

<b>2727 Yonge St 405</b> <b>Toronto Ontario M4N 3R6</b> Toronto C04 Lawrence Park South Toronto % Dif: 99 <b>Taxes:</b> \$5,602.86 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 63		
<b>Sold: \$990,000</b> <b>List: \$999,000</b>		
Condo Apt Apartment <b>Unit#:</b> 05 <b>Corp#:</b> MTCC / 1172	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> P3 <b>Locker Unit:</b> 35 ( <b>Level:</b> 03	<b>Rms:</b> 5 + 1 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x6, 1x2
<b>Dir/Cross St:</b> Yonge & Lawrence <b>Directions:</b> Yonge & Lawrence <b>Prop Mgmt:</b> Del Property Management		

<b>MLS#:</b> C12126845	<b>Sold Date:</b> 07/08/2025
<b>Assignment:</b> N	<b>PIN#:</b>


<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Heat Pump / Other <b>Apx Age:</b> 16-30 <b>Year Built:</b> 1996 <b>Apx Sqft:</b> 1400-1599 <b>Sqft Source:</b> 1410- MPAC <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,552.14 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> N <b>GreenPIS:</b> N <b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Built-In Oven, Guest Accommodations <b>Security Feat:</b> Concierge/Security, Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 35 (Tandem) <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	21.49	x 12.6	Gas Fireplace	Crown Moulding	Broadloom
2	Dining	Main	21.49	x 12.6	Combined W/Living	W/O To Balcony	Broadloom
3	Kitchen	Main	14.34	x 8.33	Tile Floor	Pot Lights	Granite Counter
4	Prim Bdrm	Main	19.65	x 10.99	6 Pc Ensuite	His/Hers Closets	W/I Closet
5	Br	Main	12.01	x 11.68	W/O To Balcony	Crown Moulding	Broadloom
6	Office	Main	8.99	x 7.68	Double Closet	Hardwood Floor	Pocket Doors

**Client Remks:** Fantastic Midtown Location in North Toronto. A Coveted South West corner suite that is set back off of Yonge St allowing for more privacy & serenity. Incredible Value in Lawrence Park. This 2+1 bedroom, 1.5 bath suite of 1410 sq. ft. is a thoughtfully designed space in a desirable building with A+ amenities. The open-concept living and dining area is bathed in natural light, featuring floor-to-ceiling windows and a private west-facing balcony, perfect for soaking up the afternoon sun. The separate kitchen is complete with a gas range, granite countertops and ample storage, including floor-to-ceiling cabinetry on both sides. Retreat to the spacious primary bedroom, boasting a private 6-piece ensuite, matching sets of mirrored closets, a custom walk-in closet, an additional double closet, and direct access to a south facing private balcony. The generously sized second bedroom also enjoys floor-to-ceiling windows and a walk-out to the balcony. The den is versatile and can be used as a home office or a third bedroom. The original builder plan was with a 2nd full bathroom (now converted to a powder room) and a slightly different hallway configuration. Potential to convert it back to a full 2 bathroom layout may be possible. Access the amazing building amenities, such as an indoor pool, sauna, rooftop deck with BBQ, library, 24 hr concierge, guest suite, party room with catering kitchen and more. Ideally located just minutes from top-rated restaurants, cafes, transit, shops and all of the vibrancy of Yonge Street, this home perfectly balances tranquil living with urban convenience. Includes Tandem 2 car parking & an oversized Locker room right behind the parking spot (Approx 9 X 11 ft)

**Inclusions:** Jenn-air 4 Burner Gas Stove Top, 2 Built-in Dacor Wall Ovens, GE Panelled Fridge/Freezer (ice maker is inoperable and in as is condition), Kitchenaid Dishwasher, Gas Fireplace (is inoperable and in as is condition), Bosch Stacked Washer & Dryer, Alarm System, All Electrical Light Fixtures & All Window Coverings

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



**20 Hargrave Lane 17**  
**Toronto Ontario M4N 0A4**  
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 96  
**Taxes:** \$6,008.40 / 2024 **For:** Sale **SPIS:** N **DOM:** 166

**Sold: \$1,100,000**  
**List: \$1,148,000**

Condo Townhouse  
3-Storey  
**Unit#:** 89  
**Corp#:** TSCC / 2378

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:** A  
**Locker Unit:** 223  
**Level:** 1

