



211 Randolph Rd 311
Toronto Ontario M4G 4H1
 Toronto C11 Leaside Toronto % Dif: 98
Taxes: \$2,267.47 / 2024 **For:** Sale **SPIS:** N **DOM:** 11
Sold: \$530,000
List: \$539,000

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 11 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: MTCC / 1182 **Locker Unit:** 50 1x4xFlat
Level: 03

Dir/Cross St: McCrae & Laird
Prop Mgmt: SKYWATER PROPERTY MANAGEMENT INC - 416-642-6419

MLS#: C12184044 **Sold Date:** 06/10/2025

PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$506.92	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned
Sqft Source:	Taxes Incl:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
651+87 sf balcony (Measure Company)	Heat Incl:	#: 27
Exposure: N	Cable TV Incl:	Park \$/Mo:
Assessment:	CAC Incl:	Prk Lvl/Unit: B
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Gym, Party/Meeting Room, Visitor Parking
	Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	9.58	x 7.41	Renovated	Quartz Counter	Stainless Steel Appl
2	Living	Flat	14.5	x 11.58	Hardwood Floor	Combined W/Dining	Large Window
3	Dining	Flat	14.5	x 11.58	Hardwood Floor	Combined W/Living	Irregular Rm
4	Den	Flat	9.68	x 6.66	Hardwood Floor	W/O To Balcony	
5	Prim Bdrm	Flat	15.58	x 12.99	Hardwood Floor	W/I Closet	

Client Remks: This suite has it all! Located in the heart of south Leaside, it's incredible location will allow you to experience the best of both worlds. A wonderful family friendly neighbourhood and at the same time, easy access to downtown and the future LRT. Enjoy gorgeous upgrades like a renovated kitchen with quartz counters and stainless steel appliances, hardwood flooring, an incredibly versatile den and a spacious 651sf plus 87sf balcony layout. The cherry on the top is the wide balcony overlooking the courtyard and one of the very few suites in the building to have one. One parking and one locker are included and you're steps To TTC, the Future LRT, Shopping, Grocery stores, highly coveted Bessborough Elementary School and Leaside High School, Trace Manes Community Centre, Parks, tennis courts and minutes to Sunnybrook Hospital and Holland Bloorview. The building has a wonderful sense of community and amenities, including a gym and party room. Don't miss this incredible opportunity.

Extras:

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



356 McRae Dr 402
Toronto Ontario M4G 4G4
 Toronto C11 Leaside Toronto % Dif: 96
Taxes: \$2,410.52 / 2024 **For:** Sale **SPIS:** N **DOM:** 22
Sold: \$575,000
List: \$599,900
Condo Apt **#Shares%:** **Rms:** 1 + 1
Apartment **Locker#:** **Bedrooms:** 1
Unit#: 2 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: MTCC / 987 **Locker Unit:** 6 **1x4xMain**
Level: 4
Dir/Cross St: Laird Ave & McRae Dr
Prop Mgmt: Skywater Property Management

MLS#: C12158500**Sold Date:** 06/11/2025**PIN#:** 119870033

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,093.74	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y Hydro Incl: Y	#:	Unit 9
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	Level A
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 9.58	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	12.17	x 9.58	Hardwood Floor	Combined W/Living	
3	Kitchen	Main	10.33	x 8.66	Tile Floor	Double Sink	Stainless Steel Appl
4	Br	Main	11.15	x 10.43	Hardwood Floor	Large Closet	Semi Ensuite
5	Den	Main	11.58	x 10.76	Hardwood Floor	Combined W/Living	Large Window

Client Remks: Welcome to suite 402 at Leaside's The Randolph. Set in the tree-tops, this is a very generously proportioned one bedroom suite with large living and dining rooms, spacious kitchen, sunny den, and ample storage throughout. With over 850 square feet of living space, this is the ideal home to downsize without having to compromise on space or lifestyle. The updated kitchen has quartz counters, stainless steel appliances, and plenty of counter space. The oversized living and dining rooms offer ample space to accommodate your existing furnishings. The sun-filled den is a great space for reading, art, or relaxing. Great sized bedroom with his and hers closets, semi ensuite to 4 piece bath. A full sized laundry room with storage! The Randolph is a quiet and well maintained low rise in this prime location, just steps to the Local and Leaside pubs, oodles of shopping and amenities along Laird, and a quick 7 minute walk to the one day in the future Eglinton Crosstown. A dream for first time buyers and downsizers alike who just can't see fitting themselves into a micro condo. With a preferred end of row parking space, and great sized locker. The building has a close knit community of many long term residents, and is well run with common lounge, party room, and exercise room on site. Easy stroll to Leaside Library, Trace Manes Park, and all the best that this neighbourhood has to offer. Shows to perfection, move-in ready. Must be seen!

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000



1387 Bayview Ave 402
Toronto Ontario M4G 3A5

Sold: \$600,000
List: \$619,900

Toronto C11 Leaside Toronto % Dif: 97

Taxes: \$2,592 / 2023 **For:** Sale

SPIS: N

DOM: 54

Condo Apt

#Shares%:

Rms: 6

Apartment

Locker#:

Bedrooms: 2

Unit#: 402

Locker Lev/Unit:

Washrooms: 2

Corp#: SAHIL / 2

Locker Unit:

1x4xMain, 1x3xMain

Level: 4

Dir/Cross St: Bayview / Mcrae

Prop Mgmt: Berkley Property Management Inc.

MLS#: C11888902

Sold Date: 02/03/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$808.13	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Exclusive
Sqft Source:	1,060 - Builder's Floor Plan	Taxes Incl:	Y	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Nw	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Party/Meeting Room, Recreation Room, Visitor
Phys Hdcap-Eqp:		Cert Level:		Parking	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25.3	x 11.98	Juliette Balcony	Nw View	Broadloom
2	Dining	Main	9.55	x 9.48	Combined W/Living	Broadloom	
3	Kitchen	Main	10.47	x 9.48	Breakfast Bar	Pantry	Tile Floor
4	Prim Bdrm	Main	17.26	x 10.01	W/I Closet	Ensuite Bath	Broadloom
5	2nd Br	Main	7.91	x 11.68	Closet	Nw View	Broadloom
6	Bathroom	Main	7.91	x 6.53	3 Pc Bath	Tile Floor	
7	Bathroom	Main	9.81	x 4.92	4 Pc Bath	Tile Floor	
8	Laundry	Main	7.91	x 6.3	Tile Floor	Tile Floor	

Client Remks: Welcome to SAHIL (Stay At Home In Leaside) - a spacious boutique building offering vibrant Life Lease living [1 resident must be 60+]. This large and bright 2-bedroom, 2-bathroom suite features a thoughtfully designed split floor plan, a warm and spacious living room with a Juliette balcony, and California window coverings throughout. Convenient en-suite laundry. Parking space and locker are included. Relax in the beautifully landscaped garden and patio area, enjoy the serene Leaside neighbourhood, and walk easily to Bayview shops and restaurants! ***** EXTRAS ***** Fridge, stove, dishwasher, washer, dryer **EXTRAS** Fridge, stove, dishwasher, washer, dryer

Extras:

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-487-5131



25 Malcolm Rd 506 Toronto Ontario M4G 0C1 Toronto C11 Leaside Toronto % Dif: 93 Taxes: \$3,240.25 / 2024 For: Sale SPIS: N DOM: 24			Sold: \$620,000 List: \$665,000
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 2657	#Shares%: Locker#: Locker Lev/Unit: Lev Locker Unit: Level: 5	Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 1x3	
Dir/Cross St: Millwood Rd & Laird Dr. Prop Mgmt: First Service Residential			

