tier amenities: 24-hour gatehouse, outdoor pool, gym, party room, and visitor parking. Minutes to Loblaws, LCBO, walking trails, and all the conveniences of city living.

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



18 Lower Village Gate 107			Sold: \$1,465,000		
Toronto Ontario M5P 3M1			List: \$1,599,900		
Toronto C03 Forest Hill South Toronto % Dif: 92					
Taxes: \$5,686.55 / 2024		For: Sale		SPIS: N DOM: 89	
Condo Apt		#Shares%:		Rms: 5	
Apartment		Locker#: HUGE		Bedrooms: 2	
Unit#: 7		Locker Lev/Unit: A		Washrooms: 2	
Corp#: MTCC / 785		Locker Unit: 81		1x5xFlat, 1x4xFlat	
		Level: 1			
Dir/Cross St: Spadina/St.Clair					
Prop Mgmt: 416-483-1240					

MLS#: C11902960	Sold Date: 03/30/2025
Assignment: N	Fractional Ownership: N PIN#: 117850007

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$2,099.64	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 31-50	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1400-1599	Elev/Lift: Y Retirement: N	Park Type: Owned
Sqft Source: 1424 SQ FT Per MPAC	Taxes Incl: Y Water Incl: Y	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: E	Heat Incl: Y Hydro Incl: Y	#: B9
Assessment:	Cable TV Incl: Y CAC Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: Lvl B/#9
Phys Hdcap-Eqp:	Cert Level: Energy Cert: N	Bldg Amen:
	GreenPIS: N	Bbqs Allowed, Exercise Room, Gym, Outdoor
	Prop Feat:	Pool, Party/Meeting Room, Visitor Parking
	Ensuite Laundry, Fireplace/Stove, Park, Pets	Com Elem Incl: Y
	Allowed with Restrictions, Place Of Worship,	
	Public Transit, Ravine, School	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	8.69	x 8.17	B/I Closet	Hardwood Floor
2	Living	Flat	19.19	x 12.99	Hardwood Floor	W/O To Patio
3	Dining	Flat	13.09	x 11.38	Open Concept	Hardwood Floor W/O To Patio
4	Kitchen	Flat	29.99	x 12.66	Quartz Counter	B/I Appliances
5	Prim Bdrm	Flat	19.09	x 12.8	W/I Closet	Hardwood Floor 5 Pc Ensuite
6	2nd Br	Flat	13.09	x 11.68	B/I Closet	Hardwood Floor 4 Pc Bath
7	Laundry	Flat	5.87	x 4.99		
8	Other	Flat	12.01	x 12.01	W/O To Patio	East View

Client Remks: Complete Reno! All new top to bottom. Exquisite contemporary Village Gate residence offers approx 1,430 sq.ft. w/ 2 bedrooms & 2 full baths. Gourmet kitchen size of a big house with waterfall island sits 5 & top of the line Miele appliances. Incredible attention to details. The living room is flooded w/ natural light through floor-to-ceiling windows & leads to the serene patio - perfect for outdoor dining & BBQ. Diagonally placed hardwood floors. WATCH THE VIDEO TOUR! **EXTRAS** Miele Built-in & Paneled: fridge, freezer & dishwasher. Miele Built-in wall oven & Microwave. Miele CookTop. Exhaust fan w remote control. Built-in wine fridge. LG Ultra large capacity AI assist washer & Dryer. Bathrooms: 2 anti-fog mirrors

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



616 Avenue Rd 602 Toronto Ontario M4V 2K8 Toronto C02 Casa Loma Toronto % Dif: 89 Taxes: \$5,154 / 2024 For: Sale SPIS: N DOM: 47			Sold: \$1,550,000 List: \$1,750,000
Condo Apt Apartment Unit#: 602 Corp#: YCC / 488	#Shares%: Locker#: 602 Locker Lev/Unit: B1 Locker Unit: 602 Level: 7	Rms: 5 Bedrooms: 2 Washrooms: 2 2x4xMain	
Dir/Cross St: Avenue Rd north of St Clair Prop Mgmt: Trivest Developments			

