



<b>1901 Bayview Ave 301</b> <b>Toronto Ontario M4G 3E4</b> Toronto C11 Leaside Toronto % Dif: 94 <b>Taxes: \$1,645.10 / 2025 For: Sale</b>		<b>Sold: \$470,000</b> <b>List: \$499,900</b>
Condo Apt	<b>#Shares%:</b>	<b>Rms: 4</b>
1 Storey/Apt	<b>Locker#:</b>	<b>Bedrooms: 1</b>
Unit#: 01	<b>Locker Lev/Unit: 3</b>	<b>Washrooms: 1</b>
Corp#: TSCC / 2148	<b>Locker Unit:</b>	1x3xFlat
	<b>Level: 3</b>	
<b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> east side of Bayview, north of Eglinton <b>Prop Mgmt:</b> Glendale Properties Inc.		

**MLS#:** C12350821      **Sold Date:** 10/24/2025

**PIN#:** 761480018

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b>
<b>Basement:</b> None	<b>Maint:</b> \$692.76	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Wall Unit	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Other	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> None / 0
<b>Apx Age:</b> 31-50	<b>UFFI:</b>	<b>Park/Drive:</b> Other
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> Other
<b>Sqft Source:</b> Plans	<b>HST Applicable to</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b> Y	<b>Tot Prk Spcs:</b> 0
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Hydro Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	<b>Bldg Amen:</b>
	<b>CAC Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<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>Interior Feat:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.41	x 3.18	
2	Living	Flat	12.34	x 8.5	
3	Dining	Flat	12.34	x 7.51	
4	Kitchen	Flat	6.82	x 8.33	
5	Breakfast	Flat	7.68	x 6.99	
6	Br	Flat	12.34	x 10.83	
7	Bathroom	Flat	7.25	x 4.82	
8	Other	Flat	13.16	x 4.99	Balcony

**Client Remks:** Rarely offered Unit In Stylish Art Deco Inspired Boutique 4 Storey 36 Unit Building. Spacious And Bright Corner 1 Bedroom Unit. Tasteful Open Concept Kitchen with Quartz Countertops and new backsplash, newly renovated bathroom with large walk-in shower. Nothing To Do But Move In And Enjoy. Appealing Layout With Extra Large Living Room Area and office space. Enjoy the views from your picture window or the fresh air on your large balcony. Large Principal Bedroom With custom Double Closet. Located In Desirable Midtown Toronto Neighborhood, Sunnybrook Park And Trail System At Your Door Step. New Leaside Station subway station Just 5 Min Walk Great Schools And Amenities. Caring Community Of Owners.