MLS#: C11977550	Sold Date: 03/14/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 700-799 Sqft Source: floor plan Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: Y	Pets Perm: Restrict Locker: Owned Maint: \$820.54 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Level, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Front / 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 B #1 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Bus Ctr (Wifi Bldg), Exercise Room, Guest Suites Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 14.11	Open Concept	W/O To Patio	Sliding Doors
2	Kitchen	Main	10.5	x 17.06	Breakfast Bar	Stainless Steel Appl	Open Concept
3	Den	Main	9.51	x 7.87	Open Concept		
4	Br	Main	9.02	x 12.6	Large Closet	Window	Laminate

Client Remks: Welcome to The Upper House at 25 Malcolm, a stunning boutique residence nestled in the vibrant heart of Leaside. This beautifully designed 1-bedroom + den condo offers 694 sq. ft. of meticulously crafted living space, featuring an open-concept layout that maximizes every inch. Bathed in natural light, the space is perfect for relaxation and entertaining. The spacious kitchen boasts a large island, ideal for hosting guests, while the generous balcony, complete with a gas line for your BBQ, is perfect for outdoor dining. The versatile den provides the perfect space for a home office or additional living area. Enjoy the convenience of a private parking spot and extra storage with a locker. Completed in 2018, The Upper House is a seven-storey boutique condo building with just 66 thoughtfully designed units, offering a seamless blend of sleek modern aesthetics and a close-knit community feel. Located just steps from shopping, dining, and transit, this exceptional property offers the best modern living and easy access to all the amenities Leaside offers. Whether you are enjoying the tranquility of your private space or taking advantage of the vibrant neighborhood, this condo provides an ideal living experience. Don't miss your chance to make this charming space your new home!

Extras: Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000
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**356 Mcrae Dr 401****Toronto Ontario M4G 4G4**

Toronto C11 Leaside Toronto % Dif: 104

Taxes: \$2,761.01 / 2024 **For:** Sale**SPIS:** N**Sold: \$675,000****List: \$649,000****DOM:** 4

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 1**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 987**Locker Unit:** 15

1x3xFlat, 1x3xFlat

Level: 4**Dir/Cross St:** Eglinton Ave E & Laird Dr**Prop Mgmt:** Skywater Property Management, 416-481-5656**MLS#:** C12166315**Sold Date:** 05/26/2025**PIN#:** 119870032

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,240.46	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:	Y Hydro Incl: Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	CAC Incl: Y	Prk Lvl/Unit:	B23
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, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.68	x 4.33	Laminate Combined W/Laundry Large Closet
2	Living	Flat	10.24	x 8.5	Open Concept Large Window Laminate
3	Dining	Flat	12.34	x 9.74	Laminate Open Concept
4	Kitchen	Flat	9.51	x 7.74	Custom Backsplash Stainless Steel Appl Stone Counter
5	Prim Bdrm	Flat	13.32	x 9.74	W/I Closet 3 Pc Ensuite Large Window
6	2nd Br	Flat	12.07	x 9.42	Laminate Large Closet Large Window
7	Den	Flat	9.74	x 8.6	Open Concept O/Looks Dining Large Window

Client Remks: Welcome to The Randolph a boutique, low-rise condo building in the heart of Leaside. Light and bright with loads of windows, this turn-key ready private and quiet suite offers up 981 SF of fresh decor living space, a two-bedroom plus den corner suite with tree-lined east and north views. Upgraded modern, open kitchen featuring stone counters, stainless steel appliances and elegant tiled backsplash. Two updated full baths, including a 3-piece primary ensuite with a large shower stall. Gleaming laminate floors are throughout all principal rooms and the hallway. Dedicated In-suite laundry room with a stacked washer and dryer and closet space. Exclusive Use of one Underground Parking Spot & Locker. All-inclusive maintenance Fees are a bonus. Super convenient location: short stroll to shops, restos, Longos, Home Depot and many other big box stores on and off Laird Avenue. Two-minute walk out your door along McRae Drive to the Leaside TTC buses on Laird Avenue. When completed, enjoy travelling by rapid transit throughout the City, with less than a ten-minute walk to the opening of the Eglinton Crosstown Line Laird Station. Bessborough (JK-08) and Leaside (9-12) schools. Perfect for a young family, empty nesters or professionals.

Extras:**Listing Contracted With:** KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392


20 Burkebrook Pl 426
Toronto Ontario M4G 0A1
Sold: \$680,000**List: \$699,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97

Taxes: \$3,025.67 / 2024 **For:** Sale**SPIS:** N**DOM:** 52

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: 231**Bedrooms:** 1**Unit#:** 26**Locker Lev/Unit:** P2**Washrooms:** 1**Corp#:** TSCC / 1849**Locker Unit:** 393

1x4xFlat

Level: 4**Dir/Cross St:** Bayview / Blythwood**Prop Mgmt:** Crossbridge Condominium Services 416-637-7101**MLS#:** C11913220**Sold Date:** 03/01/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$704.64	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	671 SF	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:		#:	#12
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	P1 # 12
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bbqs Allowed, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.74	x 5.12	Double Closet	Crown Moulding	Hardwood Floor
2	Living	Main	17.62	x 12.83	Open Concept	Picture Window	W/O To Balcony
3	Dining	Main	17.62	x 12.83	Combined W/Living	Crown Moulding	Hardwood Floor
4	Kitchen	Main	9.38	x 7.87	Stainless Steel Appl	Granite Counter	Breakfast Bar
5	Prim Bdrm	Main	12.63	x 10.17	His/Hers Closets	Closet Organizers	Picture Window
6	Bathroom	Main	9.71	x 4.99	4 Pc Bath	Soaker	Marble Floor
7	Laundry	Main	6.99	x 4.3	Tile Floor		
8	Other	Main	9.06	x 8.01	West View	O/Looks Garden	

Client Remks: * Rarely Available One Bedroom Suite In Highly Coveted Kilgour Estate * Exceptional Open Concept Floor Plan Featuring 9'9" Ceilings * Updated Kitchen With Granite Countertops & Breakfast Bar * Expansive Windows For Great Natural Light * Generous Primary Bedroom With Two Custom Double Closets * Private West Terrace With A Gas BBQ Outlet * Separate Laundry Room, Lots Of Storage * Move In & Enjoy * Walk To Sunnybrook Hospital, Shopping, Groceries & Public Transit * Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets * **EXTRAS** First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library.