MLS#: C11923393	Sold Date: 03/02/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Electric Apx Age: Apx Sqft: 1400-1599 Sqft Source: sq FT Exposure: Ew Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,408 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Water Incl: Y Heat Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Exclusive / Exclusive Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)		Width (ft)	Description	
1	Living	Main	24.31	x	13.45	California Shutters	Hardwood Floor W/O To Balcony
2	Dining	Main	13.65	x	10.07	Combined W/Living	California Shutters Hardwood Floor
3	Kitchen	Main	10.6	x	13.81	B/I Appliances	California Shutters Breakfast Bar
4	Prim Bdrm	Main	13.25	x	17.52	4 Pc Ensuite	W/I Closet Large Window
5	2nd Br	Main	18.44	x	10.63	Broadloom	Double Closet Large Window
6	Other	Main	9.88	x	9.74	Balcony	Sliding Doors

Client Remks: Welcome to this stunning, fully renovated 2-bedroom condo in a charming boutique building. Combining modern elegance with thoughtful design, this exquisite residence features a spacious, sunlit living area enhanced by sleek pot lights. The gourmet kitchen is a chef's dream, showcasing custom cabinetry, beautiful countertops, and top-of-the-line Miele appliances. Both generously sized bedrooms offer large windows and custom closet systems, ensuring ample storage. The bathrooms have been transformed into spa-like retreats with high-end fixtures and contemporary vanities. Located in a prime area, you'll enjoy easy access to vibrant local shops, dining, and entertainment. Experience luxury living with boutique charm in this exceptional condo. Don't miss the chance to make it your new home. Bring your fussiest buyer they won't be disappointed!							
Extras:							
Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200							


342 Spadina Rd 103
Toronto Ontario M5P 2V4
Sold: \$1,555,000
List: \$1,649,000

Toronto C03 Forest Hill South Toronto % Dif: 94

Taxes: \$5,629.30 / 2024 **For:** Sale**SPIS:** N**DOM:** 17

Condo Apt

#Shares%:**Rms:** 10

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:** A**Washrooms:** 3**Corp#:** MTCP / 711**Locker Unit:** 19

1x5, 1x4, 1x2

Level: 1**Dir/Cross St:** St.Clair Ave. & Spadina Ave.**Prop Mgmt:** Pro-House Management**MLS#:** C12000465**Sold Date:** 03/21/2025**PIN#:** 117110003

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,370.93	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	31-50	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	1800-1999	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	1900	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	E	Heat Incl:		#:	16
Assessment:		Cable TV Incl:	Y CAC Incl:	#:	17
Spec Desig:	Unknown	Bldg Ins Incl:		Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	B / B
		GreenPIS:		Bldg Amen:	Bike Storage, Concierge, Exercise Room, Party/Meeting Room, Visitor Parking
		Prop Feat:	Ensuite Laundry, Family Room, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1		Flat	7.61	x 10.01	Wood Floor	Closet	Halogen Lighting
2	Kitchen	Flat	12.11	x 15.12	Centre Island	Quartz Counter	Stainless Steel Appl
3	Living	Flat	25.95	x 17.88	Combined W/Dining	Led Lighting	Halogen Lighting
4	Dining	Flat	25.95	x 14.9	Combined W/Living	Renovated	Led Lighting
5	Solarium	Flat	6.66	x 22.67	East View	Picture Window	Halogen Lighting
6	Prim Bdrm	Flat	12.4	x 12.24	5 Pc Ensuite	W/I Closet	East View
7	2nd Br	Flat	13.42	x 16.27	Closet	Combined	East View
						W/Sunroom	
8	Bathroom	Flat	11.12	x 11.02	5 Pc Bath	Soaker	Double Sink
9	Bathroom	Flat	3.81	x 7.87	4 Pc Bath	Soaker	Tile Floor
10	Bathroom	Flat	3.81	x 4.99	2 Pc Bath	Led Lighting	Tile Floor
11	Laundry	Flat	5.58	x 6.56	Laundry Sink	Tile Floor	

Client Remks: Welcome To The Churchill, A Beautiful Boutique Condo In The Heart Of Forest Hill, Conveniently Located Steps To FH Village, Parks, Paths, TTC & A Leisurely Stroll To Yonge St. This Beautifully Renovated 1,900Sq.Ft. Executive Suite Boasts 9 Ceilings, 2 Large Bedrooms, 2.5 Bathrooms And Expansive Open Concept Living And Dining Area. The Chef-Inspired Kitchen Showcases Quartz Countertops And Backsplash, Abundant Storage, A Practical Island And Seamlessly Integrated Appliances. After Breakfast, Relax In The Sun Filled Enclosed Solarium And Soak Up The Rays. A Full Size Laundry With Sink And Storage Are Sure To Get Out The Toughest Stains. With Just 20 Units And Concierge Service, This Building Offers Exceptional Privacy And Security. Two Parking Spaces, Walk-In Locker, Gym, Party Room And Outdoor Patio Are Just A Few Of The Amenities That Will Appeal To Families & Executives. Maintenance Fee Includes Water, **EXTRAS** Maintenance Fee Includes Water, Gas, Cable And Electric