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

 <small>COLDWELL BANKER THE REAL ESTATE CENTRE Brokerage</small>	<b>1801 Bayview Ave 308</b> <b>Toronto Ontario M4G 4K2</b> <b>Toronto C11 Leaside Toronto % Dif: 97</b> <b>Taxes: \$2,403.07 / 2024 For: Sale</b> <b>SPIS: N</b> <b>DOM: 39</b> <b>Condo Apt</b> <b>#Shares%:</b> <b>Rms: 5</b> <b>Apartment</b> <b>Locker#:</b> U78 <b>Bedrooms: 2</b> <b>Unit#:</b> 308 <b>Locker Lev/Unit:</b> P3 <b>Washrooms: 2</b> <b>Corp#:</b> TSCC / 1542 <b>Locker Unit:</b> <b>Level:</b> 3 <b>1x3xFlat, 1x3xFlat</b> <b>Dir/Cross St:</b> Bayview & Eglinton <b>Directions:</b> South East Corner of Bayview <b>Prop Mgmt:</b> Gpm Property Management				
	<b>MLS#:</b> C12266970 <b>Sold Date:</b> 08/15/2025 <b>PIN#:</b> 125420028				
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2003 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-799 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> SW <b>Assessment:</b> 2024 <b>Spec Desig:</b> Other <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$954.42 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: Y <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Exterior Feat:</b> Recreational Area <b>Interior Feat:</b> Countertop Range <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Encl <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete Block <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground, Private, Reserved/Assigned <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> P3 <b>Bldg Amen:</b> Bike Storage, Exercise Room, Guest Suites, Gym, Media Room, Elevator <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	Living	Flat	10.01	x 18.37	Combined W/Dining W/O To Balcony
2	Dining	Flat	10.01	x 18.37	Combined W/Living West View
3	Kitchen	Flat	10.01	x 8.92	Breakfast Bar
4	Prim Bdrm	Flat	9.51	x 12.3	3 Pc Ensuite
5	2nd Br	Flat	9.02	x 8.89	Closet
<b>Client Remks:</b> This bright and spacious 2-bedroom, 2-bathroom condo is in a fast-growing and desirable area. Located in the heart of Leaside at Bayview and Eglinton, it's an excellent choice for anyone looking to live in a vibrant and sought-after community. The kitchen has extra cupboard space above the counters, a fridge, and a handy corner section for more storage. The front closet has upgraded shelves and modern full doors instead of sliding mirrors. The second bedroom can be used as a home office with built-in cabinets. Crown moulding adds a clean finish, and the west-facing living room gets lots of sunlight, perfect for relaxing and enjoying the sunset. The split-bedroom layout offers privacy, and the large main bedroom includes an ensuite and built-in storage. The location is hard to beat, steps to Metro, Whole Foods, Bayview's well-known shops and restaurants, nearby parks, and top-rated schools. It's also close to the new Leaside LRT station, which is coming soon. The building is part of a quiet, welcoming community with updated shared spaces and great amenities like a renovated party room, gym, library, guest suite, and day concierge.					
<b>Inclusions:</b> Includes all kitchen appliances (Fridge, Stove, New Dishwasher, Microwave), Washer & Dryer, Elfs, Window Blinds & All Window Curtains					
<b>Listing Contracted With:</b> <u>COLDWELL BANKER THE REAL ESTATE CENTRE</u> 905-737-5700					



**955 Millwood Rd 421**  
**Toronto Ontario M4G 4E3**  
 Toronto C11 Leaside Toronto % Dif: 98  
**Taxes: \$2,729.79 / 2025 For: Sale** **SPIS: N** **DOM: 17**

Condo Apt **#Shares%:** 4  
 1 Storey/Apt **Locker#:** L10B **Bedrooms:** 1  
**Unit#:** 21 **Locker Lev/Unit:** B **Washrooms:** 1  
**Corp#:** MTCC / 776 **Locker Unit:** 10  
**Level:** 4 1x4xFlat

**Dir/Cross St:** Laird & Millwood  
**Directions:** Corner of Laird & Millwood  
**Prop Mgmt:** First Service

**MLS#:** C12467605 **Sold Date:** 11/03/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$809.57	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Fan Coil / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 1988	<b>Elev/Lift:</b> Y	<b>Drive:</b>
<b>Apx Sqft:</b> 700-799	<b>Retirement:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b>	<b>HST Applicable to:</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 1
Attached Builders Floor Plan	<b>Sale Price:</b>	<b>#:</b> 19
<b>Exposure:</b> W	<b>Taxes Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b> B2
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Hydro Incl:</b> Y	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Auto Garage Door Remote, Storage	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.86	x 5.02	Ceramic Floor	Closet	Pantry
2	Kitchen	Flat	11.65	x 8.53	Stainless Steel Appl	Laminate	Pass Through
3	Dining	Flat	13.35	x 12.2	Laminate	Pass Through	
4	Living	Flat	9.15	x 11.78	Laminate	W/O To Balcony	O/Looks Garden
5	Prim Bdrm	Flat	11.75	x 10.76	Laminate	Double Closet	O/Looks Garden

**Client Remks:** Leaside Gate. One bedroom, west facing suite overlooking peaceful gardens. Spacious foyer has closet and additional cupboard/pantry. Laundry room features Miele washer & dryer. Quality laminate floors throughout. Updated kitchen with stainless steel appliances and pass-through to dining area. Open concept living/dining area overlooks gardens and leads to private 45 sq ft balcony. Primary bedroom with sliding door walk out to balcony. Ensuite 4 pc bathroom. Parking and locker included.

