

500 St Clair Ave W 904			Sold: \$535,000		
Toronto Ontario M6C 1A8			List: \$550,000		
Toronto C03 Forest Hill South Toronto % Dif: 97					
Taxes: \$2,714.71 / 2024		For: Sale		SPIS: N	
				DOM: 34	
Condo Apt		#Shares%:		Rms: 4	
Apartment		Locker#:		Bedrooms: 1	
Unit#: 4		Locker Lev/Unit:		Washrooms: 1	
Corp#: tscc / 2088		Locker Unit:		1x4	
		Level: 9			
Dir/Cross St: Bathurst And St Clair					
Prop Mgmt: Midtown Condominium Management Services - 416-6517176					

MLS#: C12142165		Sold Date: 06/13/2025			
PIN#:					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$597.05	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	500-599	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	Unit 5 Level C
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	10.14	x 16.99	Laminate W/O To Balcony Open Concept
2	Dining	Ground	10.14	x 16.99	Laminate Combined W/Living
3	Kitchen	Ground	7.97	x 7.97	Stainless Steel Appl Granite Counter Double Sink
4	Prim Bdrm	Ground	9.97	x 10.14	W/I Closet Window Broadloom
Client Remks: Large 1 bedroom nearly 600 sq. ft. and included 1 parking space. Rarely Offered And Highly Sought this 1 Bed 1 Bath + Balcony Suite At The Desirable 500 St. Clair. Perfect Open Concept Layout. Window in bedroom and proper door to bedroom (no sliders). Soaring 9 Foot Ceilings Throughout. Steps To The Shops And Eateries Of St. Clair Wychwood Barnes, Parks And Renowned Public And Private Schools. Enjoy The St. Clair West Subway Stop Just Steps From Your Front Door! Furniture can be purchased as well. Residents can take advantage of the 24-hour concierge service, party room, visitor parking for guests, rooftop deck, media room and so much more.					
Extras:					
Listing Contracted With: RE/MAX WEALTH BUILDERS REAL ESTATE 416-652-5000					


500 St Clair Ave W 1508
Toronto Ontario M6C 1A8
Sold: \$541,000
List: \$549,000

Toronto C03 Humewood-Cedarvale Toronto % Dif: 99

Taxes: \$2,224.50 / 2024 **For:** Sale**SPIS:** N**DOM:** 8

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 1**Unit#:** 15**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2088**Locker Unit:**

1x3xFlat

Level: 8**Dir/Cross St:** St Clair Ave W & Bathurst St**Prop Mgmt:** Oben Property Management**MLS#:** C11927353**Sold Date:** 01/24/2025**PIN#:** 130880147

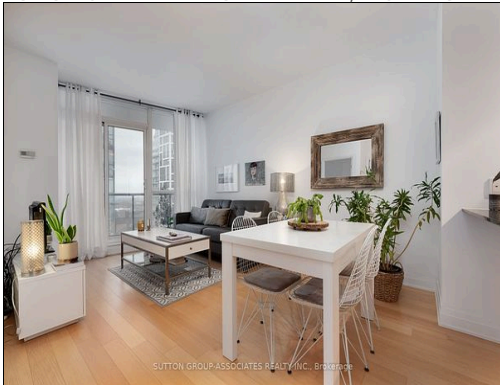
Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$494.86	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	500-599	Elev/Lift:		Park Type:	None
Sqft Source:	MPAC	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	S	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	LEASED PARKING
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	
2	Living	Flat	0	0	
3	Kitchen	Flat	0	0	
4	Br	Flat	0	0	

Client Remks: Elevate your lifestyle in this completely renovated, immaculate 15th-floor condo at 500 St Clair Ave W. With stunning skyline views, this bright and airy unit offers a perfect blend of modern comfort and urban convenience. The open-concept design is ideal for both relaxation and entertaining, all set against a backdrop of sweeping cityscapes. Located in the vibrant Humewood-Cedarvale neighborhood, this condo boasts an excellent walk score, placing the best of Toronto's shopping, dining, and green spaces just steps away. The one-bedroom unit features a stylish kitchen with Electrolux appliances, ensuite laundry, and an exclusive locker.

Extras: Electrolux Fridge, Electrolux Stove, Electrolux Dishwasher, Samsung Washer/Dryer, Island & Chairs, Surround Sound System, Parking is leased at \$300/month, Locker leased at \$75/month.