**Rms:** 7  
**Bedrooms:** 3  
**Washrooms:** 3  
1x4, 1x3, 1x2

**Dir/Cross St:** Bayview / Lawrence  
**Directions:** Bayview / Lawrence  
**Prop Mgmt:** First Service Residence

**MLS#:** C12088879  
**Sold Date:** 09/30/2025  
**PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** Finished / Separate Entrance  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**Apx Age:**  
**Apx Sqft:** 1200-1399  
**Sqft Source:** MPAC  
**Exposure:** N  
**Assessment:**  
**Spec Desig:** Unknown  
**Survey Type:** None  
**Phys Hdcap-Eqp:**

**Pets Perm:** Yes-with Restrictions  
**Locker:** Owned  
**Maint:** \$489.49  
**A/C:** Central Air  
**Central Vac:** N  
**UFFI:**  
**Elev/Lift:** **Retirement:**  
**Under Contract:**  
Air Conditioner,Hot Water Heater,Other  
**HST Applicable to** Not Subject to HST  
**Sale Price:**  
**Taxes Incl:** **Water Incl:**  
**Heat Incl:** **Hydro Incl:**  
**Cable TV Incl:** **CAC Incl:**  
**Bldg Ins Incl:** Y **Prkg Incl:** Y  
**Cert Level:** **Energy Cert:**  
**GreenPIS:**  
**Prop Feat:** Ensuite Laundry, Pets Allowed with Restrictions  
**Interior Feat:** None

**Balcony:** Terr  
**Ens Lndry:** Y  
**Lndy Lev:**  
**Exterior:** Brick / Other  
**Gar/Gar Spcs:** Underground / 1  
**Park/Drive:** Undergrnd  
**Drive:** Underground  
**Park Type:** Owned  
**Park/Drv Spcs:** 0 **Tot Prk Spcs:** 1  
**#:** 107  
**Park \$/Mo:**  
**Prk Lvl/Unit:** A  
**Bldg Amen:**  
**Com Elem Incl:** Y

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.22	x 11.38	Picture Window	Pot Lights
2	Dining	Main	8.86	x 7.05	Open Concept	
3	Kitchen	Main	10.53	x 8.07	B/I Appliances	
4	2nd Br	2nd	11.42	x 8.01	Window	Closet
5	3rd Br	2nd	11.02	x 7.97	Skylight	Closet
6	Prim Bdrm	3rd	11.42	x 9.84	3 Pc Ensuite	Closet
7	Den	3rd	8.79	x 5.58	Open Concept	

**Client Remks:** Beautiful 3-storey Townhome by Tribute in the Prestigious Bayview Lawrence Neighborhood, Contemporary and Elegant Life Style Living, Enjoy a spacious rooftop terrace perfect for entertaining or relaxing. Great Bayview Lawrence Location with Short Walk to The Sunnybrook Hospital, Proximity to the Scenic Sunnybrook Park and the Beautiful Sherwood Park!  
**Inclusions:** Existing Fridge, Built-In Cooktop, Built-In Oven, Built-In Microwave Oven, Washer & Dryer, One Parking and One Locker  
**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-764-8688



**10 Hargrave Lane 7**  
**Toronto Ontario M4N 0A4**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 94  
**Taxes:** \$6,001.28 / 2024 **For:** Sale **SPIS:** N **DOM:** 58  
**Sold: \$1,130,000**  
**List: \$1,198,000**  
 Condo Townhouse **#Shares%:** **Rms:** 7 + 1  
 3-Storey **Locker#:** **Bedrooms:** 3 + 1  
**Unit#:** 97 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** TSCC / 2378 **Locker Unit:** 1x4x3rd, 1x3x2nd,  
**Level:** 1 1x2xLower  
**Dir/Cross St:** Bayview & Lawrence  
**Directions:**  
 The property is on the west side of Bayview Avenue, south of Lawrence Avenue East. It is located on the southern end of the lot, close to Stratford Park.  
**Prop Mgmt:** FirstService Residential

**MLS#:** C12268167 **Sold Date:** 09/03/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> MPAC <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$453.68 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Stone / Brick Veneer <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 89 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.83	x 11.32	Hardwood Floor	Open Concept	Combined W/Dining
2	Dining	Main	20.83	x 11.32	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Main	10.5	x 7.97	Hardwood Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	2nd	11.32	x 11.15	Hardwood Floor	3 Pc Ensuite	South View
5	Den	2nd	8.01	x 8.01	Hardwood Floor	Open Concept	
6	2nd Br	3rd	11.32	x 8.01	Hardwood Floor	South View	Picture Window
7	3rd Br	3rd	8.01	x 11.32	Hardwood Floor	B/I Closet	Skylight
8	Rec	Bsmt	8.6	x 24.15	Laminate	Access To Garage	

