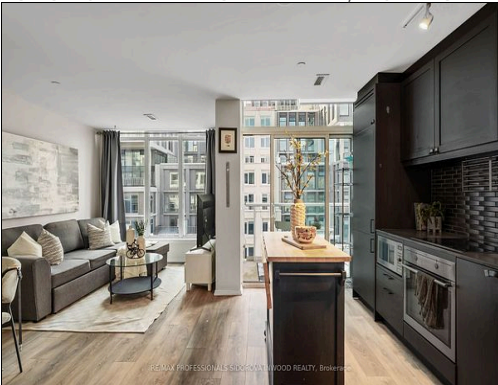

	783 Bathurst St 503 Toronto Ontario M5S 0A8 Toronto C01 University Toronto % Dif: 98 Taxes: \$2,253.16 / 2024 For: Sale SPIS: N DOM: 6			Sold: \$421,000 List: \$429,900	
	Condo Apt Apartment Unit#: 3 Corp#: TSCC / 2405		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 5		Rms: 4 Bedrooms: 1 Washrooms: 1 1x4
	Dir/Cross St: Bloor St. and Bathurst Prop Mgmt: ICON Property Management				
MLS#: C12096475 Sold Date: 04/28/2025 PIN#: 764050123					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: 472 Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: None Maint: \$397.16 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y 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: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	12.14	x 10.17	Se View
2	Kitchen	Flat	12.14	x 9.02	Combined W/Dining
3	Br	Flat	9.84	x 8.2	Double Closet
4	Foyer	Flat	6.07	x 3.61	Closet
Client Remks: Enjoy one of the best views in the city! Floor to ceiling, wall to wall windows flood this home with light. The living room walks out to an oversized balcony with a beautiful view over Harbord Village to the east, and a stunning unobstructed view of the Toronto skyline to the south. Everything is walkable and the subway is less than a minute away. This home boasts a comfortable sized living room that is open concept to a modern kitchen. The kitchen features quartz counter tops, built-in integrated and stainless steal appliances, and an oversized centre island that seats 4 and has drawer storage. This perfectly designed unit has 9' ceilings, open concept living, tons of storage, wide plank flooring, and a separate sleeping area. The amenities include a fantastic gym and ample visitor's parking. The neighbourhood is one of Toronto's best, with Annex and U.of T. influences everywhere. Combined with fantastic restaurants and shopping the B-street Condos are a premier boutique condo!					
Extras:					
Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-751-6533					



	783 Bathurst St 624		Sold: \$608,000
	Toronto Ontario M5S 0A8		List: \$615,000
	Toronto C01 University Toronto % Dif: 99		
	Taxes: \$2,753.87 / 2024	For: Sale	SPIS: N DOM: 10
	Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 24	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCC / 2405	Locker Unit:	1x4xFlat	
	Level: 6		
Dir/Cross St: Bathurst/Bloor			
Prop Mgmt: Icon Property Management			

MLS#: C11920109	Sold Date: 01/23/2025
PIN#: 764050175	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: as per floorplan Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$580.73 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, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick 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, Games Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.07	x 3.87	Laminate Double Closet
2	Prim Bdrm	Main	10.33	x 9.51	Laminate Sliding Doors Double Closet
3	Den	Main	8.43	x 3.67	Laminate Open Concept
4	Kitchen	Main	21.65	x 11.09	Laminate Centre Island Stainless Steel Appl
5	Dining	Main	8.89	x 11.09	Laminate Open Concept Combined W/Kitchen
6	Living	Main	14.17	x 9.12	Laminate West View W/O To Balcony
7	Bathroom	Main	8.07	x 5.18	Tile Floor 4 Pc Bath Soaker

Client Remks: Welcome to The Annex! Whether its Mirvish Village, Seaton Village, or Koreatown, you're surrounded by some of the city's best neighbourhoods. B-Street Condos is a boutique mid-rise, standing 8 storeys tall and located right at Bathurst & Bloor. The building offers premium amenities, including 24-hour concierge, gym, dog spa, party and dining rooms, shared office space, a patio with rentable BBQs, and more. Parking spots are available for rent, if needed, and there is ample visitor parking. This spacious 1-bedroom end unit offers a unique layout 690 sq ft of living space plus a 41 sq ft balcony, 9-ft ceilings, and a flexible open-concept floor plan with a versatile den that can be used as a dining area or home office. The large living room features a cozy TV and couch nook with expansive windows and a walkout to the balcony. Plus, the TTC is right at your doorstep!