Listing Contracted With: RE/MAX METROPOLIS REALTY 905-824-0788



530 St Clair Ave W 1406 Toronto Ontario M6C 0A2 Toronto C03 Humewood-Cedarvale Toronto % Dif: 95 Taxes: \$2,646.57 / 2024 For: Sale SPIS: N DOM: 52			Sold: \$550,000 List: \$578,000
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 3334	#Shares%: Locker#: 21 Locker Lev/Unit: P1 Locker Unit: Level: 14	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4	
Dir/Cross St: Bathurst & St Clair Prop Mgmt: Crossbridge Condominium Services (416-410-6424)			

MLS#: C11962796	Sold Date: 03/31/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 576 as per builder plan Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$636.45 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: 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: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Other Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: #39 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bike Storage, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.56	x 3.66	W/I Closet	Tile Floor	4 Pc Bath
2	Living	Main	15.98	x 10.77	Combined W/Dining	Laminate	Walk-Out
3	Dining	Main	15.98	x 10.77	Combined W/Living	Laminate	
4	Kitchen	Main	9.39	x 8.35	Open Concept	Tile Floor	Breakfast Bar
5	Br	Main	13.14	x 10.1	Walk-Out	Double Closet	Laminate
6	Bathroom	Main	7.45	x 5.43	Tile Floor	Soaker	

Client Remks: Dont miss the opportunity to own this amenity-rich urban retreat in one of Toronto's most convenient locations! Experience the pinnacle of city living in this luxurious 576 sq ft one-bedroom condo, perfectly positioned at the vibrant intersection of St. Clair and Bathurst. Just steps from the St. Clair West subway, Loblaws, Forest Hill Village, and an array of top-tier shopping and dining options, convenience is truly at your doorstep. This sun-drenched suite boasts a smart, efficient layout and a coveted southeast-facing exposure, offering breathtaking sunrises and city skyline views from your expansive balcony and floor to ceiling windows. Inside, you'll find soaring 9-foot ceilings, a spacious walk-in coat closet, and a functional U-shaped open kitchen with a granite breakfast bar and stainless steel appliances. The primary bedroom features a double organized closet, while en-suite laundry, parking, and a locker complete this perfect package. Beyond your suite, indulge in the buildings exceptional amenities - a chic, modern lobby, 24/7 concierge and security, a state-of-the-art gym, indoor spa and sauna, media room, boardroom, party room, cyber lounge, bike storage, visitor parking, and a guest suite for overnight guests. Don't miss the opportunity to own this elegant, amenity-rich urban retreat in one of Toronto's most convenient locations!

Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC., 416-966-0300


530 St Clair Ave W 1405
Toronto Ontario M6C 0A2
Sold: \$557,000
List: \$565,000

Toronto C03 Humewood-Cedarvale Toronto % Dif: 99

Taxes: \$2,703.80 / 2024 **For:** Sale**SPIS:** N**DOM:** 60

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 1**Unit#:** 05**Locker Lev/Unit:** P2/**Washrooms:** 1**Corp#:** TSCC / 2334**Locker Unit:** #25/

1x4

Level: 14**Dir/Cross St:** St Clair & Bathurst St**Prop Mgmt:** First Service Residential**MLS#:** C12074883**Sold Date:** 06/09/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$670.88	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Other
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	500-599	Elev/Lift:		Park Type:	Owned
Sqft Source:	builder	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P2 #40
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	11.96	x 3.39	Tile Floor	Double Closet
2	Living	Flat	14.48	x 9.98	Laminate	Open Concept Walk-Out
3	Dining	Flat	14.48	x 9.98	Laminate	Open Concept
4	Kitchen	Flat	9.27	x 5.98	Tile Floor	Breakfast Bar Granite Counter
5	Br	Flat	10.87	x 9.68	Laminate	Double Closet Walk-Out
6	Bathroom	Flat	0	0	4 Pc Bath	Soaker

Client Remks: Welcome to elevated city living at 530 St. Clair Ave West, ideally located at the lively corner of St. Clair and Bathurst. Just steps from the St. Clair West subway, Loblaws, Forest Hill Village, and a variety of premium shops and restaurants, this one-bedroom condo puts convenience right at your fingertips. With 588 sq. ft. of thoughtfully designed space, this 1-bedroom southeast-facing suite offers an efficient layout flooded with natural light from floor-to-ceiling windows. Wake up to spectacular sunrises and take in sweeping city skyline views from your spacious balcony. Inside, enjoy 9-foot ceilings, a generous double coat closet, and a stylish U-shaped kitchen complete with granite breakfast bar and stainless steel appliances. The bedroom features a double closet with custom organizers and another entry point to the balcony. The suite also includes ensuite laundry, parking, and two storage lockers. Residents enjoy access to top-tier amenities including a sleek, modern lobby, 24-hour concierge and security, a fully equipped gym, indoor spa with sauna, media and board rooms, a party room, cyber lounge, bike storage, visitor parking, and a guest suite for overnight stays.