Extras:**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 416-222-8600



500 Avenue Rd 906 Toronto Ontario M4V 2J6 Toronto C02 Casa Loma Toronto % Dif: 99 Taxes: \$5,514.88 / 2024 For: Sale SPIS: N DOM: 7		Sold: \$1,640,000 List: \$1,649,000
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 1986	#Shares%: Locker#: 17 Locker Lev/Unit: A Locker Unit: 17 Level: 9	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: Avenue Rd / St. Clair Prop Mgmt: Icc Property Management Ltd.		

MLS#: C11954873	Sold Date: 02/11/2025
Assignment: N	Fractional Ownership: N PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 1400-1599 Sqft Source: Floor Plans Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: Exclusive Maint: \$1,722.56 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Common Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Car Wash, Concierge, Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	11.75	x 4.49	Hardwood Floor	Double Closet	Closet Organizers
2	Living	Flat	18.47	x 13.35	B/I Shelves	Open Concept	Fireplace
3	Dining	Flat	12.11	x 10.33	Hardwood Floor	Pot Lights	W/O To Balcony
4	Kitchen	Flat	20.51	x 13.55	Hardwood Floor	Stainless Steel Appl	Centre Island
5	Prim Bdrm	Flat	19.75	x 12.04	Hardwood Floor	W/I Closet	3 Pc Ensuite
6	2nd Br	Flat	15.91	x 11.91	Hardwood Floor	Double Closet	Pot Lights

Client Remks: Experience sophisticated city living in this stunning, fully renovated corner suite! The open-concept design boasts a gourmet kitchen with high-end appliances and a spacious island overlooking the living and dining areas perfect for entertaining. Luxurious finishes include hardwood floors, crown moulding, pot lights, and custom built-ins throughout. The oversized primary bedroom features a walk-in closet and a spa-like ensuite, while the generous second bedroom is bathed in natural light. Enjoy first-class, 24-hour concierge services, including valet parking, in a prime location just steps from Forest Hill Village, UCC, Casa Loma, the TTC, & Yonge & St. Clair. Luxury Living at it's finest!

Extras: Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-699-9292
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619 Avenue Rd 1102
Toronto Ontario M4V 2K6
Sold: \$2,150,000
List: \$2,199,000

Toronto C02 Yonge-St. Clair Toronto % Dif: 98

Taxes: \$9,420.36 / 2024 **For:** Sale**SPIS:** N**DOM:** 9

Condo Apt

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

Apartment

Locker#: L-33**Bedrooms:** 2**Unit#:** 2**Locker Lev/Unit:** 1**Washrooms:** 2**Corp#:** TSCC / 1516**Locker Unit:** L-33

1x4, 1x3

Level: 11**Dir/Cross St:** Avenue Rd. / Lonsdale Rd.**Prop Mgmt:** FirstService Residential, On-site Office (416) 486-3816**MLS#:** C12097006**Sold Date:** 05/01/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,158.26	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Common
Sqft Source:	1734 sf (Per Builder)	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Guest Suites, Outdoor Pool, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21	x 16.5	Ne View	Open Concept	Wood Floor
2	Dining	Flat	10.99	x 9.51	Ne View	Open Concept	Wood Floor
3	Kitchen	Flat	10.99	x 8.99	Galley Kitchen	Stainless Steel Appl	Stone Floor
4	Breakfast	Flat	16.5	x 12.5	Ne View	Crown Moulding	Wood Floor
5	Prim Bdrm	Flat	18.01	x 13.52	East View	Double Closet	B/I Closet
6	2nd Br	Flat	18.47	x 13.52	North View	Large Closet	Wood Floor
7	Foyer	Flat	12	x 8.17	Large Closet	Crown Moulding	Stone Floor

Client Remks: The Lonsdale -- Luxury Living At Its Absolute Finest! Highly Desired N/E Corner With Inspiring Views Of Upper Canada College! Elegantly Finished 2 Bdrms/2 Full Wshrms, 1734Sf (Per Builder). Many Upgraded And Updated Features & Finishes Throughout! 24 Hr Concierge, Doorman, Valet, Event Room, Heated Outdoor Pool, Manicured Gardens, Exercise Rooms, Guest Suite, Ample Visitor Parking, EV Charging & Car Wash Service Available! Very Quiet Building Has Triple Glazed Windows! TTC At Doorstep, Walking Distance To UCC, Forest Hill Village, Yonge St. & More! Enjoy The Lifestyle! See 3D Tour!