**Inclusions:** As per Sched B

**Listing Contracted With:** RE/MAX HALLMARK KATHY MCLACHLAN GROUP REALTY LTD. 416-486-6565



**211 Randolph Rd N 212**  
**Toronto Ontario M4G 4H1**  
 Toronto C11 Leaside Toronto % Dif: 100  
**Taxes:** \$2,940.94 / 2024 **For:** Sale **SPIS:** N **DOM:** 34  
**Condo Apt** **#Shares%:** **Rms:** 5  
**Apartment** **Locker#:** **Bedrooms:** 2  
**Unit#:** 212 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** MTCC / 1182 **Locker Unit:** 38  
**Level:** 2 1x4xFlat, 1x3xFlat  
**Dir/Cross St:** macrae and laird  
**Directions:** elglington e to laird  
**Prop Mgmt:** Skywater

**MLS#:** C12219996 **Sold Date:** 07/17/2025  
**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$632	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick Front
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Private
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Drive:</b> Private, Underground
<b>Sqft Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Exclusive
<b>Exposure:</b> Nw	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b> B 4
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b> N	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Com Elel Incl:</b> Y
	<b>Cert Level:</b>	
	<b>Energy Cert:</b> N	
	<b>GreenPIS:</b> N	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> On Demand Water Heater, Primary Bedroom - Main Floor, Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	9.84	x 10.1	Combined W/Dining	Large Window
2	Dining	Flat	10.93	x 10.1	Combined W/Living	Open Concept
3	Kitchen	Flat	10.83	x 8.46	B/I Dishwasher	Breakfast Bar
4	Prim Bdrm	Flat	17.49	x 7.71	4 Pc Ensuite	Mirrored Closet
5	2nd Br	Flat	13.91	x 8.69	Double Closet	Laminate

**Client Remks:** Location, Location, Location! This boutique condo building (four-story) is nestled in South Leaside. It is within walking distance of retail shopping (Starbucks, Farm Boy, Longos, Winners, PetSmart, restaurants/bars). TTC on Laird and the Future Eglinton Crosstown line. It offers two bedrooms, two bathrooms, and a white shaker-style kitchen with quartz countertops and stainless steel appliances, which were new in 2019. The four-piece ensuite was upgraded in 2019! The furnace, air conditioning, and instant hot water tank were new in 2023! Exclusive use of the Parking and Locker! EV chargers available. Building offers gym, underground visitor parking, underground bike storage and outdoor space!