Extras:**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



530 St Clair Ave W 1701
Toronto Ontario M6C 0A2

Sold: \$625,000
List: \$649,900

Toronto C03 Humewood-Cedarvale Toronto % Dif: 96

Taxes: \$3,190.19 / 2024 **For:** Sale **SPIS:** N **DOM:** 10

Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 1
Unit#: 1	Locker Lev/Unit:	Washrooms: 1
Corp#: TSCC / 2334	Locker Unit:	1x4xFlat
	Level: 17	

Dir/Cross St: St. Clair W/Bathurst/Raglan

Prop Mgmt: Property Management First Service Residential

MLS#: C12136813

Sold Date: 05/19/2025

PIN#: 763340191

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$797.98	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / 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:	760 Sq.Ft.	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:		#:	62
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Exercise Room, Guest Suites, Gym, Rooftop Deck/Garden, Sauna
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Family Room, Grnbelt/Conserv, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.01	x 10.33	Wood Floor	W/O To Balcony	Combined W/Dining
2	Kitchen	Main	10.01	x 7.74	Wood Floor	Breakfast Bar	Stainless Steel Appl
3	Prim Bdrm	Main	12.99	x 10.24	W/I Closet	W/O To Balcony	Double Closet
4	Den	Main	8.4	x 8.33	Wood Floor	Open Concept	Combined W/Kitchen
5		Main	8.01	x 4	Tile Floor	Double Closet	

Client Remks: WELCOME HOME TO THE DESIRABLE 530 ST. CLAIR WEST, AN IDEAL LOCATION TO LIVE AND PLAY IN THE HEART OF THIS VIBRANT COMMUNITY. STEPS TO THE ST. CLAIR WEST SUBWAY, GREAT SHOPPING, RESTAURANTS, PARKS TO STROLL THRU, WYCHWOOD BARN, LOBLAWS AND MUCH MORE. 760 SQUARE FEET PLUS FULL WIDTH 114 SQUARE FOOT BALCONY AND TWO WALKOUTS FROM BOTH THE LIVING ROOM AND PRIMARY BEDROOM CONNECTS THIS SPACE SEAMLESSLY TO THE OUTSIDE WITH STUNNING PANORAMIC VIEWS FROM THIS 17TH FLOOR CONDO. WRAP AROUND KITCHEN WITH BREAKFAST BAR, EXTRA GRANITE COUNTER TOPS, AND STAINLESS STEEL APPLIANCES ALLOWS FOR GREAT MEALS AND ENTERTAINING OR JUST HANGING OUT. THE DEN OFFERS FLEXIBILITY, BE IT A SEPARATE DINING OR OFFICE OR ANOTHER SPACE TO RELAX. TONS OF CLOSETS. IN SUITE LAUNDRY. COMES WITH OWNED PARKING AND LOCKER. DOG FRIENDLY BUILDING. FULL SERVICE CONDO WITH STUNNING RENOVATED GLAMOROUS LOBBY AND HALLS, INCLUDING 24 HOUR CONCIERGE, GYM, GUEST ROOM, BOARDROOM, ROOF TOP TERRACE WITH BBQ, BIKE STORAGE, VISITOR PARKING AND MORE.

Extras:

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



530 St Clair Ave W 1009
Toronto Ontario M6C 1A2

Toronto C03 Humewood-Cedarvale Toronto % Dif: 101

Taxes: \$3,211.60 / 2024 **For:** Sale

SPIS: N

Sold: \$655,018

List: \$649,900

DOM: 28

Condo Apt

#Shares%:

Rms: 6

Apartment

Locker#: #47

Bedrooms: 1 + 1

Unit#: 09

Locker Lev/Unit: B

Washrooms: 1

Corp#: TSCC / 2334

Locker Unit:

1x4

Level: 10

Dir/Cross St: Bathurst & St. Clair

Prop Mgmt: Crossbridge Condominium Services (416-410-6424)

MLS#: C11937021

Sold Date: 02/20/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$793.73	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	740 Sq. Ft. as per builder's floor plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Prop Feat:	
				Clear View, Ensuite Laundry, Hospital, Library,	
				Park, Pets Allowed with Restrictions, Public	
				Transit	
				Bldg Amen:	Concierge, Exercise Room, Guest Suites,
					Party/Meeting Room, Rooftop Deck/Garden,
					Visitor Parking
				Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Tile Floor
2	Den	Main	7.05	x 9.84	Hardwood Floor
3	Kitchen	Main	8.66	x 8.1	Modern Kitchen
4	Living	Main	17.98	x 10.24	Combined W/Dining
5	Prim Bdrm	Main	13.68	x 10.17	Hardwood Floor
6	Bathroom	Main	8.89	x 5.41	Tile Floor