**Client Remks:** \*\*Over 1,800 Sq.Ft Of Living Space Available\*\* Come Live Within The Prestigious Neighbourhood Of Lawrence Park At The Canterbury Lawrence Park Townhomes By Tribute. Sun-Soaked South Facing Unit With Unobstructed Views To The Stratford Park With Rooftop Terrace & Gas Line Hook-Up For Your Summer BBQ Days. Massive Usable Living Space Consisting Of \*\*1,343 Sq.ft + 289 Sq.ft Basement + 252 Sq.ft Rooftop Terrace\*\* 9Ft Ceiling And Freshly Painted Throughout. Amazing Custom Kitchen W/ Granite Countertops, Stainless Steel Appliances. Sound-Insulated Windows Block Out Outside Noises For Extra Privacy. Steps From Sunnybrook Hospital, Close To Top Schools Such As Toronto French School, Blythwood Jr. Public School, Crescent Private School, And York University Glendon Campus. Direct Access To Underground Parking Space. Short Drive To DVP, And Short Transit To Shops, Yonge/Eglinton Transit.

**Inclusions:** All Existing Appliances (Fridge, Stove, Dishwasher, Range Hood, Washer, Dryer), All Existing Light Fixtures, Newly Installed Blinds, 1 Furnace & A/C (Owned), Tankless Hot Water System, Secondary Furnace & A/C (Rental)

**Listing Contracted With:** HOME STANDARDS BRICKSTONE REALTY 905-771-0885



<b>30 Hargrave Lane 5</b> <b>Toronto Ontario M4N 0A4</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97 <b>Taxes:</b> \$8,015.94 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 81		
<b>Sold:</b> \$1,400,000 <b>List:</b> \$1,450,000		
Condo Townhouse 3-Storey <b>Unit#:</b> 63 <b>Corp#:</b> TSCP / 2378	<b>#Shares%:</b> <b>Locker#:</b> A219 <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> A219 <b>Level:</b> 1	<b>Rms:</b> 9 + 1 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 3 1x2xGround, 1x5x2nd, 1x4x3rd
<b>Dir/Cross St:</b> Bayview & Lawrence <b>Directions:</b> Bayview & Hargrave Ln <b>Prop Mgmt:</b> Firstservice Residential		

**MLS#:** C12215931 **Sold Date:** 08/31/2025  
**PIN#:** 763780063

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished / Separate Entrance <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1600-1799 <b>Sqft Source:</b> 2027sqft finished interior living space - owners information <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$635.83 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Under Contract:</b> Tankless Water Heater,Air Conditioner,Other <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Hospital, Park, Pets Allowed with Restrictions, Public Transit, School <b>Exterior Feat:</b> Built-In-BBQ, Paved Yard, Deck <b>Interior Feat:</b> Carpet Free, Built-In Oven, Countertop Range	<b>Balcony:</b> Terr <b>Ens Lndry:</b> <b>Lndy Lev:</b> Lower <b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>#:</b> A96 <b>#:</b> A97 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A96 / A97 <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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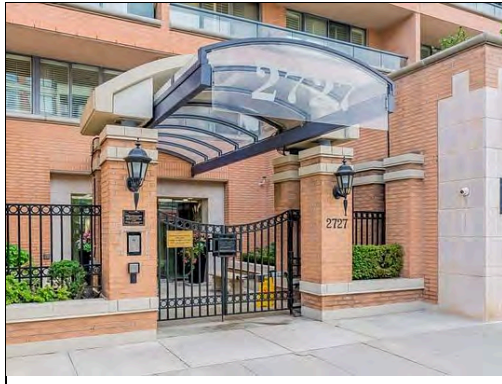
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.48	x 17.16	Hardwood Floor	Pot Lights	Combined W/Dining
2	Dining	Main	7.51	x 17.16	Hardwood Floor	Pot Lights	Combined W/Living
3	Kitchen	Main	11.68	x 8.76	Hardwood Floor	Granite Counter	Stainless Steel Appl
4	Den	2nd	11.84	x 7.84	Hardwood Floor	Open Concept	
5	Prim Bdrm	2nd	14.99	x 13.58	Hardwood Floor	His/Hers Closets	3 Pc Ensuite
6	2nd Br	3rd	14.93	x 13.32	Hardwood Floor	Skylight	Closet
7	3rd Br	3rd	11.42	x 11.42	Hardwood Floor	California Shutters	Closet
8	Rec	Lower	11.75	x 18.01	Laminate	Enclosed	
9	Laundry	Bsmt	5.68	x 6.82	Enclosed	Laundry Sink	
10	Other	Upper	8.46	x 5.09	Hardwood Floor	W/O To Terrace	South View