**Inclusions:** Fridge, Stove, Dish Washer, Washer/Dryer, California shutters, and electric light fixtures.

**Listing Contracted With:** IPRO REALTY LTD. 416-364-2036



<b>211 Randolph Rd 216</b> <b>Toronto Ontario M4G 4H1</b> Toronto C11 Leaside Toronto % Dif: 94 <b>Taxes:</b> \$3,302.90 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 9		<b>Sold:</b> \$590,000 <b>List:</b> \$625,000							
Condo Apt	#Shares%:	Rms: 5							
Apartment	Locker#: 44	<b>Bedrooms:</b> 2							
Unit#: 16	Locker Lev/Unit: B	<b>Washrooms:</b> 2							
Corp#: MTCC / 1182	Locker Unit: 44	1x4xFlat, 1x3xFlat							
	Level: 2								
<b>Dir/Cross St:</b> McRae Dr & Laird Dr									
<b>Directions:</b> McRae Dr & Laird Dr									
<b>Prop Mgmt:</b> Skywater Property Management Inc. (416-642-6419)									
<b>MLS#:</b> C12485353	<b>Sold Date:</b> 11/06/2025								
<b>PIN#:</b> 121820028									
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> None							
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y							
<b>Basement:</b> None	<b>Maint:</b> \$711.79	<b>Lndy Lev:</b>							
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick							
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> Y	<b>Gar/Gar Spcs:</b> Underground / 1							
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>							
<b>Year Built:</b> 1997	<b>Elev/Lift:</b>	<b>Drive:</b>							
<b>Yr Built Source:</b> MPAC	<b>Retirement:</b>	<b>Park Type:</b> Owned							
<b>Apx Sqft:</b> 900-999	<b>HST Applicable to:</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1							
<b>Lot Size Source:</b> MPAC	<b>Sale Price:</b>	<b>#:</b> 12							
<b>Sqft Source:</b> MPAC	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>							
<b>Exposure:</b> Se	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b> B							
<b>Assessment:</b> 2025	<b>Heat Incl:</b> Hydro Incl	<b>Bldg Amen:</b>							
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b> CAC Incl	Bike Storage, Exercise Room, Party/Meeting							
<b>Survey Type:</b> None	<b>Bldg Ins Incl:</b> Y Prkg Incl	Room, Visitor Parking, Elevator							
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b> Energy Cert	<b>Com Elec Incl:</b> Y							
	<b>GreenPIS:</b>								
	<b>Prop Feat:</b> Central Vacuum, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School								
	<b>Interior Feat:</b> Central Vacuum								
#	Room	Level	Length (ft)	Width (ft)	Description				
1	Foyer	Flat	8.23	x 3.74	Laminate	Closet			
2	Dining	Flat	8.07	x 9.42	Laminate	Open Concept			
3	Living	Flat	23.16	x 9.84	Hardwood Floor	Large Window			
4	Kitchen	Flat	8.07	x 8.66	Laminate	Granite Counter			
5	Prim Bdrm	Flat	18.83	x 9.32	Broadloom	Double Closet			
6	2nd Br	Flat	13.58	x 8.17	Tile Floor	Mirrored Closet			
<b>Client Remks:</b> Enjoy A Spacious, 2 Bedroom Split Layout With An Open Concept Living and Dining Area at 'Leaside Mews', a Boutique Building (4 Storeys) Located In The Heart Of South Leaside. Well Maintained With Low Fees, Offering A Close Knit Community Atmosphere! Amenities include - Exercise Rm, Party Room, Visitor Parking. Conveniently Located Close to Everything - Restaurants, Shops, Schools, Parks, Sunnybrook Hospital. Steps to the TTC And The Future LRT.									
<b>Inclusions:</b> Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, All ELFs & Window Blinds, One Parking Spot and One Locker.									
<b>Listing Contracted With:</b> <u>SLAVENS &amp; ASSOCIATES REAL ESTATE INC.</u> 416-483-4337									



**356 McRae Dr 508**  
**Toronto Ontario M4G 4G4**

Toronto C11 Leaside Toronto % Dif: 97

**Taxes:** \$3,235.03 / 2025 **For:** Sale

**Sold:** \$629,000

**List:** \$649,000

**SPIS:** N **DOM:** 97

Condo Apt **#Shares%:** 5  
 1 Storey/Apt **Locker#:** 2  
 Unit#: 8 **Locker Lev/Unit:** B1  
 Corp#: MTCC / 978 **Locker Unit:** 25  
**Level:** 1x3, 1x4  
**Dir/Cross St:** Laird Drive  
**Directions:** Laird Drive  
**Prop Mgmt:** Skywater Property Management

**MLS#:** C12315091 **Sold Date:** 11/04/2025  
**PIN#:** 119870050

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> None
<b>Fam Rm:</b> Y	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,472.36	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 900-999	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> Floor Plans	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned / Exclusive
<b>Exposure:</b> N	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>#:</b> U-3
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>#:</b> A-6
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	<b>Prk Lvl/Unit:</b> B1 / B1
	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b>	<b>GreenPIS:</b>
		<b>Prop Feat:</b> Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, School Bus Route
		<b>Exterior Feat:</b> Controlled Entry, Landscaped
		<b>Interior Feat:</b> Primary Bedroom - Main Floor, Storage Area Lockers
		<b>Security Feat:</b> Carbon Monoxide Detectors, Smoke Detector
		Exercise Room, Gym, Party/Meeting Room, Visitor Parking, Community BBQ, Elevator
		<b>Com Elem Incl:</b> Y