Client Remks: This stunning 1-bedroom + den (easily converted into a second bedroom) offers exceptional value for its price. Situated on the 10th floor of the highly sought-after 530 Condos, this spacious, light-filled home offers everything you need for modern living in an unbeatable location. Enjoy a large balcony with impressive West views, floor-to-ceiling windows, and a functional kitchen with full-size appliances. The bedroom features a functional walk-in closet, and the upgraded bathroom adds an extra touch of luxury. With parking included and a convenient locker, this unit ticks all of the boxes. 530 St. Clair is renowned for its top-tier amenities, excellent management and efficiently planned layouts. Located at Bathurst & St. Clair, you're steps from transit, dining, grocers, parks, Artscape Wychwood Barns, and all the conveniences of urban living. **EXTRAS** Pet friendly building and location. This is a non-smoking building inside units or on balconies. Conveniently located in the heart of Midtown Toronto. Won't you be my neighbour?

Extras:

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



530 st clair Ave W 1309
Toronto Ontario M6C 0A2

Sold: \$658,000
List: \$699,900

Toronto C03 Humewood-Cedarvale Toronto % Dif: 94

Taxes: \$3,211.65 / 2024 **For:** Sale **SPIS:** N **DOM:** 11

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 35 **Bedrooms:** 1 + 1
Unit#: 09 **Locker Lev/Unit:** 2nd **Washrooms:** 1
Corp#: TSCC / 2334 **Locker Unit:** 1x4xFlat
Level: 13

Dir/Cross St: Bathurst St & St Clair Ave W

Prop Mgmt: Crossbridge Condominium Services

MLS#: C11987945

Sold Date: 03/08/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$793.73	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	11-15	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	floor plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		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, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.7	x 10.17	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	18.7	x 10.17	Hardwood Floor	Combined W/Living	Breakfast Area
3	Kitchen	Flat	8.2	x 8.2	Hardwood Floor	Track Lights	Stainless Steel Appl
4	Prim Bdrm	Flat	10.17	x 10.17	Hardwood Floor	Closet Organizers	W/O To Balcony
5	Den	Flat	10.17	x 10.17	Hardwood Floor	Separate Rm	Led Lighting

Client Remks: Low Density condo surrounded by quiet & pleasant community. Well designed 740 sqft 1B+Den(optional 2nd Br). Breathtaking panoramic view! 9.5 ft ceiling, bright interior day & night (lots of ceiling lights). convenient environment; street car front, subway, Loblaws, TD, RBC, CIBC bank, Shoppers Drug Mart, Close to parks & natural preserve district. Wychwood Barns Market nearby. Recently \$\$\$\$ Upgraded Building; New painting & New Flooring of lobby and hallways of all floors. Unit is vacant with professional cleaning! ** Staging photos are reference only **

Extras:

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


1486 Bathurst St 404
Toronto Ontario M5P 3G9
Sold: \$675,000
List: \$698,800

Toronto C03 Humewood-Cedarvale Toronto % Dif: 97

Taxes: \$3,045.90 / 2023 **For:** Sale**SPIS:** Y**DOM:** 57

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 04**Locker Lev/Unit:** 3**Washrooms:** 2**Corp#:** TSCC / 2787**Locker Unit:** 70

1x2xMain, 1x4xMain

Level: 4**Dir/Cross St:** Bathurst And St. Clair Ave. W**Prop Mgmt:** R.A.B Properties Limited 416 630-9393**MLS#:** C10432360**Sold Date:** 01/16/2025**Assignment:** N**Fractional Ownership:** N **PIN#:** 767870126

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 0-5
Apx Sqft: 700-799
Sqft Source: AS PER BUILDER'S PLAN
Exposure: E
Assessment:
Spec Desig: Unknown
Phys Hdcap-Eqp:

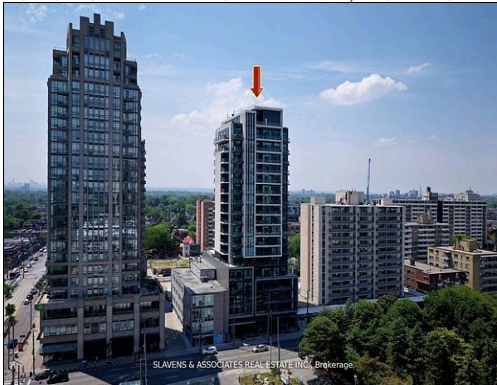
Pets Perm: Restrict
Locker: Owned
Maint: \$1,062.41
A/C: Central Air
Central Vac: N
UFFI: No
Elev/Lift: Y **Retirement:** N
Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:**
Cable TV Incl: **CAC Incl:** Y
Bldg Ins Incl: Y **Prkg Incl:** Y
Cert Level: **Energy Cert:**
GreenPIS:
Prop Feat:
 Ensuite Laundry, Grnbelt/Conserv, Library, Park,
 Pets Allowed with Restrictions, Place Of Worship,
 Public Transit, School