**Client Remks:** \*\*Rare Exclusive Offering - FULL DEDICATED Storage Locker ROOM & 2 Side by Side Parkings INCLUDED!!\*\* Canterbury at Lawrence Park - This Name Says It All! Located in the most affluent community in Canada, this Luxury Executive Townhome embraces Elegant & Contemporary Living being one of the largest layouts in the Canterbury complex. Freshly Repainted Throughout; Open Concept & 9' Ceilings Main Level W/Pot Lights. California Shutters Upgrade throughout; Upgraded Large Skylight for the 3rd bedroom. Finished Basement with Tall 14ft ceiling & Direct Access To 2 side-by-side Parking Spaces & the Rare Exclusive Enclosed Storage Locker Room dedicated for this particular townhouse to ensure the best privacy for owner's items. Serene & Spacious Roof Top Terrace with gas BBQ, wood-composite flooring, synthetic turf, & chaise loungers. Shared Bicycle Room, Visitor Parkings. Steps To the World Renowned Sunnybrook Health Sciences Centre. Top-Rated Public & Private Schools. Next To Parks. Convenient Access To TTC, Living Amenities & Shops.

**Inclusions:** Stainless Steel Appliances: Fridge, Oven, Cooktop, Microwave with Hood, B/I Dishwasher; Washer, Dryer; Granite Countertops; Pot Lights, All Existing Light Fixtures; California Shutters; Upgraded Large Skylight in 3rd bedroom; 322sf Rooftop Terrace, synthetic turf, and chaise loungers, Gas BBQ.

**Listing Contracted With:** PROMPTON REAL ESTATE SERVICES CORP. 416-883-3888





**2727 Yonge St 514**  
**Toronto Ontario M4N 3R6**  
 Toronto C04 Lawrence Park South Toronto % Dif: 94  
**Taxes:** \$6,756.62 / 2025 **For:** Sale **SPIS:** N **DOM:** 23  
**Sold: \$1,450,000**  
**List: \$1,545,000**  
 Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 82 **Bedrooms:** 2  
**Unit#:** 14 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** MTCC / 1172 Level C Unit 82 1x6xMain, 1x4xMain  
**Locker Unit:** 82  
**Level:** 4  
**Dir/Cross St:** Yonge St & Blythwood  
**Directions:**  
 Located on East side of Yonge St. South of Lawrence and just north of Blythwood Rd  
**Prop Mgmt:** Del Property Management 416-322-5560

**MLS#:** C12435580 **Sold Date:** 10/23/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1600-1799 <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,883.49 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Accessibility:</b> Lever Door Handles <b>Feat:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, Wooded/Treed <b>Exterior Feat:</b> Security Gate, Privacy <b>Interior Feat:</b> Atrium, Built-In Oven, Countertop Range, Guest Accommodations <b>Security Feat:</b> Concierge/Security, Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 67 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C Unit 90 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.23	x 6.5	Stone Floor	Double Closet	Glass Block Window
2	Living	Main	19	x 12.01	Hardwood Floor	W/O To Balcony	East View
3	Dining	Main	15.68	x 14.67	Hardwood Floor	Open Concept	Wall Sconce Lighting
4	Den	Main	10.66	x 8.01	Open Concept	Combined W/Living	Large Window
5	Kitchen	Main	13.42	x 12.76	Granite Counter	Pocket Doors	Breakfast Bar
6	Breakfast	Main	7.51	x 12.76	Pantry	Eat-In Kitchen	French Doors
7	Prim Bdrm	Main	19.59	x 12.01	Window	His/Hers Closets	French Doors
8	2nd Br	Main	20.41	x 9.74	B/I Bookcase	Window	4 Pc Bath