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


20 Burkebrook PI 223
Toronto Ontario M4G 0A1
Sold: \$770,000**List: \$850,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 91

Taxes: \$3,254.57 / 2024 **For:** Sale**SPIS:** N**DOM:** 5

Condo Apt

#Shares%:**Rms:** 4 + 1

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 23**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1849**Locker Unit:** 381

1x3xFlat, 1x4xFlat

Level: 2**Dir/Cross St:** Lawrence and Bayview**Prop Mgmt:** Crossbridge Condominium Services Ltd**MLS#:** C11950451**Sold Date:** 02/06/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$745.13	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:	N	Park Type:	Owned
Sqft Source:	As per landlord	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	Level A, 14
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Indoor Pool, Recreation Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Grnbelt/Conserv, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.27	x 11.38	O/Looks Garden	W/O To Balcony	Hardwood Floor
2	Dining	Flat	18.27	x 11.38	Open Concept	Combined W/Living	Hardwood Floor
3	Kitchen	Flat	11.38	x 9.02	Breakfast Bar	Pot Lights	Granite Counter
4	Prim Bdrm	Flat	10.01	x 10.17	4 Pc Ensuite	O/Looks Garden	Closet
5	Den	Flat	6.96	x 8.96	Hardwood Floor		

Client Remks: gorgeous suite in prestigious Kilgour Estate, minutes to highway, Sunnybrook Hospital, parks & Whole Foods. Open concept floor plan with view of beautiful trees from all rooms. Freshly painted with designer's color. Granite counter top in kitchen with breakfast bar. 10 ft coffered ceiling. ****EXTRAS**** wood paneled fridge, stove, dishwasher, over-the-range microwave, stackable washer & dryer, all electric light fixtures & window coverings

Extras:**Listing Contracted With:** RE/MAX CROSSROADS REALTY INC. 905-305-0505



1818 Bayview Ave 704
Toronto Ontario M4G 4G6

Sold: \$785,000
List: \$799,000

Toronto C10 Mount Pleasant East Toronto % Dif: 99

Taxes: \$3,705.20 / 2024 **For:** Sale

SPIS: N

DOM: 20

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 2

Unit#: 04

Locker Lev/Unit: P2

Washrooms: 2

Corp#: MTCC / 1034

Locker Unit: 21

1x3xMain, 1x4xMain

Level: 06

Dir/Cross St: Bayview And Eglinton

Prop Mgmt: CT Quality Property Management: 416-241-8262

MLS#: C12046614

Sold Date: 04/16/2025

PIN#: 120340094

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,322	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Owner	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	A/03
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Main	0	0	Laminate O/Looks Living
2	Kitchen	Main	0	0	B/I Appliances Custom Counter Laminate
3	Prim Bdrm	Main	0	0	California Shutters Laminate Ensuite Bath
4	2nd Br	Main	0	0	California Shutters Laminate Mirrored Closet

Client Remks: Welcome to this rarely available, updated luxury condo that offers the perfect blend of style, comfort, and convenience for discerning downsizers or anyone seeking to enjoy life in the coveted Leaside area. This bright, turnkey home boasts nearly 1200 sq. ft. of elegant, single-level living - no stairs, no shoveling, no lawn maintenance - just pure ease and enjoyment. Featuring 2 spacious bedrooms and 2 beautifully appointed bathrooms, the unit is tastefully updated with a sleek, modern kitchen and a cozy gas fireplace in the living room, enhancing the luxurious feel. The expansive dining area is ideal for hosting family gatherings, making entertaining effortless. Situated in the heart of Bayview and Eglinton, this boutique residence offers everything you need right at your doorstep - grocery stores, pharmacies, a variety of restaurants, and charming shops, all within walking distance. Easy access to the Eglinton Crosstown LRT connects you to the rest of the city in minutes. Just steps from the vibrant Leaside shopping district, scenic walking trails, and the renowned Sunnybrook Hospital, this condo perfectly blends luxury living with low-maintenance convenience. Whether you're downsizing or simply looking to enjoy the charm and convenience of the Leaside area, this boutique gem is ready to become your new home today! ****EXTRAS**** S/S Fridge, S/S Stove, S/S Dishwasher, S/S Microwave, W&D, All Elf's, California Shutters. Includes One Parking & One Locker(Exclusive), Self Car Wash And Bike Storage In Parking Area. For Qualified Buyers: Mortgage At 1.69% Maturing Jan'26

Extras:

Listing Contracted With: RED HOUSE REALTY 416-213-2132



25 Malcolm Rd 413 Toronto Ontario M4G 1X7 Toronto C11 Leaside Toronto % Dif: 94 Taxes: \$3,683.74 / 2024 For: Sale SPIS: N DOM: 19			Sold: \$800,000 List: \$848,000
Condo Apt Apartment Unit#: 12 Corp#: TSCC / 2657	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 4	Rms: 5 Bedrooms: 2 Washrooms: 2 1x5, 1x4	
Dir/Cross St: Laird and Southvale Prop Mgmt: First Service Residential Ontario			

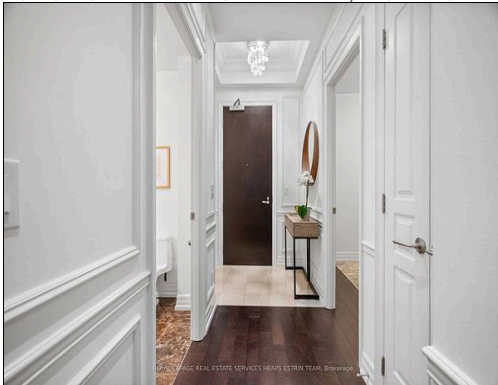
MLS#: C11935358	Sold Date: 02/10/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 6-10 Apx Sqft: 800-899 Sqft Source: Builder's floor plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$858.59 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, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Vinyl Floor Closet Pot Lights
2	Kitchen	Main	27.69	x 11.48	Combined W/Living Centre Island Quartz Counter
3	Living	Main	27.69	x 11.48	Combined W/Kitchen W/O To Terrace Window Flr to Ceil
4	Prim Bdrm	Main	10.07	x 8.79	W/I Closet Ensuite Bath Vinyl Floor
5	2nd Br	Main	12.3	x 9.28	Closet Vinyl Floor

Client Remks: Welcome home to this bright, spacious, and beautifully designed condo-perfect for those seeking style, comfort, and convenience. Step inside to find a thoughtfully designed floorplan with a large welcoming foyer that can double as a home office space. The open-concept living and dining area features floor-to-ceiling windows, flooding the space with natural light and offering unobstructed western views of breathtaking sunsets. The Large kitchen is a chef's delight, with ample storage, a large island with seating for four, and plenty of counter space. The primary bedroom is generously sized, easily accommodating a king-size bed, while the second bedroom offers flexibility for guest, a nursery, or a secondary workspace. Both bathrooms are modern and stylish. Step outside to your expansive terrace, complete with a gas BBQ hook-up perfect for entertaining or relaxing after a long day. Upgraded luxury vinyl flooring (2021) adds a fresh, contemporary feel. Pet lovers will appreciate the convenience of a dog spa to pamper your pup after walks on the nearby parks and trails. The building is extremely well maintained and offers top-notch amenities to complement your lifestyle. Location is everything, and this condo delivers. It's walkabout to everything you need-groceries, restaurants, community centres, schools, and more. With the upcoming Ontario Line transit just steps away, commuting will be a dream! Don't miss your chance to call this exceptional condo home.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000


21 Burkebrook Pl 113
Toronto Ontario M4G 0A2
Sold: \$850,000**List: \$899,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 95

Taxes: \$4,012.77 / 2024 **For:** Sale**SPIS:** N**DOM:** 19

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 13**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1957**Locker Unit:** 309

1x4xMain, 1x3xMain

Level: 1**Dir/Cross St:** Bayview and Kilgour**Prop Mgmt:** Crossbridge Condominium Services (416) 349-4359**MLS#:** C12051048**Sold Date:** 04/19/2025**PIN#:** 129570339


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$788.81	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Floor Plan	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	E	Heat Incl:	Y	Tot Prk Spcs:	1
Assessment:		Cable TV Incl:		#:	151
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	B
		GreenPIS:	N	Bldg Amen:	Bbqs Allowed, Concierge, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking
		Prop Feat:	Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	Com Elem Incl:	Y

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Hardwood Floor W/I Closet
2	Living	Main	20.01	x 10.24	Hardwood Floor Combined W/Dining W/O To Balcony
3	Dining	Main	20.01	x 10.24	Hardwood Floor Combined W/Living Pot Lights
4	Kitchen	Main	0	0	Hardwood Floor Breakfast Bar Stainless Steel Appl
5	Prim Bdrm	Main	15.68	x 10.01	Hardwood Floor W/I Closet 4 Pc Ensuite
6	Den	Main	10.01	x 8.17	Hardwood Floor Glass Doors