Balcony: Open
Ens Lndry: Y
Lndy Lev: Main
Exterior: Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive: Undergrnd
Park Type: Owned
Park/Drv Spcs: 1 **Tot Prk Spcs:** 1
#: 72
Park \$/Mo:
Prk Lvl/Unit: P3
Bldg Amen:
 Bike Storage, Concierge, Gym, Party/Meeting
 Room, Recreation Room, Rooftop
 Deck/Garden
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.76	x 3.12	Ceramic Floor
2	Kitchen	Main	12.01	x 12.8	Ceramic Floor
3	Living	Main	11.52	x 10.01	Laminate
4	Dining	Main	11.52	x 10.01	Laminate
5	Prim Bdrm	Main	12.5	x 8.99	Laminate
6	2nd Br	Main	9.28	x 8.99	Laminate

Client Remks: *PRICED TO ENTICE** -Urban Living At Its Finest In The Heart of Toronto's Prestigious Forest Hill/Casa Loma Neighbourhood. This Immaculate,Sun-Drenched 2-Bedroom,2-Bathroom Condo Offers 734 Sq.Ft.Of Thoughtfully Designed Living Space.With 9'Ceilings,Floor-to-Ceiling Windows,Upgraded Laminate Flooring,Granite Counters,And Built-In Closet Organizers,This Home Exudes Modern Elegance.The Spacious Kitchen Features A Granite Island With Seating And Extra Storage,Upgraded Light Fixtures,And A Fresh Accent Wall In The Living Room Makes This Home Perfect For Entertaining.The Primary Bedroom Boasts A Wall-To-Wall Closet,New Accent Wall And A Private W/O To The Balcony.Main Bath Features Upgraded Fixtures and Rainfall Shower-head.Located Steps From The St. Clair Subway, Fir Sale and Lease !!This Prime Location Is Surrounded By Shops, Restaurants,Cafes, LCBO ,Parks, Wychwood Barns,Biking Trails,Renowned Schools And SO MUCH MORE! 1 Owned Parking Spot & Owned Large Locker.Bike Storage Available.Floor Plan & Address Report Included.

Extras:**Listing Contracted With:** RE/MAX PREMIER INC. 416-987-8000



1486 Bathurst St 1604
Toronto Ontario M5P 3G9

Sold: \$695,000
List: \$699,000

Toronto C03 Humewood-Cedarvale Toronto % Dif: 99

Taxes: \$4,391.88 / 2024 **For:** Sale **SPIS:** N **DOM:** 16

Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 4 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 2787 **Locker Unit:** 11 1x4xFlat, 1x3xFlat
Level: 16

Dir/Cross St: St Clair W & Bathurst
Prop Mgmt: R.A.B Properties Limited 416-630-9393

MLS#: C11986002

Sold Date: 03/12/2025

PIN#: 767870267

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,309	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	.	Taxes Incl:	Retirement:	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Water Incl: Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Hydro Incl:	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	CAC Incl: Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Y Prkg Incl:	Y	Bldg Amen:	Bike Storage, Exercise Room, Gym, Party/Meeting Room
		Cert Level:	Energy Cert:	Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	7.81	x 10.3	Hardwood Floor	W/O To Balcony	Combined W/Dining
2	Dining	Flat	9.51	x 10.3	Combined W/Living	Window Flr to Ceil	Hardwood Floor
3	Kitchen	Flat	8.17	x 10.43	Open Concept	Hardwood Floor	Window Flr to Ceil
4	Prim Bdrm	Flat	11.88	x 11.12	W/I Closet	3 Pc Ensuite	Window Flr to Ceil
5	2nd Br	Flat	9.74	x 11.42	Hardwood Floor	Double Closet	W/O To Balcony
6	Office	Flat	8.04	x 11.12	Hardwood Floor	4 Pc Bath	

Client Remks: Where can you buy over 900 square feet of fabulous modern condo space in the most desirable Toronto neighborhood for this price?? Looking for parking? This one has it! Balcony? YES, it has 2! Boasting TWO spacious bedrooms PLUS a designated office/work space, this amazing corner suite has just been renovated and shows beautifully. Don't let it pass you by. This quiet small building is walking distance to St Clair west subway, St Clair shops and restaurants, the Wychwood Barns, bakeries, bike trails and so much more. New floors, a great split plan layout, kitchen island, loads of light and huge windows make this one a perfect home for a first time buyer, empty nester or small family. Walk to the gym, Pilates, cycling and yoga studios OR just enjoy the wonderful building exercise room and amenities. Opportunity knocks and this one is FANTASTIC!