**Client Remks:** Spacious 1716 SF, 2 bedroom, 2 bath condo in fabulous Lawrence Park. Rare offering, one owner, immaculately maintained residence. Best exposure in the building with serene, east-facing treed views from every principal room. This suite offers space and scale for easy living. The eat-in kitchen is practical and well laid out with granite countertops, a large pantry and a breakfast area with glass double French doors to the dining room. The kitchen enjoys direct sightlines to the outdoors. The elegant dining room easily accommodates a table for 10 or more and overlooks the living room, which features a gas fireplace (as is) and a walkout to a 5'7" x 11'10" balcony with peaceful treed views. The open-concept den completes the space providing wraparound windows for light and views of greenery. The spacious primary bedroom has two double closets with organizers, a large east-facing window and a marble-floored 6-piece ensuite with built-in storage. The desirable split bedroom plan ensures privacy. A door separates the second bedroom and bath from the main living area, creating a private wing. The bedroom features a well-sized layout with built-ins, a closet with organizers, a window, and convenient access to the adjacent 4-piece bath with marble flooring and built-in storage. Includes parking and a private locker room with a door. An outstanding and sought-after building offering a resort-like experience, with a skylit atrium and indoor pool, 24/7 concierge, exercise room, party/meeting room, sauna, rooftop garden with BBQs, library and visitor parking. There is an on-site property manager as well as a building superintendent. Superbly located within walking distance to excellent shops, restaurants, TTC transit, Sheridan Nurseries, Lawrence Park Ravine system, Sporting Life, Yonge and Eglinton Centre with Cineplex Theatre and Indigo bookstore and is just minutes to 401/DVP and downtown.

**Inclusions:** See Schedule C.

Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 12/01/2025 5:13:41 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



**1 Strathgowan Ave 505**  
**Toronto Ontario M4N 0B3**  
 Toronto C04 Lawrence Park South Toronto % Dif: 100  
**Taxes:** \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 56  
**Sold: \$1,975,000**  
**List: \$1,975,000**  
 Condo Apt **#Shares%:** **Rms:** 7  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 5 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** TSCC / 3027 **Locker Unit:** 1x2xMain, 1x5xMain,  
 Level: 5 1x4xMain  
**Dir/Cross St:** Yonge St & Strathgowan Ave  
**Directions:** North of Blythwood Road  
**Prop Mgmt:** Del Property Management

**MLS#:** C12290325 **Sold Date:** 09/11/2025  
**PIN#:**

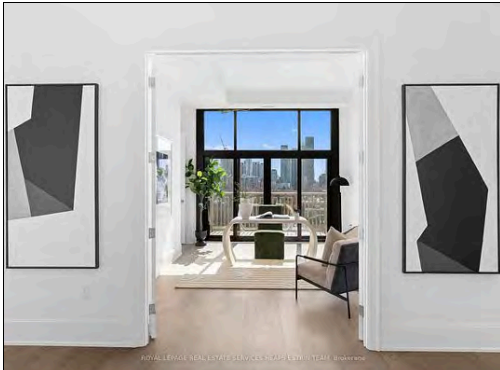
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> 1,231SF / Floor Plans <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$1,403.36 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Other <b>Security Feat:</b> Security Guard, Concierge/Security, Security System	<b>Balcony:</b> Jlte <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Stone <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking, Community BBQ <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.79	x 4.23	Closet	Closet Organizers	Hardwood Floor
2	Living	Main	17.16	x 12.5	Open Concept	Sliding Doors	Juliette Balcony
3	Dining	Main	16.99	x 16.4	Open Concept	Led Lighting	Hardwood Floor
4	Kitchen	Main	16.99	x 16.4	Centre Island	Breakfast Bar	Quartz Counter
5	Prim Bdrm	Main	15.32	x 10.66	5 Pc Ensuite	W/I Closet	Picture Window
6	Bathroom	Main	0	0	Soaker	Separate Shower	Heated Floor
7	2nd Br	Main	10.83	x 10.01	4 Pc Ensuite	Double Closet	Large Window
8	Bathroom	Main	0	0	4 Pc Bath	B/I Vanity	Tile Floor