Client Remks: Welcome to the highly coveted Kilgour Estates, ideally located next to the extensive and lush ravine systems of Sunnybrook Park and nestled in North Leaside. This spacious one-bedroom plus den boasts an exceptional and well-thought-out layout with 862 square feet of living space. One immediately feels at home upon entering the spacious and welcoming foyer with a large walk-in closet with built-in organizers and stackable laundry. The open-concept living space offers a kitchen equipped with a breakfast island with granite countertops, stainless steel appliances, and a spacious breakfast bar with ample seating overlooking a sun-filled dining and living room, perfect for entertaining. The combined living and dining room boasts a hardwood floor and pot lights with a walk-out to a large private balcony. Additionally, a private den offers great versatility for a home office or guest suite. The spacious primary bedroom boasts hardwood floors, a large walk-in closet with custom built-ins offering sizeable storage and organization, and a four-piece ensuite, complete with a vanity and a bathtub/shower combination. An additional three-piece bathroom with a glass-enclosed shower completes this exceptional suite. The Kilgour Estates offers unparalleled amenities and service, including a 24-hour concierge, indoor pool and steam room, gym, theatre room, guest suites, and party room. ****EXTRAS**** Immerse yourself in this vibrant, sought after community, with a plethora of parks, ravines, trails and close proximity to the TTC, shops, restaurants and all the amenities on Bayview Avenue.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



211 Randolph Rd 103
Toronto Ontario M4G 4H1
Toronto C11 Leaside Toronto % Dif: 100
Taxes: \$3,619.37 / 2024 **For:** Sale **SPIS:** N **DOM:** 2

Sold: \$870,000
List: \$870,000

Condo Apt
Apartment
Unit#: 3
Corp#: MTCC / 1182

#Shares%:
Locker#: A69
Locker Lev/Unit: Lev
Locker Unit: Unit
Level: 1

Rms: 6
Bedrooms: 2
Washrooms: 2
2x3xMain

Dir/Cross St: Randolph Rd and McRae Dr
Prop Mgmt: Skywater Property Managment

MLS#: C12142174
PIN#: 121820003

Sold Date: 05/14/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 1000-1199 Sqft Source: Floor plans Exposure: Ne Assessment: 2024 Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: Owned Maint: \$844.33 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Y Heat Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: N Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Terraced	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: A16 Park \$/Mo: Prk Lvl/Unit: Level A/Unit 16 Bldg Amen: Bbqs Allowed, Gym, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)		Width (ft)	Description	
1	Foyer	Main	9.51	x	5.84	Hardwood Floor	W/W Closet
2	Living	Main	11.65	x	16.24	Hardwood Floor	Pot Lights Walk-Out
3	Dining	Main	11.65	x	16.24	Hardwood Floor	Pot Lights Combined W/Living
4	Prim Bdrm	Main	17.32	x	11.42	Hardwood Floor	W/I Closet 3 Pc Ensuite
5	2nd Br	Main	11.09	x	9.68	Hardwood Floor	B/I Closet O/Looks Backyard
6	Laundry	Main	0		0	Tile Floor	

Client Remks: Situated in the highly sought-after neighbourhood of South Leaside, this two-bedroom suite has been thoughtfully renovated throughout. The 1,100 square feet of interior space offers a versatile layout with expansive 9-foot-high ceilings and stunning finishes. The welcoming foyer has wall-to-wall built-in closets, a renovated kitchen with Caesarstone countertops, stylish white backsplash, stainless steel appliances, and an oversized breakfast island. The combined living/dining room boasts hardwood floors, pot lights, and a walk-out to the beautiful 355-foot private terrace. The oversized primary bedroom offers hardwood floors, a spacious walk-in closet, a renovated three-piece ensuite, and a walk-out to the terrace. The second bedroom is well appointed with custom built-in closets and close access to a renovated three-piece bathroom. The backyard is private and enclosed, offering additional living space and a true backyard. Perfect for a barbecue gathering. One underground parking space and one locker are included with the suite. Located in a wonderful neighbourhood and in close proximity to all the shops on Laird Drive and Bayview Avenue, steps to TTC and minutes to downtown. Wonderful sense of community in the building and ample amenities, including a gym and party room. Close to green spaces, Trace Manes Community Centre, and tennis courts. In the school district for the highly coveted Bessborough Elementary School and Leaside Highschool.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910


21 Burkebrook PI 317
Toronto Ontario M4G 0A2
Sold: \$870,000**List: \$889,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98

Taxes: \$4,377.57 / 2024 **For:** Sale**SPIS:** N**DOM:** 29

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 17**Locker Lev/Unit:** Lev**Washrooms:** 2**Corp#:** TSCC / 1957**Locker Unit:** 307

2x3xMain

Level: 3**Dir/Cross St:** Bayview Ave / Kilgour Road**Prop Mgmt:** Ace Property Management**MLS#:** C11985222**Sold Date:** 03/25/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$846.33	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	#:	169
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	Level B
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge, Guest Suites, Gym, Indoor Pool, Visitor Parking
		Cert Level:		Com Elem Incl:	
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Fireplace/Stove, Hospital, Pets Allowed with Restrictions, Place Of Worship, Ravine, School			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	5.25	x 8.83	W/I Closet	3 Pc Bath	Hardwood Floor
2	Living	Main	10.43	x 20.73	W/O To Balcony	Electric Fireplace	Hardwood Floor
3	Dining	Main	10.43	x 20.73	Open Concept	Pot Lights	Hardwood Floor
4	Kitchen	Main	10.07	x 27.59	Breakfast Bar	Stainless Steel Appl	Renovated
5	Prim Bdrm	Main	7.84	x 9.91	Fireplace	3 Pc Ensuite	W/O To Balcony
6	Den	Main	7.84	x 9.91	Separate Rm	Pocket Doors	Hardwood Floor

Client Remks: Welcome to suite 317 at 21 Burkebrook Place in the sought-after Kilgour Estates community. This oversized 932 square-foot unit features ten-foot ceiling heights throughout which enhance the already spacious feel of the suite. The open-concept living and dining areas are centered around an electric fireplace, complemented by floor-to-ceiling windows and a walk-out to a large balcony with ravine views and a barbecue gas line. The upgraded kitchen offers breakfast bar seating, freshly painted kitchen cabinets, and new stainless steel appliances. The king-sized primary bedroom provides ample space for additional furnishings, as well as a second electric fireplace and direct access to the balcony. The room also boasts a spacious walk-in closet and a three-piece ensuite with a glass-encased shower. The versatile den is situated near the entry of the suite alongside a three-piece bathroom, walk-in front hall closet and laundry closet. The unit is being sold with one underground parking spot and one storage locker. This condominium community offers high-end amenities including attentive and friendly 24-hour concierge services, a large indoor pool, an exercise room, theatre room, billiard room, library and an enormous party room. ****EXTRAS**** Located in a serene setting wrapped with ravines, Kilgour Estates provides a quiet retreat within the city with convenient access to hospitals, boutique and big-box shops, variety of restaurants, and walking trails through Sunnybrook Park.