Extras:

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




530 St Clair Ave 1503 Toronto Ontario M6C 0A2 Toronto C03 Humewood-Cedarvale Toronto % Dif: 96 Taxes: \$3,276.02 / 2024 For: Sale SPIS: N DOM: 22			Sold: \$758,000 List: \$789,000
Condo Apt Apartment Unit#: 1503 Corp#: TSCC / 2334	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 15	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3	
Dir/Cross St: St Clair / Bathurst Prop Mgmt: First Service Residential			

MLS#: C12116316	Sold Date: 05/23/2025
Assignment: N	Fractional Ownership: N PIN#: 763340175

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 700-799 Sqft Source: Previous listing Exposure: N Assessment: 2024 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$806.20 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: Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: 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: P2 Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Sauna, Other Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.27	x 12.57	W/O To Balcony	Hardwood Floor	Combined W/Dining
2	Dining	Flat	18.27	x 12.57	Combined W/Dining	Open Concept	Hardwood Floor
3	Kitchen	Flat	8.6	x 8.17	Breakfast Bar	Quartz Counter	Hardwood Floor
4	Prim Bdrm	Flat	10.76	x 12.7	3 Pc Ensuite	Double Closet	Hardwood Floor
5	2nd Br	Flat	9.68	x 10.1	Double Closet	Hardwood Floor	Large Window

Client Remks: Bright, sunny and cozy two bedroom and two bathroom unit located in one of the city's best neighbourhoods. With nearly 800 square feet of living space, floor to ceiling windows, hardwood floor throughout, recently updated kitchen including new modern quartz countertops, this inviting unit is only awaiting your personal touch. Steps away from subway & streetcar, schools, shopping and banks. Close to parks. Wychwood Barns market is nearby. Amenities include 24 concierge, gym/ sauna, outdoor patio with BBQ, spa pool, cyber lounge, party room and movie theatre. Unit also includes owned parking and locker.
Extras:
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232



500 St Clair Ave W 2007
Toronto Ontario M6C 1A8
Toronto C03 Forest Hill South Toronto % Dif: 95
Taxes: \$3,541 / 2024 **For:** Sale **SPIS:** N **DOM:** 19

Sold: \$844,500
List: \$885,000

Condo Apt
Apartment
Unit#: 07
Corp#: TSCC / 2088

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 20

Rms: 5
Bedrooms: 2
Washrooms: 2
1x3xMain, 1x4xMain

Dir/Cross St: St. Clair / Bathurst
Prop Mgmt: Oben Property Management

MLS#: C12162431
Sold Date: 06/09/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: - Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$833.67 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: Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: 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: Bldg Amen: Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.9	x 43.6	Balcony Combined W/Dining Hardwood Floor
2	Dining	Main	18.9	x 43.6	Combined W/Living Hardwood Floor Open Concept
3	Kitchen	Main	9.38	x 8.4	Stainless Steel Appl O/Looks Dining Hardwood Floor
4	Prim Bdrm	Main	13.98	x 10.7	Balcony W/I Closet 3 Pc Ensuite
5	2nd Br	Main	13.19	x 8.5	Large Closet Hardwood Floor Window Flr to Ceil

Client Remks: Welcome To The Forest Hill. Rarely Offered South-Facing Unit Boasting Unobstructed City Views From Your Spacious Terrace. Enjoy The Utmost In High-End Finishes In This Developer's Own Unit With Hardwood Floors Throughout And Top-Of-The-Line Appliances. This Stunning 2-Bed, 2-Bath Unit Offers The Perfect Blend Of Luxury And Comfort. Floor-To-Ceiling Windows Flood The Space With Natural Light, Highlighting The Open-Concept Living And Dining. The Spacious Primary Bedroom Features A Walk-In Closet With Custom Built-Ins And A Private 3-Piece Ensuite. The Chef's Kitchen Boasts Stainless Steel Appliances, Granite Countertops, And Ample Storage. Building Amenities Include 24-Hour Concierge, Rooftop Deck, Party And Media Rooms, Guest Parking, And More. Enjoy Direct Subway Access, Steps To St. Clair Shops, Wychwood Barns, Parks, Top Dining, Groceries, And Top-Rated Schools. Parking And Locker Included. Don't Miss This Exceptional Opportunity!