#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	
1	Foyer	Main	8.2	x 13.91	Hardwood Floor	Open Concept
2	Living	Main	11.42	x 16.34	Hardwood Floor	Open Concept
3	Foyer	Main	4.17	x 8.6	Tile Floor	Closet
4	Kitchen	Main	8.17	x 11.84	Tile Floor	
5	Prim Bdrm	Main	10.17	x 13.58	Hardwood Floor	4 Pc Ensuite
6	Bathroom	Main	7.09	x 4.76	4 Pc Bath	Tile Floor
7	2nd Br	Main	9.25	x 16.01	Hardwood Floor	Closet
8	Bathroom	Main	6.07	x 5.15	Tile Floor	3 Pc Bath
9	Laundry	Main	10.24	x 5.15	Tile Floor	

**Client Remarks:** Welcome to The Randolph - a beloved boutique building in the heart of Leaside. Suite 508 is a rarely offered penthouse-level 2-bed, 2-bath unit that provides low-maintenance living. With 964 sqft of space, this sunlit suite offers a seamless layout, ideal for those looking to stay in the neighbourhood while simplifying life. The bright, open-concept living and dining areas are anchored by a skylight and west-facing windows that fill the space with natural light and leafy treetop views. Enjoy hardwood floors throughout, freshly smoothed ceilings, new light fixtures, and fresh paint. The kitchen features a breakfast bar, and is spacious enough for a bistro table - perfect for morning coffee. Both bedrooms comfortably fit king-sized beds and feature generous closets. The private primary retreat features a walk-in closet and 4-piece ensuite. Just off the hallway you'll find the spacious laundry room. This suite also comes with 2 underground parking spaces, a locker, and access to The Randolph's well-managed amenities: exercise room, sauna, party room, main-floor lounge (a welcoming meeting place for residents), and a landscaped patio with BBQ area - a hidden gem for summer evenings. Located just steps to Bayview Avenue, Leaside Village, a Smart Centre (Farm Boy, Home Depot, Canadian Tire, LCBO, Winners), dining on Laird, the Old Yorke Fish n' Chips, the future Laird LRT station, top-rated schools, parks, and the public library. With a walk score of 95, you'll enjoy the perfect balance of walkable convenience, friendly community and low maintenance living. \*\* Both Fan coil units and thermostats replaced last year. ALL utilities (except cable/internet/phone) included in maintenance fee!

**Inclusions:** All existing kitchen appliances including stove, hood fan, dishwasher, fridge, Washer/Dryer, All existing light fixtures, storage cabinet in laundry room.