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

**25 Malcolm Rd 402****Toronto Ontario M4G 1X7**

Toronto C11 Leaside Toronto % Dif: 99

Taxes: \$4,484.86 / 2024 **For:** Sale**SPIS:** N**Sold: \$915,000****List: \$925,000****DOM:** 9

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#: 68**Bedrooms:** 2 + 1**Unit#:** 2**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 2657**Locker Unit:** 68

1x3xMain, 1x5xMain

Level: 4**Dir/Cross St:** Millwood Rd & Laird Dr**Prop Mgmt:** First Service Residential - Jason Kwan: 647-285-9613**MLS#:** C11968050**Sold Date:** 02/20/2025**PIN#:**


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,115.19	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
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:	Owned
Sqft Source:	985 sq ft (per floor plan)	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	#:	24
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	Level B/Unit 24
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge, Guest Suites, Gym, Rooftop Deck/Garden, Visitor Parking
		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
			Ensuite Laundry, Hospital, Library, Park, Pets		
			Allowed with Restrictions, Public Transit, Ravine, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.26	x 13.48	Combined W/Dining	W/O To Balcony	Window Flr to Ceil
2	Dining	Main	15.26	x 13.48	Combined W/Kitchen	Open Concept	Hardwood Floor
3	Kitchen	Main	13.68	x 12.93	Breakfast Bar	Eat-In Kitchen	Hardwood Floor
4	Office	Main	9.32	x 4.82	Hardwood Floor		
5	Prim Bdrm	Main	13.25	x 8.92	5 Pc Ensuite	His/Hers Closets	W/O To Balcony
6	2nd Br	Main	12.34	x 9.09	Double Closet	Hardwood Floor	Large Window

Client Remks: *Welcome Home to The Upper House* Enjoy all that the Leaside community has to offer while leaving the snow shovelling and lawn care behind* Bright and spacious this split 2 bedroom, 2 full bath plus office suite provides privacy between rooms & versatility of use* Stunning chefs kitchen with large island ideal for gathering and entertaining* Floor to ceiling windows with two walk-outs to balcony with gas line and BBQ included* Ensuite laundry plus locker and parking* Guest suite and visitor parking for guests* Stroll to local shops and restaurants* Enjoy Trace Manes Park, the hub of Leaside with community centre, tennis club, library and playground* Across the street find Leaside Memorial Gardens with community room, skating / hockey rinks, swimming pool and curling club* Secure low maintenance living in this boutique mid-rise pet friendly building* Walking & bike trails* When its time to travel just lock the door and go*

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



	21 Burkebrook Pl 519		Sold: \$1,120,000
	Toronto Ontario M4G 0A2		List: \$1,198,000
	Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 93		
	Taxes: \$4,441.95 / 2024	For: Sale	SPIS: Y
	DOM: 11		
Condo Apt	#Shares%:	Rms: 5 + 1	
Apartment	Locker#: 263	Bedrooms: 2 + 1	
Unit#: 519	Locker Lev/Unit: P2	Washrooms: 2	
Corp#: TSCP / 1957	Locker Unit:	1x5xFlat, 1x3xFlat	
	Level: 19		
Dir/Cross St: Bayview & Blythwood			
Prop Mgmt: Crossbridge Condominium Services 647-349-4359			

MLS#: C12088291	Sold Date: 04/28/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 900-999 Sqft Source: As per Builder Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$859.48 A/C: Central Air 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: Ensuite Laundry, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Park \$/Mo: Prk Lvl/Unit: P2/123 Bldg Amen: Concierge, Guest Suites, Indoor Pool, Media Room, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.17	x 10.27	W/O To Balcony	O/Looks Dining	Hardwood Floor
2	Dining	Flat	6.99	x 10.27	Combined W/Kitchen	Open Concept	Hardwood Floor
3	Kitchen	Flat	8.04	x 8.04	Granite Counter	Breakfast Bar	Marble Floor
4	Den	Flat	10.33	x 8.99	Open Concept	O/Looks Dining	Hardwood Floor
5	Prim Bdrm	Flat	12.99	x 9.91	5 Pc Ensuite	W/I Closet	Broadloom
6	2nd Br	Flat	10.01	x 10.01	Double Closet	Broadloom	

Client Remks: Welcome to Kilgour Estates at 21 Burkebrook Place - a highly sought after mid-rise luxury condo in the prestigious Bridle Path / Sunnybrook Park neighborhood. Nestled in a private, tree-lined enclave, this resort-style community offers tranquility while being steps to parks, nature trails, TTC, Sunnybrook Hospital, top-rated schools, and local amenities. This sunny, south facing suite sits on a desirable floor with a full balcony and unobstructed views. It features a smart split 2-bedoom plus den layout with 10 ft smooth ceilings, pot lights throughout, and quality finishes. The open-concept living and dining area showcases gleaming hardwood floors, while the foyer, kitchen and bathrooms are upgraded with elegant marble flooring. The kitchen is equipped with granite countertops, intergrated appliances, and ample cabinetry. A functional den offers the flexibility of a home office or reading area. The primary bedroom includes a large walk- in closet and a 5 piece ensuite with double sinks, soaker tub, and a separate glass shower. The second bedroom is generously sized with access to a second full bathroom. The balcony includes a gas BBQ hookup for convenient outdoor dining. Enjoy access to exceptional amenities: saltwater indoor pool, hot tub, steam room, sauna, gym, party room, guest suites, 24 hours concierge, and visitor parking. This is a luxury living in a peaceful, parkside setting- an ideal home for those seeking elegance, space, and convenience in the heart of midtown Toronto.

Extras: Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. 905-883-8300


20 Burkebrook Pl 320
Toronto Ontario M4G 0A1
Sold: \$1,175,000**List: \$1,249,900**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 94

Taxes: \$5,200 / 2024 **For:** Sale**SPIS:** N**DOM:** 89

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 20**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1849**Locker Unit:** 260

1x5xMain, 1x3xMain

Level: 3**Dir/Cross St:** Bayview and Kilgour (North of Eglinton)**Prop Mgmt:** Crossbridge Condominium Services Ltd**MLS#:** C9514745**Sold Date:** 01/25/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,054.30	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
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:	1,051 per Appraisal (MPAC Referenced as source)	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	UNIT 90, LEVEL B
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.01	x 12.2	Hardwood Floor
2	Dining	Main	11.15	x 12.2	Hardwood Floor
3	Kitchen	Main	8.69	x 7.55	Granite Counter
4	Prim Bdrm	Main	14.27	x 10.99	Broadloom
5	2nd Br	Main	10.5	x 10.33	Broadloom
6	Other	Main	19.69	x 7.87	Balcony

Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and spacious ensuite, extra large windows. U-shaped kitchen with stainless steel appliances, double undermount sink, and granite countertops

Extras:**Listing Contracted With:** CENTURY 21 ATRIA REALTY INC. 416-218-8880


20 Burkebrook Pl 207
Toronto Ontario M4G 0A1
Sold: \$1,195,000**List: \$1,195,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 100

Taxes: \$5,507.72 / 2024 **For:** Sale**SPIS:** N**DOM:** 14

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 7**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1849**Locker Unit:** 252

1x5xMain, 1x3xMain

Level: 2**Dir/Cross St:** Bayview Ave & Kilgour Rd**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C12081767**Sold Date:** 04/28/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,210.96	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	11-15	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	N	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, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine		
				Bldg Amen:	Bbqs Allowed, Car Wash, Guest Suites, Indoor Pool, Media Room, Party/Meeting Room
				Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	11.42	x 7.58	Breakfast Bar	Granite Counter	B/I Appliances
2	Living	Flat	20.73	x 10.01	Combined W/Dining	W/O To Balcony	Hardwood Floor
3	Dining	Flat	20.73	x 10.01	Combined W/Living	Crown Moulding	Hardwood Floor
4	Den	Flat	8.01	x 7.35	Open Concept	Hardwood Floor	Halogen Lighting
5	Prim Bdrm	Flat	16.01	x 9.84	5 Pc Ensuite	W/I Closet	W/O To Balcony
6	2nd Br	Flat	16.01	x 10.01	Double Closet	Large Window	Hardwood Floor
7	Foyer	Flat	0	0	W/I Closet	Hardwood Floor	