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-488-2875

**625 Avenue Rd 504****Toronto Ontario M4V 2K6**

Toronto C02 Yonge-St. Clair Toronto % Dif: 94

Taxes: \$9,513.34 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,200,000**List:** \$2,350,000**DOM:** 13

Condo Apt

#Shares%:**Rms:** 9 + 1

Apartment

Locker#: 504**Bedrooms:** 2 + 1**Unit#:** 7**Locker Lev/Unit:****Washrooms:** 3**Corp#:** TSCC / 1516**Locker Unit:**

1x6, 1x4, 1x2

Level: 5**Dir/Cross St:** Avenue Rd & Lonsdale**Prop Mgmt:** FirstServices Residential**MLS#:** C11982180**Sold Date:** 03/06/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,668.71	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Fan Coil / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Common
Sqft Source:	As per floor plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:	Y CAC Incl:	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 8.23	Halogen Lighting	Wood Floor	Double Closet
2	Living	Main	19.65	x 15.32	Open Concept	Fireplace	Wood Floor
3	Dining	Main	16.77	x 9.25	Open Concept	Window Flr to Ceil	Crown Moulding
4	Family	Main	17.49	x 13.68	Combined W/Br	B/I Bookcase	4 Pc Bath
5	Kitchen	Main	12.01	x 9.15	Renovated	Stainless Steel Appl	Wood Floor
6	Sitting	Main	15.49	x 10.01	Combined W/Office	B/I Desk	B/I Bookcase
7	Prim Bdrm	Main	15.68	x 14.01	Window Flr to Ceil	W/I Closet	6 Pc Ensuite
8	Other	Main	14.5	x 5.68	Combined W/Master	Double Closet	2 Pc Bath
9	2nd Br	Main	13.75	x 12.01	Broadloom	Double Closet	California Shutters
10	Laundry	Main	6	x 3.67	B/I Appliances	Double Doors	Stone Floor

Client Remks: Downsizers & professionals have been eagerly awaiting this 2232 sf oversized, open-concept 2 + 1 BR, elegantly soaring above the treetop canopy to reveal stunning park-like neighbourhood & skyline views. Designer renovated, & truly home-size, this will accommodate all you desire & provide 3 bdrms! Luxury appointments in this breathtaking, wrap-around, glorious corner suite include: wood or stone floors, wall-to-wall, floor to ceiling windows all with California shutters, marble baths, halogens, vast principal rooms, a real family room, coffered clgs, crown mouldings, an ens. lauu., ample b/ins and storage. The excellent floor plan is the ultimate in a privacy-enhancing delight, with its stunning open-concept LR + FP, generous DR and sitting rm/office/bkfst area off modern, bright kitchen, all separated from the bedroom wing by the spacious foyer. Just see the photos & virtual pictures for a tiny glimpse of the remarkable features which abound in this iconic Lonsdale landmark. Serene, expansive & bathed in natural light, the panoramic, sparkling day & night views enthrall. Beautifully poised between the lush neighbourhoods of Forest Hill and Deer Park, this is an exclusive, luxury, quiet building with only 3 suites on this floor. This exceptional property is of a scale unlikely to be duplicated in midtown Toronto & with its timeless precast concrete exterior, is superior value in every way. An outstanding showcase, with triple-glazed windows, this makes transitioning from a large home a breeze. Top-flight building amenities include 24 hr concierge & security, valet pkg, visitor pkg, gym, fabulous landscaping with outdoor pool, car wash, party rm & guest suite- all just an easy stroll to the vibrant boutiques, elegant shops & subway of Yonge & St. Clair.