Extras: Kitchen Appliances: Fridge, Stove, Dishwasher, Microwave. Washer/Dryer. All ELF's, window coverings.

Listing Contracted With: RE/MAX PROFESSIONALS SIDOROVA INWOOD REALTY 416-236-1245
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**783 Bathurst St 417****Toronto Ontario M5S 0A8**

Toronto C01 University Toronto % Dif: 98

Taxes: \$3,161.58 / 2024 **For:** Sale**SPIS:** N**Sold:** \$615,000**List:** \$629,000**DOM:** 27

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 17**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2405**Locker Unit:**

1x4

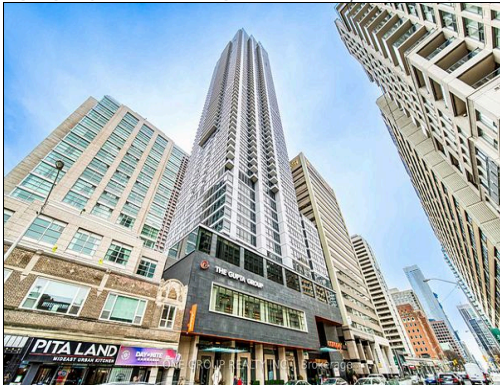
Level: 4**Dir/Cross St:** Bathurst & Bloor**Prop Mgmt:** ICON Management**MLS#:** C12120791**Sold Date:** 05/29/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$586.62	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	700-799	Elev/Lift:		Park Type:	None
Sqft Source:	Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	E	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Exercise Room, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	3.74	x 14.34	Closet
2	Living	Flat	8.99	x 14.34	Picture Window
3	Dining	Flat	8.17	x 10.33	Open Concept
4	Kitchen	Flat	9.42	x 11.42	Centre Island
5	Br	Flat	10.01	x 10.24	W/W Closet
6	Den	Flat	5.84	x 8.23	Open Concept
7	Bathroom	Flat	4.99	x 8.17	4 Pc Bath
8	Other	Flat	8.6	x 4.49	Balcony
					Pot Lights
					Open Concept
					Closet
					Quartz Counter
					Sliding Doors
					W/O To Balcony
					Wall Sconce Lighting
					Tile Floor
					West View

Client Remks: Ready for a condo that feels like you? Rarely offered 1+den at B. Streets has the flow, style, and location to match your rhythm. Tucked just off Bathurst & Bloor, it offers over 720 sq. ft. of bright, functional space, with a cozy balcony for unwinding after work (or sipping a latte from your favourite Annex cafe). You'll love the open kitchen with integrated appliances, roomy island, and quartz finishes. The den is great for work-from-home life or weekend guests, while the smart layout makes every square foot count. Step out and you're in the middle of it all: TTC at your door, U of T around the corner, and the pulse of the Annex, Mirvish Village, and Koreatown right outside. You're literally next to the subway, with indie shops, bookstores, and brunch spots all around. Plus, the buildings loaded: concierge, gym, pet spa, co-working lounge, BBQ deck... the works. This isn't just a condo, its a full lifestyle upgrade.

Extras:**Listing Contracted With:** FREEMAN REAL ESTATE LTD. 416-535-3103



395 Bloor St E 1508			Sold: \$642,000		
Toronto Ontario M4W 0B4			List: \$499,000		
Toronto C08 North St. James Town Toronto % Dif: 129					
Taxes: \$3,038 / 2024		For: Sale	SPIS: N		DOM: 10
Condo Apt		#Shares%:	Rms: 6		
Apartment		Locker#:	Bedrooms: 2		
Unit#: 8		Locker Lev/Unit:	Washrooms: 1		
Corp#: TSCC / 2977		Locker Unit:	1x4xFlat		
		Level: 15			
Dir/Cross St: Bloor St E & Sherborne St					
Prop Mgmt: Melbourne Property Management 416-546-2126					