Client Remks: Welcome to Suite 207 at 20 Burkebrook Place in the sought after Kilgour Estates. This oversized suite boasts 1115 square feet of well designedspace with a split bedroom layout for the two bedrooms, proper Ofce or Den space, and 10 foot ceilings in the coffered section of the openconcept Living Area. The layout also provides for fantastic in-suite storage from the exceptionally deep walk-in cloak closet off the Entry, to thewalk-in closet in the Primary Bedroom, and the wall to wall double closet in the Second Bedroom ensuring there is no shortage of closet space.The "king sized" Primary Bedroom has room to spare and features a luxuriously appointed 5 piece bath. The Second Bedroom is "queen sized"with room for a desk or sitting area and is filled with light from the oversized window. Sliding doors open from the Living Area and PrimaryBedroom to a 17'3" x 7'7" balcony perfect for extending your living space in the warmer months, especially with the gas line for your barbeque.The protected north facing view stretches up the green space between the building and townhouses to the ravine beyond, not a CNIB orBloorview MacMillan Centre in sight. Impeccably managed, the building includes a stunning indoor pool with hot tub, exercise room, mediaroom, party room, library, guest suites, car wash and a long serving concierge. The two parking spots are side by side and directly beside thedoor to the locker room. EV chargers (directly at each parking spot) can be installed at the buyer's cost. Minutes from Whole Foods atBroadway, the Granite Club, the 401 and a few blocks from the Eglinton Line, this suite is an oasis in the heart of our bustling city.

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

**3 Southvale Dr 603****Toronto Ontario M4G 1G1**

Toronto C11 Leaside Toronto % Dif: 96

Taxes: \$6,265.94 / 2024 **For:** Sale**SPIS:** N**Sold: \$1,330,000****List: \$1,379,000****DOM:** 14

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCP / 2833**Locker Unit:** 66

1x5xMain, 1x3xMain

Level: 6**Dir/Cross St:** South Leaside**Prop Mgmt:** Canlight Management Inc.**MLS#:** C12045933**Sold Date:** 04/10/2025**PIN#:** 768330032

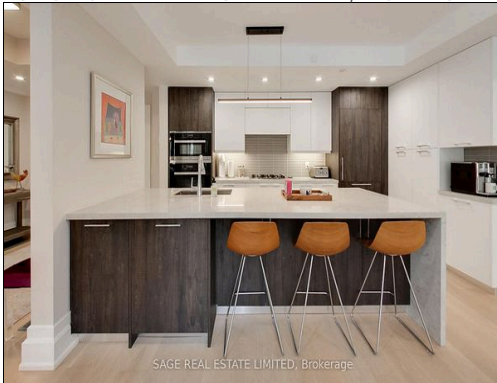
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,210	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	Builder Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	#:	31
Assessment:	2024	Cable TV Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:	N	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Bike Storage, Bus Ctr (Wifi Bldg), Gym, Party/Meeting Room
		Cert Level:		Com Elem Incl:	Y
		Energy Cert:	N		
		GreenPIS:	N		
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Ceramic Floor	Coffered Ceiling	Closet
2	Living	Main	15.58	x 11.09	Ceramic Floor	Open Concept	Combined W/Dining
3	Dining	Main	15.58	x 9.84	Ceramic Floor	Open Concept	W/O To Balcony
4	Kitchen	Main	8.83	x 10.76	Ceramic Floor	B/I Appliances	Breakfast Bar
5	Prim Bdrm	Main	11.52	x 10.66	Laminate	W/I Closet	5 Pc Ensuite
6	2nd Br	Main	11.09	x 10.01	Laminate	W/I Closet	Coffered Ceiling

Client Remks: This beautifully designed two-bedroom, two-bathroom suite is ideally located in the sought-after South Leaside neighbourhood. Offering the ideal split floor plan that blends style with practicality, this suite is expansive and spans over 1,136 square feet of refined living space. The suite features soaring ceilings, floor-to-ceiling windows, and a versatile, open-concept main living space. The bright foyer, with a coffered ceiling and double closet, sets the tone for a home that is both warm and welcoming. The open-concept living and dining area boasts seamless finishes, a sitting area enhanced by a built-in entertainment unit and fireplace with access to a private balcony with a gas hookup; the perfect outdoor space. The chef's kitchen boasts integrated Miele appliances, including a gas cooktop, a wall oven, a panelled refrigerator and dishwasher, and an oversized breakfast bar. The primary suite is privately tucked away, featuring a spacious walk-in closet and a beautiful five-piece ensuite with a double vanity and deep soaker tub. A large east-facing window fills the room with natural light. The second bedroom, in its own area, features a walk-in closet and access to a four-piece bathroom with a glass-enclosed shower and a conveniently placed laundry closet. There is an abundance of sunlight, making it an ideal space for guests or a home office. Leaside Manor offers many amenities, including a gym, a party room, a business centre, and a pet spa. High-end finishes such as motorized window shades and keyless entry provide comfort and convenience. Perfectly situated and just steps from all the shops and amenities on Laird and in Leaside Village, top-rated school district, parks, and transit. Wonderful sense of community.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910



SAGE REAL ESTATE LIMITED, Brokerage

3 Southvale Dr 206
Toronto Ontario M4G 1G1

Toronto C11 Leaside Toronto % Dif: 97

Taxes: \$7,442.28 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,450,000**List:** \$1,499,000**DOM:** 15

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 3**Unit#:** 6**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 2833**Locker Unit:** 64

2x4xMain

Level: 2**Dir/Cross St:** Millwood/Laird**Prop Mgmt:** Canlight Property Management**MLS#:** C12014645**Sold Date:** 03/27/2025**PIN#:** 768330007

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,532.79	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
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:		Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
1417 sq ft Professional Floor Plan		Heat Incl:	Y	Park \$/Mo:	
Exposure:	Nw	Cable TV Incl:	Y	Prk Lvl/Unit:	B/11 / B/12
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Bike Storage, Exercise Room, Party/Meeting Room, Visitor Parking
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.81	x 8.86	Hardwood Floor
2	Kitchen	Main	9.51	x 14.11	Centre Island
3	Living	Main	17.39	x 16.08	Hardwood Floor
4	Dining	Main	12.8	x 8.2	Hardwood Floor
5	Prim Bdrm	Main	11.48	x 14.44	4 Pc Ensuite
6	2nd Br	Main	10.5	x 10.5	Large Window
7	Other	Main	4.59	x 10.5	B/I Closet

Client Remks: Welcome to this recently built boutique condo in the heart of Leaside. This modern gem combines luxury living w/ urban convenience & features a sprawling open-concept layout bathed in natural light, chef-inspired kitchen w/ Miele appl., large welcoming island for social gatherings, & hidden custom storage throughout to keep life's clutter a secret. Retreat to the primary bedroom w/ a walk-out to the balcony, walk-in closet, & ensuite w/ double vanity & full linen closet. Every finish in this unit screams quality. The building offers exclusive amenities like a gym, underground parking, & a dog bath for when your furry friends get mucky. Just a stone's throw from prime Bayview Ave, you're perfectly situated for specialty shopping/dining experiences. Across the street, Leaside Village offers a variety of additional grocery, shopping, & dining options with Costco conveniently nearby. Close proximity to the DVP & Bayview Ext. provide swift access to all our city has to offer. **EXTRAS** Maintenance fees include everything (except hydro): Cable TV, heat, water, CAC, parking, locker, common elements, & building insurance!