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


240 Heath St W 204
Toronto Ontario M5P 3L5
Sold: \$2,340,000
List: \$2,099,900

Toronto C03 Forest Hill South Toronto % Dif: 111

Taxes: \$5,979.82 / 2024 **For:** Sale**SPIS:** N**DOM:** 10

Condo Apt

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

Apartment

Locker#: 1-04**Bedrooms:** 2**Unit#:** 04**Locker Lev/Unit:** Lev**Washrooms:** 2**Corp#:** YCC / 520**Locker Unit:**

1x4xFlat, 1x3xFlat

Level: 2**Dir/Cross St:** St Clair/Spadina/Heath**Prop Mgmt:** ICC Property Management 905-940-1234**MLS#:** C12192161**Sold Date:** 06/13/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Encl
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,332.06	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1800-1999	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	1900	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Sw	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:	Y	CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		
				Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
				Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.5	x 10.6	Hardwood Floor	Double Closet	Closet Organizers
2	Living	Flat	25.39	x 27	Hardwood Floor	Combined W/Dining	Open Concept
3	Dining	Flat	25.39	x 27	Hardwood Floor	Combined W/Living	W/O To Balcony
4	Kitchen	Flat	19.69	x 9.48	Hardwood Floor	Breakfast Bar	Centre Island
5	Prim Bdrm	Flat	17.68	x 12.99	Hardwood Floor	Ensuite Bath	His/Hers Closets
6	2nd Br	Flat	20.6	x 13.78	Hardwood Floor	Picture Window	B/I Closet
7	Sunroom	Flat	25.01	x 10.89	Vinyl Floor	Enclosed	Sliding Doors
8	Laundry	Flat	11.88	x 5.18	Tile Floor	B/I Shelves	Undermount Sink

Client Remks: ***Totally Transformed From Top To Bottom Residence In One Of The City's Most Exclusive Boutique Building In The Prime FOREST HILL*****Masterpiece Of Modern Renovation AND Exceptional Quality***This Versatile Plan Of Extraordinary Scale & Proportions Offers Over 1900 SQFT Of Interior Space Including Approx 200 Sqft Enclosed Balcony***Floor To Ceiling Windows Creating A Bright & Airy Atmosphere/Open Concept Unit With Functional Bedrooms On The Lower Floor***Sophisticated High-End Custom Finishes Incl :Premium Engineering Hardwood Flooring/Extensive Use Of Pot Lights/Crown Moldings/B/In Living Room Wall Unit With "Napoleon" Fireplace & Abundance Of Custom B/Ins/Custom Kitchen With Breakfast Bar, Center Island & Pantry/Quarts Countertop & Backsplash/Timeless Spa Retreat Ensuite With Custom Vanity, B/In Drawers & Shelves , Heated Towel Bar, Separate Shower Retreat Has Bench & /Bedrooms Build/In Wall Units With Closet Organizers/Separate Laundry Room With Side By Side Washer &Dryer, Build/In Storage Cabinets & Undermount Sink/Custom Millwork And Hardware*****Boutique Residence Offers Visitor Parking, 24Hr Security, Rec Room, Sauna, Indoor Pool***Exclusive Lifestyle And Uncompromised Luxury***Pets Friendly Building***Two Owned Parking Spaces/B38 and B40 (with EV Charger)

Extras:**Listing Contracted With:** HOMELIFE/CIMERMAN REAL ESTATE LIMITED 416-226-9770



2 Forest Hill Rd 209
Toronto Ontario M4V 2L3
Toronto C02 Casa Loma Toronto % Dif: 95
Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 69
Sold: \$2,370,825.36
List: \$2,499,000
Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2 + 0
Unit#: 9 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: N/A / 0 **Locker Unit:** 1x5xFlat, 1x3xFlat
Level: 2
Dir/Cross St: St Clair Ave / Avenue Rd
Prop Mgmt: The Forest Hill Group

MLS#: C12010874 **Sold Date:** 05/18/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1226 Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1.23 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete / Stone Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	15.75	x 13.58	Centre Island
2	Dining	Flat	14.07	x 11.98	Combined W/Kitchen
3	Living	Flat	22.64	x 14.07	Balcony
4	Prim Bdrm	Flat	12.99	x 10.99	5 Pc Bath W/I Closet
5	2nd Br	Flat	10.99	x 8.01	