MLS#: C11963792	Sold Date: 02/18/2025
PIN#: 769770051	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$563.64	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Park Type: None
Sqft Source: 698 per builder	Retirement:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: Ne	Taxes Incl:	Park \$/Mo:
Assessment:	Water Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	CAC Incl:	Bike Storage, Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room
	Y Prkg Incl:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat:	
	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.13	x 15.12	Laminate	Open Concept	W/O To Balcony
2	Dining	Flat	17.13	x 15.12	Laminate	Ne View	W/O To Balcony
3	Kitchen	Flat	17.13	x 15.12	Laminate	B/I Appliances	Ne View
4	Prim Bdrm	Flat	10.66	x 9.12	Laminate	Double Closet	North View
5	2nd Br	Flat	10.43	x 8.23	Laminate	Closet	East View

Client Remks: *Opportunity To Live At Rosedale On Bloor St! *CORNER SUN-FILLED BRIGHT UNIT WITH SPLIT PRIVATE BEDROOMS , OPEN CONCEPT FUNCTIONAL FLOOR PLAN! *Luxurious Built Condo With Breathtaking Panoramic View Of Toronto And Rosedale Valley With A Clear View That Can Never Be Blocked!*Residence Can Enjoy Hotel Like Exclusive Reserved Living With A 24 Hr Concierge*State Of The Art Amenities Ready To Enjoy!*Magnificent Location With Easy Access Living!* Minutes Walk To Sherborne Subway ,Yonge & Bloor, Steps Away From Yorkville With High End Boutique Shops And World Renounced Restaurants/Bars ,Entertainment & Much Morrrre!*Perfect Stepping Stone To Home Ownership & Opportunity For Investors!*Floor To Ceiling Windows Add To The Stretched Panoramic ,Bright View Of This Modern, Sleek European Design Decor!*A Must See!*Book Your Private Showing Today!*

Extras:
Listing Contracted With: T-ONE GROUP REALTY INC., 905-669-8881


736 Spadina Ave 1111
Toronto Ontario M5S 2J6

Toronto C01 University Toronto % Dif: 97

Taxes: \$3,820 / 2024 **For:** Sale**SPIS:** N**DOM:** 35**Sold: \$778,000****List: \$799,880**

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 11**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1950**Locker Unit:** 78

2x3

Level: 11**Dir/Cross St:** Bloor and Spadina**Prop Mgmt:** TSE Management Services 905-764-9166**MLS#:** C12039646**Sold Date:** 04/28/2025**PIN#:** 129500217

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$712.35	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Other
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	#:	2
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Community BBQ
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	11.48	x 8.92	3 Pc Ensuite
2	2nd Br	Main	8.66	x 8.17	Double Closet
3	Living	Main	17.06	x 11.48	Combined W/Dining

Client Remks: Step into this bright and ultra-clean 2-bedroom, 2-bath condo, perfectly nestled in one of Toronto's most sought-after neighbourhoods. Just steps from Yorkville and the University of Toronto, this stunning home offers the perfect blend of style, comfort, and convenience. Wake up to breathtaking city views through floor-to-ceiling windows that bathe the space in natural light. Start your morning in the sleek, modern kitchen, featuring stainless steel appliances, ample storage, and a spacious layout designed for effortless cooking and entertaining. With loads of closet space, tons of storage, and the added convenience of in-suite laundry, everything you need is right at your fingertips. Enjoy your private balcony as you sip your coffee and take in the energy of the city below. When it's time to unwind, take advantage of the buildings top-tier amenities hit the gym for a workout, relax in the media room, or host friends on the stunning rooftop deck with seasonal BBQs. With plenty of visitor parking and a full-time concierge, you'll experience both comfort and convenience in this safe and friendly community. Everything is just steps away - grocery stores are right next door, and world-class shopping, dining, and entertainment are all within walking distance. Commuting is effortless with TTC access just minutes away. This is more than just a condo it's a lifestyle. Don't miss your chance to call this urban oasis home!