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



3 Southvale Dr 701
Toronto Ontario M4G 1G1
Toronto C11 Leaside Toronto % Dif: 100
Taxes: \$7,939.70 / 2024 **For:** Sale **SPIS:** N **DOM:** 6

Sold: \$1,525,000
List: \$1,525,000

Condo Apt
Apartment
Unit#: 01
Corp#: TSCC / 2833

#Shares%:
Locker#: 30
Locker Lev/Unit:
Locker Unit: A
Level: 7

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

Dir/Cross St: Millwood And Southvale
Prop Mgmt: Canlight Management Inc.

MLS#: C12006529
PIN#:

Sold Date: 03/13/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: As Per Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,467.17 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A #24 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.43	x 6.07	Hardwood Floor Closet
2	Living	Main	14.99	x 19.69	Open Concept Hardwood Floor North View
3	Kitchen	Main	10.66	x 10.07	B/I Appliances Hardwood Floor Breakfast Bar
4	Den	Main	9.74	x 13.48	Hardwood Floor West View
5	Br	Main	15.09	x 13.48	W/O To Terrace Hardwood Floor Combined W/Office
6	2nd Br	Main	15.09	x 10.66	Closet North View Hardwood Floor

Client Remks: Welcome to the epitome of luxury living at 3 Southvale Dr Unit 701. This stunning Leaside corner penthouse boasts 2+1 beds, 2 baths, and over 1400 sqft of exquisite living space. With north west facing orientation, enjoy breath taking views from every angle. The highlight? A sprawling 346 wrap around terrace, perfect for entertaining or simply soaking in the city scape. This residence offers both elegance and practicality. Don't miss your chance to experience the pinnacle of urban sophistication.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-487-4311


21 Burkebrook Pl 424
Toronto Ontario M4G 0A2
Sold: \$1,715,000**List: \$1,799,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 95

Taxes: \$7,202.96 / 2024 **For:** Sale**SPIS:** N**DOM:** 34

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 24**Locker Lev/Unit:** B**Washrooms:** 3**Corp#:** TSCC / 1957**Locker Unit:** 254

1x5xFlat, 1x4xFlat,

Level: 4

1x2xFlat

Dir/Cross St: Bayview/South of Lawrence**Prop Mgmt:** Ace Property Management**MLS#:** C12032123**Sold Date:** 04/23/2025**PIN#:**


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,312.22	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick Front
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:		Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
1429 sf plus 2 balconies as per MPAC		Heat Incl:	Y	#:	279
Exposure:	Sw	Cable TV Incl:		#:	280
Assessment:		Bldg Ins Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Cert Level:		Prk Lvl/Unit:	B/173 / B/174
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	
		Prop Feat:		Com Elem Incl:	Y
		Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	14.76	x 5.38	Double Closet	2 Pc Ensuite	Hardwood Floor
2	Living	Flat	18.8	x 10.66	Open Concept	Sw View	Hardwood Floor
3	Dining	Flat	18.8	x 9.88	Open Concept	W/O To Balcony	Hardwood Floor
4	Kitchen	Flat	16.7	x 9.22	Eat-In Kitchen	Sliding Doors	W/O To Balcony
5	Prim Bdrm	Flat	13.94	x 10.93	5 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	Flat	11.58	x 10.79	4 Pc Ensuite	Double Closet	W/O To Balcony
7	Locker	Lower	5	x 6.17			

Client Remks: Prestigious Kilgour Estate. Rare sought-after southwest corner unit. Split bedroom floor plan of 1429 sq ft plus 2 balconies. Bright & elegant 2 bedroom each with its own ensuite bath plus powder room in foyer. Ideal for those downsizing from a house, the large combined living/dining area offers exceptional entertaining space with walk-out to a deep, south-facing private balcony. The eat-in kitchen with breakfast area includes its own walk-out and a gas barbeque connection, perfect for outdoor dining. Spacious primary bedroom with 5 piece ensuite & walk-in closet. Second bedroom features its own 4 piece ensuite bath and walk-out to private west facing balcony. Hardwood floors and high ceilings throughout. Comes with 2 side by side parking spaces and one locker located near elevator. Luxury condo building with hotel style amenities include 24/7 concierge, indoor pool, gym, party room, guest suite, library, media/screening room and more. Spread out over 12 acres, Kilgour Estate is an exclusive community tucked away off Bayview Ave and backs onto Burkebrook ravine and Sunnybrook Park. Steps to lush walking trails, off-leash dog park, Whole Foods, public transit & Sunnybrook Hospital.

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



	68 Kilgour Rd		Sold: \$1,950,000
	Toronto Ontario M4G 0A9		List: \$2,049,000
	Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 95		
	Taxes: \$7,696.51 / 2024	For: Sale	SPIS: N DOM: 33
	Condo Townhouse	#Shares%:	Rms: 6 + 1
2-Storey	Locker#:	Bedrooms: 3 + 1	
Unit#: 2	Locker Lev/Unit:	Washrooms: 4	
Corp#: TSCC / 2260	Locker Unit:	1x2xMain, 1x4x2nd,	
	Level: 1	1x5x2nd, 1x3xBsmt	
Dir/Cross St: Bayview S. Of Lawrence			
Prop Mgmt: ICC Property Management Ltd. (905) 940-1234			

MLS#: C12116978	Sold Date: 06/03/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: Over 2000 Sqft Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$960.47 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Attached / 2 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Nestled in the prestigious enclave of Kilgour Estates, this stunning 3+1 bedroom, 4 bathroom residence offers turnkey luxury. Over 2000 Square feet, featuring a gorgeous kitchen with oversized peninsula and seating for 4, opening up to an expansive family/living room with soaring 10 foot ceilings, gas fireplace, built-ins and walk out to a sunny, maintenance free terrace with gas BBQ. The gracious dining room with bay window is perfect for formal entertaining. An abundance of natural light from massive windows everywhere gives this home an airy feeling from the moment you walk in. Featuring sumptuous wood floors, glass railings, stylish light fixtures. The primary bedroom with it's bay window, wood floors, walk-in and double closets and 5 piece ensuite is the perfect retreat. The second and third bedrooms are well sized and feature double closets and large windows and there is a further 4 piece bathroom on the second level. The lower level with tall ceilings and windows includes a fourth bedroom, a contemporary 3 piece bathroom, laundry, ample storage and direct access to the properly outfitted 2 car private garage. The very low maintenance fees include full access to the excellent amenities including party room, pool and fitness studio as well as landscaping, snow removal and guest parking. Steps to Sunnybrook hospital, Whole Foods, walking trails, ravines, shops, transit and restaurants. Easily accessible to downtown and DVP via Bayview Extension. This sophisticated property is a gem of a home in a fantastic area of Toronto.					
Extras: Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588					


21 Burkebrook Pl Th10
Toronto Ontario M4G 0A1
Sold: \$2,195,000**List: \$2,195,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 100

Taxes: \$8,333.12 / 2025 **For:** Sale**SPIS:** N**DOM:** 12

Condo Townhouse

#Shares%:**Rms:** 7

3-Storey

Locker#:**Bedrooms:** 3 + 1**Unit#:** 40**Locker Lev/Unit:** 1**Washrooms:** 3**Corp#:** TSCC / 1957**Locker Unit:**