Client Remks: ABSOLUTELY Spectacular Fully Furnished Two-Bedroom Dream Home, A True Masterpiece In Torontos Most Exclusive Enclave. STEP Into 1226 Sqft Of An Exquisite Layout Designed With Both Luxury And Functionality In Mind. The ENTERTAINERS Chefs Kitchen Is A Culinary Dream, Seamlessly Blending Into The Open-Concept Living And Dining Area. ALL With Effortless Elegance. The LIVING Space Extends Gracefully To A Magnificent Terrace, Of A Tree-Lined Canopy. The PRIMARY Bedroom Is Nothing Short Of A Sanctuary, Boasting A Spa-Like Six-Piece Ensuite That Invites Relaxation And Rejuvenation. THOUGHTFULLY Designed With Luxury Finishes, Every Detail In This Suite Speaks To Comfort And Style. This EXCEPTIONAL Residence Is Not Just A Home; Its A Lifestyle.

Extras:
Listing Contracted With: HERSH REALTY GROUP INC. 416-781-3232



619 Avenue Rd 601
Toronto Ontario M4V 2K6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98
Taxes: \$11,480.39 / 2024 **For:** Sale **SPIS:** N **DOM:** 15
Sold: \$2,700,000
List: \$2,750,000

Condo Apt **#Shares%:** Rms: 7
 Apartment **Locker#:** 601 **Bedrooms:** 2 + 1
Unit#: 1 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: TSCC / 1516 **Locker Unit:** 2x4, 1x2
Level: 6
Dir/Cross St: Avenue Rd & Lonsdale
Prop Mgmt: First Services Residential

MLS#: C12109837**Sold Date:** 05/14/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,764.20	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Fan Coil / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Common
Sqft Source:	as per floor plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:	Y CAC Incl:	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Car Wash, Concierge, Gym, Outdoor Pool, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Family Room, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.24	x 7.68	Hardwood Floor
2	Living	Main	25.98	x 20.34	O/Looks Dining
3	Dining	Main	25.98	x 20.34	O/Looks Living
4	Kitchen	Main	12.66	x 8.99	Modern Kitchen
5	Breakfast	Main	15.32	x 12.24	Breakfast Bar
6	Family	Main	15.49	x 13.16	Combined W/Br
7	Prim Bdrm	Main	15.58	x 13.32	Window Flr to Ceil
8	2nd Br	Main	14.4	x 13.68	W/I Closet
9	Laundry	Main	6.99	x 2.49	B/I Appliances

Client Remks: Welcome to the quintessential suite for imaginative, glamorous & convenient luxury living in this meticulously renovated showpiece of innovative, contemporary, architecturally inspired design & craftsmanship. Step inside & you are immediately captivated by the view from the floor-to-ceiling, wraparound windows, embracing the park-like campus of UCC sprawling beyond, with its eye catching, iconic Clock Tower. History meets the epitome of modernity here in this breathtaking panorama! Sophisticates, downsizers & professionals will love this wonderfully proportioned open-concept 2 BR plus Fam Rm/Ofc (or 3rd BR), gracefully soaring above the tree-top canopies of Forest Hill & Deer Park. Truly inviting and home-size, this prime corner residence will accommodate all you desire, making a transition from home to condominium a breeze. Wood or stone floors, custom sun or blackout blinds on all windows, muted marble-style baths, halogens, vast principal rooms, coffered ceilings, crown mouldings, ensuite laundry, ample b/ins & storage galore, highlight the impressive features here & those most desired by the prudent buyer today. Entertain in style in the ultimate privacy-enhancing floor plan, with its large welcoming foyer, stunning open-concept LR, generous dining room framed by floor-to-ceiling windows on two sides, spectacular chefs kitchen with bkfst bar & sitting area & airy, enchanting Fam Rm/Ofc (or 3rd BR), flanked by two king-size BR ea Ens. The sumptuous primary BR has 2 large WICCs & spa bath off its own entry hall while the unusually large 2nd BR/guest suite also enjoys a huge walk-in closet & ensuite. Bathed in natural light, the sparkling day or night views dazzle. Also exceptional are the magnificent grounds, picturesque location & choice services, along with the timeless precast concrete exterior, triple glazed windows, the best visitor parking in any condominium, plus valet parking, & a high ratio of elevators to units.