Extras:

Listing Contracted With: RE/MAX REALTRON BARRY COHEN HOMES INC. 416-223-1818



530 St Clair Ave W 702
Toronto Ontario M6C 0A2

Sold: \$875,000
List: \$899,000

Toronto C03 Humewood-Cedarvale Toronto % Dif: 97

Taxes: \$3,941 / 2024 For: Sale SPIS: N DOM: 44

Condo Apt **#Shares%:** **Rms: 5**
 Apartment **Locker#:** **Bedrooms: 2 + 1**
Unit#: 702 Locker Lev/Unit: Washrooms: 2
Corp#: Toronto / 2334 Locker Unit: 1x4xFlat, 1x3xFlat
Level: 7

Dir/Cross St: Bathurst and St. Clair Ave W
Prop Mgmt: crossbridge property management

MLS#: C12013831

Sold Date: 04/24/2025

Assignment: N

Fractional Ownership: N PIN#: 763340102

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$954	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	11-15	UFFI:		Park/Drive:	
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	from builder	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y Hydro Incl:	#:	12
Assessment:	\$551,000 / 2024	Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:		Prk Lvl/Unit:	c
Phys Hdcap-Eqp:	Y	Cert Level:		Bldg Amen:	Gym, Indoor Pool, Media Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		GreenPIS:	N	Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Family Room, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Flat	12.99	x 10.01	3 Pc Ensuite
2	2nd Br	Flat	12.8	x 8.6	Above Grade Window
3	Kitchen	Flat	8.01	x 7.64	B/I Appliances B/I Dishwasher B/I Microwave
4	Great Rm	Flat	18.18	x 16.77	
5			18.5	x 16.77	Balcony Breakfast Bar

Client Remks: This rare split floor layout is a corner suite with two balconies, two bedrooms, two washrooms and a den. The open kitchen overlooks the main living/dining area with a panoramic view of St. Clair. The primary bedroom offers a private balcony, walk-in closet, and a spacious 3-piece ensuite with a frameless glass shower. A second bedroom and bathroom offer privacy and comfort, and the den provides additional multi-purpose space. The design is great for family, retirees, or two-person sharing. The location is steps to stores on St. Clair and Bathurst, the Public Library, the St. Clair West subway station, an easy walk to major religious buildings and prestigious schools, ravines, Winston Churchill Park, and Wychwood Barns. This quiet and pet-permitted building includes 24/7 concierge service, a renovated gym, sauna, indoor pool, guest suite, visitor parking, party room, cyber (office) room, and a large third-floor outdoor patio with furniture and BBQs. The common areas are being refurbished, from reserve funds and not a special assessment. ****EXTRAS**** upgraded light fixtures, black-out blinds in both bedrooms, and custom blinds in main room.

Extras:

Listing Contracted With: REALTY-NET TORONTO INC. 416-499-3320



530 St. Clair Ave W 508 Toronto Ontario M6C 1A2 Toronto C03 Humewood-Cedarvale Toronto % Dif: 100 Taxes: \$4,077.15 / 2024 For: Sale SPIS: N DOM: 20			Sold: \$899,000 List: \$899,000
Condo Apt Apartment Unit#: 08 Corp#: TSCC / 2334	#Shares%: Locker#: Locker Lev/Unit: Lvl Locker Unit: 56 Level: 5	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3, 1x4	
Dir/Cross St: Bathurst and St. Clair Ave W Prop Mgmt: Crossbridge Condominium Services 416-410-6424			

MLS#: C11897178	Sold Date: 01/08/2025
PIN#: 104680584	

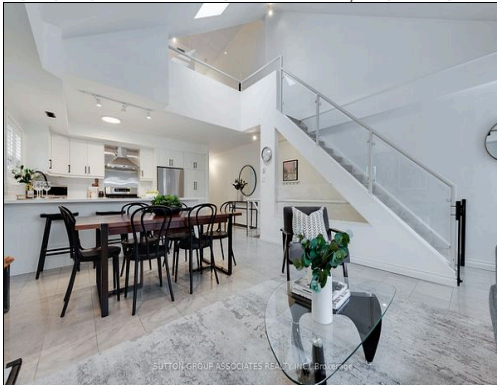
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 900-999 Sqft Source: 984 As per Builder Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,027.74 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: N Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Ravine, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 88 Park \$/Mo: Prk Lvl/Unit: P3 Bldg Amen: Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.98	x 11.29	Combined W/Dining W/O To Balcony South View
2	Dining	Flat	17.98	x 11.29	Combined W/Dining South View Window Flr to Ceil
3	Kitchen	Flat	14.5	x 7.94	Stainless Steel Appl Quartz Counter Eat-In Kitchen
4	Prim Bdrm	Flat	12.8	x 10.4	Ensuite Bath Double Closet Broadloom
5	2nd Br	Flat	10.79	x 8.99	W/O To Balcony Double Closet Broadloom
6	Den	Flat	7.91	x 6.89	Closet Organizers