1x6, 1x5, 1x2

Level: 1**Dir/Cross St:** Bayview/South Of Lawrence**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C12019334**Sold Date:** 03/26/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Ensuite	Ens Lndry:	Y
Basement:	Finished	Maint:	\$1,732.94	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2250-2499	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	mpac	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Sw	Heat Incl:	Y	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, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.8	x 13.09	
2	Dining	Main	24.8	x 13.09	
3	Kitchen	Main	12.01	x 5.61	
4	Prim Bdrm	2nd	20.7	x 12.14	
5	2nd Br	3rd	12.8	x 10.6	
6	3rd Br	3rd	12.8	x 9.12	
7	Den	3rd	13.09	x 7.02	
8	Exercise	Lower	12.17	x 10.01	

Client Remks: Stunning and Rarely Available End-Unit in the Prestigious Kilgour Estates. South-west views and abundant windows throughout flood the home with natural light. Three incredible outdoor spaces including a 400sf tree top sanctuary! Enjoy gorgeous sunsets under your shaded pergola while sipping cocktails with friends and family around your fire table on chilly evenings. The Primary Bedroom Terrace is the perfect spot for morning coffee, quiet reflection or sunbathing. The main level landscaped garden was also designed with privacy in mind. A fantastic BBQ/seating area ideal for Al fresco dining. Thoughtful Renovations and Improvements in 2021 include A Gorgeous Chef's Kitchen, Heated Floors and Quality Millwork designed to offer multiple storage solutions without compromising style and function. Convenient two car parking with direct access to the lower level. Enjoy the many amenities available or experience the nature trails and ravine system right outside your door...all this while living in prime midtown Toronto! Steps to TTC, Whole Foods, Shoppers, Sunnybrook Hospital CNIB and Holland Bloorview Kids Rehab.

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


21 Burkebrook Pl 407
Toronto Ontario M4G 0A2
Sold: \$2,450,000**List: \$2,599,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 94

Taxes: \$10,507.60 / 2024 **For:** Sale **SPIS:** N **DOM:** 79

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 07**Locker Lev/Unit:** P2**Washrooms:** 3**Corp#:** TSCC / 1957**Locker Unit:** #234

1x5, 1x3, 1x2

Level: 04**Dir/Cross St:** Bayview Ave & Blythwood Rd**Prop Mgmt:** Ace Property Management**MLS#:** C11998827**Sold Date:** 05/21/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,852.08	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	11-15	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:	Y	Park Type:	Owned / Owned
Sqft Source:	Builder Plan	Taxes Incl:	Water Incl: Y	Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	E	Heat Incl:	Y	#:	114
Assessment:		Cable TV Incl:	CAC Incl:	#:	196
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Prk Lvl/Unit:	P2 / P2
		GreenPIS:		Bldg Amen:	Concierge, Games Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking
		Prop Feat:	Clear View, Ensuite Laundry, Family Room, Grnbelt/Conserv, Hospital, Pets Allowed with Restrictions, Public Transit, River/Stream, Wooded/Treed	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.75	x 20.57	Combined W/Dining
2	Dining	Main	23.75	x 20.57	Coffered Ceiling
3	Kitchen	Main	10.89	x 9.25	B/I Appliances
4	Family	Main	16.99	x 9.25	Picture Window
5	Prim Bdrm	Main	18.5	x 10.99	5 Pc Ensuite
6	2nd Br	Main	15.98	x 10.66	W/I Closet
7	Den	Main	11.09	x 10.66	Wainscoting
8	Foyer	Main	11.06	x 10.66	W/I Closet
9	Laundry	Main	4.99	x 5.35	Marble Floor
10	Bathroom	Main	5.74	x 4.99	2 Pc Bath

Client Remks: Absolutely Exquisite and Rarely Available Suite With Incomparable Tree Top Vistas! Unparalleled Features & Finishes. Highly Functional Split Floorplan To Complement The Sun Filled Space Offers Maximum Privacy. 2 Spacious Bedrooms & Den, Can Easily Be Converted To 3rd Bedroom. Expansive Terrace Overlooking Ravine. Grand Principal Rooms Complemented by Coffered Ceilings and Pot Lights. Gourmet Kitchen With Granite Countertops & Top Of The Line Built-In Appliances. Primary Retreat With His and Hers Walk-In Closets & Lavish 5Pc Ensuite. Central Location In highly sought-after Kilgour Estates. 5-star hotel amenities. Fine shopping, parks, schools & the convenience of the new Eglinton LRT just steps away. 2 Underground Parking Spots and Locker Included!!

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


20 Burkebrook Pl 432
Toronto Ontario M4G 0A1
Sold: \$2,770,000**List: \$2,995,000**

Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 92

Taxes: \$10,729.34 / 2024 **For:** Sale**SPIS:** N**DOM:** 147

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#: 94***Bedrooms:** 2 + 1**Unit#:** 32**Locker Lev/Unit:** P2**Washrooms:** 3**Corp#:** TSCC / 1849**Locker Unit:**

1x2xMain, 1x3xMain,

Level: 4

1x6xMain

Dir/Cross St: Bayview and Eglinton**Prop Mgmt:** Crossbridge Property Management 416-637-7200**MLS#:** C9301662**Sold Date:** 01/30/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	
Basement:	None	Maint:	\$2,090.19	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick / Other
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	floor plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Ne	Heat Incl:		#:	317
Assessment:		Cable TV Incl:		#:	318
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	P2 / P2
		GreenPIS:		Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
		Prop Feat:	Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, Ravine	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.43	x 5.58	Marble Floor	Double Closet	Irregular Rm
2	Kitchen	Flat	20.24	x 9.91	Hardwood Floor	Granite Counter	Eat-In Kitchen
3	Dining	Flat	24.67	x 10.93	Hardwood Floor	O/Looks Living	Coffered Ceiling
4	Living	Flat	24.25	x 14.57	Hardwood Floor	O/Looks Ravine	W/O To Terrace
5	Prim Bdrm	Flat	19.16	x 12.99	Hardwood Floor	6 Pc Ensuite	W/O To Terrace
6	2nd Br	Flat	10.99	x 10.83	3 Pc Ensuite	Double Closet	W/O To Terrace
7	Den	Flat	15.75	x 9.09	Hardwood Floor	Pocket Doors	W/O To Terrace
8	Laundry	Flat	8.33	x 6.92	Stainless Steel Sink	Tile Floor	

Client Remks: Prestigious Kilgour Estates corner suite with a coveted Ravine view! The one you have been waiting for! This rare offering provides exceptional space that showcases an abundance of majestic greenery and the captivating back drop of the trees. Welcome your guests to the gracious foyer with it's marble floor, double closet and powder room. As this desirable two bedroom plus den layout unfolds it reveals a spacious living and dining room perfect for entertaining that is well appointed with a gas fireplace and walk out to a terrace overlooking the ravine. The primary bedroom retreat also overlooks the ravine and boasts a walkout, hardwood floor, large walk-in closet and ensuite. A well thought out plan providing privacy between the primary bedroom and the second bedroom that has a three piece ensuite and walk out. Suite 432 presents an unparalleled opportunity to embrace the unrivalled setting and lifestyle of Kilgour Estates. 24 hour concierge and exceptional amenities including gym, indoor pool, and more!

Extras: Terrace overlooking Ravine with gas line for Bar B Q + an east facing terrace accessible from 2nd bed & Den,*2 Lockers;#94 & #277(locker with a door),2 side by side parking spots.B/I bookshelves in LR,B/I desk & cabinets in Den,2 Heat pumps

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