Extras:**Listing Contracted With:** RARE REAL ESTATE 416-233-2071


578 Spadina Ave 5
Toronto Ontario M5S 2H2

Toronto C01 University Toronto % Dif: 95

Taxes: \$10,478.98 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,230,000**List:** \$2,349,900**DOM:** 59

Condo Townhouse

#Shares%:**Rms:** 11

2-Storey

Locker#:**Bedrooms:** 4**Unit#:** 5**Locker Lev/Unit:****Washrooms:** 4**Corp#:** TSCP / 1914**Locker Unit:**

1x3x2nd, 1x4x2nd,

Level: 1

1x3xMain, 1x3xGround

Dir/Cross St: Harbord/Spadina**Prop Mgmt:** Self Managed**MLS#:** C11908594**Sold Date:** 03/06/2025**PIN#:**

Kitchens:	1 + 1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Ensuite+Common	Ens Lndry:	Y
Basement:	None	Maint:	\$773.50	Lndy Lev:	Lower
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Stone / Stucco/Plaster
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:	16-30	UFFI:	No	Park/Drive:	Surface
Apx Sqft:	3000-3249	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:		#:	5
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bbqs Allowed, Rooftop Deck/Garden
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Family Room, Fenced Yard, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.82	x 4.82	Closet	Porcelain Floor	
2	Living	Main	13.32	x 17.22	Combined W/Dining	Hardwood Floor	Juliette Balcony
3	Dining	Main	13.91	x 17.22	Combined W/Living	Hardwood Floor	Pot Lights
4	Kitchen	Main	20.01	x 12.76	Centre Island	Hardwood Floor	W/O To Yard
5	3rd Br	Main	17.39	x 12.83	Hardwood Floor	Ensuite Bath	O/Looks Garden
6	Prim Bdrm	Upper	19.52	x 16.67	Hardwood Floor	W/I Closet	Ensuite Bath
7	2nd Br	Upper	8.07	x 8.92	Hardwood Floor	Double Closet	Large Window
8	Other	Upper	22.01	x 18.01	W/W Closet	Sw View	
9	Rec	Lower	21.98	x 16.86	Vinyl Floor	South View	Pot Lights
10	Kitchen	Lower	21.98	x 16.86	Combined W/Rec	Vinyl Floor	W/O To Patio
11	4th Br	Lower	26.41	x 14.76	Broadloom	Window	

Client Remks: This modern home, built in 2007, offers the best of both worlds, like a freehold and with just one party wall, but with the convenience of a condo with low maintenance fees (\$0.24/sq ft). Homes in this exclusive 5-unit condo complex are rarely available, making this bright and spacious corner townhouse a must-see! Tucked away at the back of the complex for maximum privacy, Unit 5 boasts nearly 3,200 sq ft of living space, including 4 large bedrooms, 4 bathrooms, and 3 outdoor spaces. The open-concept main level is perfect for entertaining, with 9-foot ceilings, crown moldings, and a seamless flow between living, dining, and kitchen areas. Modern comforts include in-floor radiant heating throughout, central AC, and heat pumps for second-level climate control. Outdoor living is a highlight with two gas lines, one in the professionally landscaped backyard with flagstones and garden for year-round grilling, and another on the rooftop terrace (updated in 2023 with GMM decking), offering stunning CN Tower views and additional storage. The main level features a spacious bedroom with a closet and a 3-piece bathroom. The lower level, renovated 5 years ago, includes a large rec/family room with new vinyl flooring, a wet bar with custom cabinetry and a moveable center island, and a walkout to a private, professionally landscaped patio with planters. A large bedroom and laundry area complete this level. Upstairs, the primary bedroom is a true retreat, featuring a walk-in closet and a luxurious ensuite bathroom with a Toto washlet. Additional highlights include parking (with an optional second spot in the backyard), a locker for extra storage, and fully owned equipment, including an on-demand NTI Tankless Combi water heater and newer Lennox A/C and Air Handler (2023). This is your chance to own a rare gem in a highly sought-after location don't let it slip away!

Extras:**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-530-1080