**Listing Contracted With:** Sotheby's International Realty Canada, Brokerage 905-845-0024



		<b>20 Burkebrook Pl 216</b>		<b>Sold: \$670,000</b>			
<b>Toronto Ontario M4G 0A1</b>				<b>List: \$687,000</b>			
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto		<b>% Dif: 98</b>					
<b>Taxes:</b>	\$3,268 / 2024	<b>For:</b>	Sale	<b>SPIS:</b> N			
				<b>DOM:</b> 50			
Condo Apt	<b>#Shares%:</b>		<b>Rms:</b>	6			
Apartment	<b>Locker#:</b>		<b>Bedrooms:</b>	1 + 1			
<b>Unit#:</b> 16	<b>Locker Lev/Unit:</b>		<b>Washrooms:</b>	1			
<b>Corp#:</b> TSCC / 1849	LA044 & LB224			1x4xFlat			
	<b>Locker Unit:</b>	177					
	<b>Level:</b>	2					
<b>Dir/Cross St:</b> Bayview Ave. / Kilgour Rd/Eglinton							
<b>Directions:</b> 20 Burke Brook Pl							
<b>Prop Mgmt:</b> cross Bridge Condominium Service 416-637-7101							
<b>MLS#:</b> C12376141	<b>Sold Date:</b> 10/23/2025						
<b>PIN#:</b>							
<b>Kitchens:</b> 1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open			
<b>Fam Rm:</b> N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y			
<b>Basement:</b> None	<b>Maint:</b>	\$793.29	<b>Lndy Lev:</b>	Main			
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air		<b>Exterior:</b>	Brick / Concrete			
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1			
<b>Apx Age:</b>	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd			
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Drive:</b>	Underground			
<b>Sqft Source:</b> photographer	<b>HST Applicable to</b>	Included In	<b>Park Type:</b>	Owned			
<b>Exposure:</b> S	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b>	1			
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>				
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Y Hydro Incl:</b> Y	<b>Prk Lvl/Unit:</b>	A/30			
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y	<b>Bldg Amen:</b>				
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b> Y	<b>Com Elem 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>Exterior Feat:</b> Patio						
	<b>Interior Feat:</b> None						
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Flat	15.85	x 10.27	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	15.91	x 10.27	Hardwood Floor	Combined W/Living	Coffered Ceiling
3	Kitchen	Flat	8.04	x 7.97	Pot Lights	Backsplash	Double Sink
4	Prim Bdrm	Flat	12.3	x 9.97	South View	Broadloom	Closet Organizers
5	Den	Flat	9.94	x 8.14	Hardwood Floor	Double Doors	French Doors
6	Foyer	Flat	4.72	x 6.56	Coffered Ceiling	Pot Lights	Closet Organizers
<b>Client Remks:</b> Stop Searching, City living at its best! Refined Living at Kilgour Estates Suite 216 Welcome to this beautifully maintained 1 Bedroom + Den suite in the prestigious **Kilgour Estates**. This south-facing unit features **coffered ceilings**, **hardwood floors**, **oversized windows**, and a **private balcony with gas BBQ hookup**. Gas included in the maintenance Fee. The **spacious den with French doors** is ideal as a **2nd bedroom, guest room, nursery, or home office**. Enjoy a **Stylish kitchen** with **stainless steel appliances** and a **breakfast island**, plus a **generous primary bedroom** with **closet organizers**. **Inclusions:** 1 underground parking space, 2 lockers, Amenities: Indoor pool, hot tub, gym, library, party room, guest suite, car wash, and 24-hour concierge. Steps to Bayview shops, the Granite Club, Sunnybrook Hospital, Eglinton LRT & top schools all in a serene setting beside Sunnybrook Park.							
<b>Inclusions:</b> LG Stainless Steel Appliances (Fridge, Stove, Dishwasher, Microwave), Stacked Washer & Dryer, All ELFs, 1 Owned Parking Space, LEVEL A UNIT 30 PKG, 2 Owned Lockers, LEVEL A UNIT 177 & LEVEL B UNIT 386.							
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 905-695-7888							