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


35 Lower Village Gate
Toronto Ontario M5P 3L7
Sold: \$2,930,000
List: \$3,150,000

Toronto C03 Forest Hill South Toronto % Dif: 93

Taxes: \$11,981.10 / 2024 **For:** Sale**SPIS:** N**DOM:** 35

Condo Townhouse

#Shares%:**Rms:** 6 + 2

2-Storey

Locker#:**Bedrooms:** 3 + 1**Unit#:** 17**Locker Lev/Unit:****Washrooms:** 4**Corp#:** MTCC / 775**Locker Unit:**

1x2xMain, 1x3xLower,

Level: 1

1x4x2nd, 1x6x2nd

Dir/Cross St: Spadina Rd and Heath Street West**Prop Mgmt:** First Service Residential (416)483-1240**MLS#:** C12129750**Sold Date:** 06/11/2025**PIN#:** 117750017

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	None	Ens Lndry:	
Basement:	Fin W/O / Sep Entrance	Maint:	\$1,885.65	Lndy Lev:	Lower
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	Y	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	3250-3499	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	W	Heat Incl:		#:	17
Assessment:		Cable TV Incl:	Y CAC Incl:	#:	18
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	P1 / P1
		GreenPIS:		Bldg Amen:	Bbqs Allowed, Bike Storage, Exercise Room, Gym, Outdoor Pool, Party/Meeting Room
		Prop Feat:	Central Vacuum, Electric Car Charger, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.8	x 6.82	Eat-In Kitchen W/O To Patio California Shutters
2	Breakfast	Main	12.8	x 8.1	Combined W/Kitchen W/O To Patio California Shutters
3	Dining	Main	12.8	x 13.19	Hardwood Floor Coffered Ceiling O/Looks Living
4	Living	Main	22.51	x 16.4	Hardwood Floor Coffered Ceiling Fireplace
5	Prim Bdrm	2nd	16.4	x 14.9	Hardwood Floor His/Hers Closets 5 Pc Ensuite
6	2nd Br	2nd	12.8	x 12.11	Hardwood Floor Double Closet B/I Desk
7	3rd Br	2nd	9.51	x 12.11	Hardwood Floor W/I Closet
8	Rec	Lower	22.51	x 18.9	Hardwood Floor B/I Shelves Fireplace
9	4th Br	Lower	11.19	x 8.2	Hardwood Floor Closet 3 Pc Bath
10	Other	Lower	8.4	x 8.2	

Client Remks: Walk through the front door past the elegant dining room and look into nature. Welcome to 35 Lower Village Gate. This spacious home of 3,250 sq ft. has an exceptional layout with seamless flow for entertaining. The re-finished hardwood floors and freshly painted unit adds additional warmth to the home. The spacious living room features a gas burning fireplace, a wall of windows with gorgeous west natural light, overlooking the ravine. The dining room seats 12+. The eat-in kitchen has a w/o to large front patio for dining and lounging. The second level offers a large primary bedroom with a 5-piece ensuite, 2 w/i closets. The Juliette balcony is accessed by two glass doors offering a tranquil ravine view. The two other large bedrooms are designed for functionality with ample closet space. The lower level features a rec/family room with fireplace a perfect spot for your family's comfort. There is another bedroom ideal for a nanny or visitors, with a 3- piece bathroom. Ample storage and direct w/o to your 2 side- by- side car parking spaces and bike storage. Located in the sought- after quiet community of Lower Village Gate. Walk to the St. Clair West subway making commuting a breeze and Forest Hill Village with its cafes, shops and restaurants makes this a prime location for an effortless living experience. Lower Village Gate is a well managed complex with 24-hour gatehouse, security, outdoor pool, gym, event room, electric car charger and visitor parking. Excellent private and public schools within walking distance.

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC. 519-940-9995

**1 Forest Hill Rd 601****Toronto Ontario M4V 1R1**

Toronto C02 Casa Loma Toronto % Dif: 98

Taxes: \$20,254.70 / 2025 **For:** Sale**SPIS:** N**Sold:** \$4,700,000**List:** \$4,800,000**DOM:** 7

Condo Apt

#Shares%:**Rms:** 6 + 1

Apartment

Locker#: 23**Bedrooms:** 2 + 1**Unit#:** 01**Locker Lev/Unit:** P2L**Washrooms:** 3**Corp#:** TSCC / 2855**Locker Unit:**