Client Remks: A New Home for the New Year! Welcome to this rarely available corner unit condo at 508-530 St. Clair Ave W, ideally situated close to transportation and local conveniences, including Forest Hill Loblaws and Shopper's Drug Mart. This exceptional residence features two bedrooms, a den, two bathrooms, all within nearly 1,000 sqft of beautifully designed living space, with one parking spot and one locker. Bask in breathtaking South-West views of the Toronto skyline, including the iconic CN Tower. This condo is a true urban sanctuary, offering two access points to a spacious balcony, perfect for enjoying those stunning vistas. Step inside to discover new broadloom flooring that enhances the inviting atmosphere. The gourmet kitchen is a chef's dream, featuring upgraded quartz countertops, a matching backsplash, and stainless steel appliances, including a stove, dishwasher, microwave, and hood fan. The generous centre island is perfect for meal prep and entertaining. Natural light floods the living area through floor-to-ceiling windows, creating a bright and airy space. The den includes built-in closet cabinets, providing functionality and style. Retreat to the master suite, complete with a luxurious three-piece ensuite featuring a glass door shower, along with a well-organized closet. The second bedroom is spacious and comfortable, ideal for guests or a home office. Additional highlights include smooth 9' ceilings, custom blinds, blackout curtains for privacy, and a prime location that offers easy access to local amenities and transport. Don't miss this rare opportunity to own a remarkable corner unit in a sought-after area. Schedule your viewing today and start the New Year in your dream home!

Extras: 24hr Concierge, Gym, Jacuzzi, Outdoor Deck and BBQ. Visitor Parking, Guest Suites.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200



27B Claxton Blvd
Toronto Ontario M6C 1L7
Sold: \$1,130,000
List: \$1,149,000

Toronto C03 Humewood-Cedarvale Toronto % Dif: 98

Taxes: \$5,340.77 / 2024 **For:** Sale **SPIS:** N **DOM:** 15

Condo Apt **#Shares%:** **Rms:** 6
 2-Storey **Locker#:** **Bedrooms:** 3
Unit#: 27B **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1253 **Locker Unit:** 1x4xMain, 1x4xUpper
Level: 27B

Dir/Cross St: Bathurst & St Clair

Prop Mgmt: Owner Managed

MLS#: C11971631

Sold Date: 02/28/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$302	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Attached / 1
Apx Age:		UFFI:		Park/Drive:	Other
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	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	Kitchen	Main	13.75	x 9.67	Centre Island Pot Lights Stainless Steel Appl
2	Living	Main	18.08	x 13.75	Skylight Cathedral Ceiling Gas Fireplace
3	Dining	Main	18.08	x 13.75	Pot Lights Cathedral Ceiling Stained Glass
4	Br	Main	13	x 10.17	Ceramic Floor Closet Window
5	Br	Main	13.45	x 8.25	Ceramic Floor Closet Window
6	Bathroom	Main	0	0	Soaker B/I Vanity Ceramic Floor
7	Family	Upper	16.08	x 9.51	Skylight Open Concept
8	Prim Bdrm	Upper	16.08	x 14.76	W/O To Balcony Double Closet
9	Bathroom	Upper	0	0	Skylight Soaker B/I Vanity

Client Remks: Structured like a condo but the space is more comparable to a house - unbeatable value for the price point and square footage. Looking for an alternative to high-rise living or more space than a freehold home offers at this price? This beautiful, 1,639 square foot bi-level condominium is the perfect solution. Nestled in a rare Georgian-style condo with only four owners, it combines the convenience of a condo with the generous space of a house offering unbeatable value. The main floor features a dramatic, open concept living space with soaring cathedral ceilings and heated floors with light streaming from multiple skylights. The modern U-shaped kitchen with a breakfast bar, peninsula island, ample cabinetry, and a pantry, is ideal for a home cook. A renovated 4-piece bathroom has tons of storage and the upper level, with soaring 12-foot ceilings, features a comfortable mezzanine family room. The massive primary bedroom has multiple closets and its own balcony. Another 4-piece bathroom on this level services the primary - renovated and brightened with a skylight. You'll love living in this one-of-a-kind rarely offered exclusive unit with outdoor space at the front. Ideally situated minutes to St Clair West and Heath St subway station, Loblaw's, shops on St Clair West, Cedarvale Ravine, Forest Hill Village, and in the Cedarvale School district.

Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300