**Client Remks:** \* Welcome To The Highly Coveted Winslow, A Luxury Boutique Building In Lawrence Park \* This Beautifully Appointed 1,231 Square Foot Suite Offers Open Concept Living Space & Numerous Upgrades Throughout \* Custom Eat-in Kitchen With Top-Of-The-Line Miele Appliances \* Expansive Windows For Incredible Light \* Fabulous Split Bedroom Layout \* Spacious Primary Bedroom With Spa-Like 5 Pc Ensuite & Walk-in Closet \* Quality Finishes - Move In & Enjoy \* One Prime Parking Space Included \* Steps To Yonge Street Shopping & Restaurants \* High-end Building Offers 24/7 Concierge, Party Room, Guest Suite, Gym, Pet Wash \* Pet Friendly Building Allows For Two Non-Aggressive Animals Not Exceeding 25" From Floor To Shoulder Blades \*

**Inclusions:** Top-Of-The-Line Miele Appliances (36" French Door Fridge, 5 Burner Gas Cooktop, Wall Oven, Microwave, Dishwasher), Samsung Washer & Dryer, All Elfs, All Custom Built-ins, All Closet Organizers, Heated Primary Bathroom Floors, 1 Parking Space.

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

			<b>1 Strathgowan Ave PH02</b> <b>Toronto Ontario M4N 2H8</b> Toronto C04 Lawrence Park South Toronto % Dif: 94 <b>Taxes:</b> \$33,347 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 13 <b>Sold: \$6,600,000</b> <b>List: \$6,995,000</b> Condo Apt <b>#Shares%:</b> <b>Rms:</b> 13 Apartment <b>Locker#:</b> <b>Bedrooms:</b> 3 <b>Unit#:</b> 02 <b>Locker Lev/Unit:</b> P2 <b>Washrooms:</b> 4 <b>Corp#:</b> TSCC / 3027 <b>Locker Unit:</b> 13 1x2xMain, 2x3xMain, <b>Level:</b> 9 1x5xMain <b>Dir/Cross St:</b> Yonge St & Blythwood Rd <b>Directions:</b> Yonge St onto Strathgowan <b>Prop Mgmt:</b> DEL Property Management				
<b>MLS#:</b> C12478541 <b>Sold Date:</b> 11/05/2025 <b>PIN#:</b> 770270070							
<b>Kitchens:</b> 1 + 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 3250-3499 <b>Sqft Source:</b> Plans <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$4,250.70 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Other		<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Stone / Stucco/Plaster <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>#:</b> #6 <b>#:</b> #7 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3 / P3 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room <b>Com Elem Incl:</b> Y			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Foyer	Main	11.32	x 9.42	Pot Lights	Closet	
2	Kitchen	Main	17.59	x 10.07	Centre Island	O/Looks Living	Pantry
3	Living	Main	21.59	x 20.57	Open Concept	Gas Fireplace	Se View
4	Dining	Main	13.68	x 11.32	W/O To Terrace	O/Looks Living	Se View
5	Den	Main	15.85	x 12.07	W/O To Terrace	Pot Lights	East View
6	Prim Bdrm	Main	14.24	x 13.48	5 Pc Ensuite	W/I Closet	W/O To Terrace
7	Office	Main	15.58	x 11.32	French Doors	East View	W/O To Balcony
8	2nd Br	Main	11.91	x 11.68	3 Pc Ensuite	East View	Closet
9	Other	Main	19.49	x 13.75	Pot Lights	Open Concept	
10	3rd Br	Main	9.68	x 9.09	3 Pc Ensuite	W/I Closet	East View
11	Kitchen	Main	10.83	x 6.76	Pot Lights	Open Concept	
12	Laundry	Main	9.42	x 5.91	B/I Shelves		
<b>Client Remks:</b> Introducing Penthouse Two at The Winslow, a pinnacle of refined living in the prestigious Lawrence Park neighbourhood. One of only two suites on the penthouse level, this home is an exquisite 3400-square-foot haven boasting a distinctive layout tailored to your lifestyle. Featuring a main sanctuary complemented by a separate secondary living suite, providing unprecedented flexibility. Envision the second suite as a dynamic space ideal for a home gym, secondary office, or luxurious in-law or nanny suite. Step inside and be greeted by soaring 11-foot ceilings, enhancing the grandeur of this residence. Panoramic vistas seamlessly merge with the living, kitchen, and dining areas, anchored by a magnificent gas fireplace, perfect for intimate gatherings or lavish entertaining. The jewel of Penthouse Two lies outdoors, where 1160 sqft of terraced living space awaits, offering truly breathtaking north, south, and east views that captivate the senses and elevate everyday living to new heights. <b>Inclusions:</b> See Schedule B							
<b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910							