1x2xMain, 1x3xMain,

Level: 06

1x5xMain

Dir/Cross St: Forest Hill Rd & St Clair**Prop Mgmt:** The Forest Hill Group / Kipling**MLS#:** C12177812**Sold Date:** 06/04/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	
Basement:	None	Maint:	\$3,291.38	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick / Stone
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	0-5	UFFI:		Park/Drive:	
Apx Sqft:	2250-2499	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	2262sf + terrace	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Ne	Heat Incl:		#:	7 #: 8
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	P2 / P2
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge, Exercise Room, Party/Meeting Room, Visitor Parking
		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.01	x 6.23	Hardwood Floor Large Closet
2	Living	Main	24.87	x 19.49	Hardwood Floor Fireplace North View
3	Dining	Main	18.9	x 18.27	Combined W/Kitchen Ne View W/O To Balcony
4	Kitchen	Main	18.9	x 18.27	Modern Kitchen Quartz Counter B/I Appliances
5	Prim Bdrm	Main	16.08	x 11.38	5 Pc Ensuite East View O/Looks Park
6	2nd Br	Main	9.09	x 9.38	North View 3 Pc Ensuite
7	Den	Main	9.19	x 8.69	Pocket Doors North View
8	Laundry	Main	10.01	x 6.23	

Client Remks: A rare offering: an elegant and meticulously finished residence in a quiet boutique building of just 40 suites. A prominent designer's own home, featuring generous room sizes, a chef's kitchen with premium appliances and abundant light thanks to large windows overlooking Forest Hill and Glenn Gould Park. Extensively customized throughout and an ideal split 2 bedroom plan - each with ensuite bathroom - plus flexible den/office and powder room. Corner terrace with bbq connection. Top-tier services from The Forest Hill Group and full amenities including 24 hour concierge, valet, porter service, guest parking, gym and lounge with catering kitchen. Building designed by Richard Wengle and built by North Drive.

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



2 Forest Hill Rd 406
Toronto Ontario M4V 2L3
Toronto C02 Casa Loma Toronto % Dif: 99
Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 94

Sold: \$5,175,000
List: \$5,250,000

Condo Apt
Apartment
Unit#: 5/6
Corp#: N/A / 0

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 4

Rms: 8
Bedrooms: 3
Washrooms: 3
1x2, 1x3, 1x5

Dir/Cross St: St Clair Ave / Avenue Rd
Prop Mgmt: The Forest Hill Group

MLS#: C10417668

Sold Date: 02/13/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,991.36	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete / Stone
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2250-2499	Elev/Lift:		Park Type:	Owned
Sqft Source:		Retirement:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
2432 Sqft As Per Builder's Plan		Taxes Incl:		Park \$/Mo:	
Exposure:	Se	Heat Incl:	Y	Prk Lvl/Unit:	
Assessment:		Cable TV Incl:	Y	Bldg Amen:	Concierge, Gym, Indoor Pool, Party/Meeting Room, Sauna
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Com Elem Incl:	Y
Phys Hdcap-Eqp:		Cert Level:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	9.81	x 23.23	Pantry
2	Dining	Flat	16.73	x 19.49	Combined W/Living
3	Living	Flat	16.73	x 19.49	Combined W/Dining
4	Breakfast	Flat	5.74	x 11.58	
5	Prim Bdrm	Flat	14.9	x 19.32	5 Pc Ensuite
6	2nd Br	Flat	11.15	x 9.58	
7	3rd Br	Flat	11.48	x 9.48	
8	Foyer	Flat	32.32	x 6.33	2 Pc Bath

Client Remks: An Unmatched Luxury Residence: This One-Of-A-Kind, Exquisite Three-Bedroom Suite Redefines Luxury Living With 2,432 SqFt Of Interior Space And Two Expansive Balconies, Perfect For Outdoor Entertaining. Upon Entering The Grand Foyer, You Are Immersed In The Pinnacle Of Luxury. The Impeccable Layout Features Like A Spacious Living And Dining Area, A Spectacular Gourmet Chefs Dream Kitchen With An Expansive Pantry, And An Elegant Lounge Area, Just To Name A Few Highlights Of This Remarkable Residence.This Home Also Includes Two Parking Spaces And Two Storage Lockers For Your Convenience. Live Like Royalty At The Most Coveted Address.

Extras: Features & Amenities: Exclusive Porte Cochere with Valet, Fully-Equipped Gym, Catering Kitchen, Tranquil Pool With Wet & Dry Saunas, Garden Oasis, Private Wine Collection, 20 Seater Dining Table, and a Range of A La Carte Luxury Services.

Listing Contracted With: HERSH REALTY GROUP INC. 416-781-3232