 <small>HARVEY KALLES REAL ESTATE LTD., Brokerage</small>	<b>1801 Bayview Ave 605</b> <b>Toronto Ontario M4G 4K2</b> Toronto C11 Leaside Toronto % Dif: 98 <b>Taxes:</b> \$2,660.88 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 91 Condo Apt <b>#Shares%:</b> 5 Apartment <b>Locker#:</b> 2 <b>Unit#:</b> 5 <b>Locker Lev/Unit:</b> C <b>Bedrooms:</b> 2 <b>Corp#:</b> TSCC / 1542 <b>Locker Unit:</b> 73 <b>Washrooms:</b> 2 <b>Level:</b> 6 1x4xMain, 1x4xMain <b>Dir/Cross St:</b> Bayview and Eglinton <b>Directions:</b> N/E Side of Bayview <b>Prop Mgmt:</b> Gpm Property Management						
	<b>MLS#:</b> C12148553 <b>Sold Date:</b> 08/13/2025 <b>PIN#:</b>						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> 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> \$1,075.88 <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> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: Y <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> None	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <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> 13 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C <b>Bldg Amen:</b> Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y					
<b>#</b> 1 2 3 4 5 6	<b>Room</b> Kitchen Dining Living Prim Bdrm 2nd Br Laundry	<b>Level</b> Main Main Main Main Main Main	<b>Length (ft)</b> 13.35 10.14 10.14 9.61 9.25 6.07	<b>Width (ft)</b> x 10.07 x 5.81 x 10.5 x 20.54 x 10.33 x 4.23	<b>Description</b> Tile Floor Combined W/Living Large Window Large Window Double Closet	Breakfast Bar Laminate Laminate W/I Closet Large Window Laminate	Open Concept Open Concept W/O To Balcony Ensuite Bath Large Window
<b>Client Remks:</b> Welcome To The Bayview - The One And Only Condo Residence In North Leaside, Midtown Toronto. Nestled In The Heart Of A Beloved, Generational Neighborhood, This Rarely Offered Boutique Low Rise Building Represents A Once In A Lifetime Opportunity To Secure A Home In A Community Known For Its Top Ranked Schools, Tree Lined Streets, And Strong Sense Of Belonging. Whether You're An Empty Nester Ready To Let Go Of The Lawn Mowing, The Leaky Roofs, And The Never Ending House Maintenance, Or A Young Family Longing To Establish Roots In A Safe, Friendly, And Exceptionally Connected Community, This Is The One You've Been Waiting For. This Quiet, Well Managed Building Is Almost Exclusively Owner Occupied, With A Reputation For Exceptional Care, Modest Carrying Costs, And A Truly Peaceful Atmosphere. With Excellent Amenities, A Longstanding Community Culture, And The Kind Of Building Staff That Remember Your Name, Its No Surprise That Units Rarely Become Available. And When They Do, They Dont Look Like This. Welcome To Suite 605, The Most Beautifully Renovated Unit In The Entire Building. Fully Transformed With A Soft, Light, Timeless Palette And Premium Finishes Throughout. Renovated Units Are A Rare Find Here, The Last One Sold Right Away! This Wont Last Long. Imagine Living Steps Away From Parks, Tennis Clubs, And Your Favorite Shops Like Cumbreas, And With A Quick Jaunt To The Highway For Those Cottage Getaways. This Is Modest Living With Unmatched Convenience, A Gem In A Prime Location. While Many Condos In Toronto Have Struggled, The Value Here Has Climbed Exponentially, Yet It Remains Underpriced. All This Value For Just Over \$700,000 Is An Opportunity Not To Be Missed. They Dont Make Them Like This Anymore. <b>Inclusions:</b> Fridge/Freezer, Microwave, Oven/Stove, Dishwasher, Washer, Dryer, All Elfs, All Window Coverings. <b>Listing Contracted With:</b> HARVEY KALLES REAL ESTATE LTD. 416-441-2888							

	<b>211 Randolph Rd 413</b> <b>Toronto Ontario M4G 4H1</b> Toronto C11 Leaside Toronto % Dif: 93 <b>Taxes:</b> \$3,519 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 57		<b>Sold:</b> \$700,000 <b>List:</b> \$749,000																																																								
	<b>Condo Apt</b> <b>Apartment</b> <b>Unit#:</b> 13 <b>Corp#:</b> MTTC / 1182	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 4	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4, 1x3																																																								
<b>Dir/Cross St:</b> Randolph and Mcrae <b>Directions:</b> Eglinton East to Laird <b>Prop Mgmt:</b> Skywater 416-642-6419																																																											
<b>MLS#:</b> C12256343 <b>Sold Date:</b> 08/28/2025 <b>PIN#:</b> 121820062																																																											
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 1997 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1000-1199 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> Ne <b>Assessment:</b> 2024 <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> \$772.75 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> <b>Cert Level:</b> <b>GreenPIS:</b>	<b>Retirement:</b> <b>Included In</b> <b>Y</b> <b>Water Incl:</b> <b>Hydro Incl:</b> <b>CAC Incl:</b> <b>Y Prkg Incl:</b> <b>Energy Cert:</b> <b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions <b>Interior Feat:</b> None	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <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>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 23 Level B <b>Bldg Amen:</b> Gym, Media Room, Party/Meeting Room <b>Com Elel Incl:</b> Y																																																								
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Main</td> <td>3.58</td> <td>x 13.45</td> <td>3 Pc Bath</td> <td>Double Closet</td> <td>Hardwood Floor</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>18.57</td> <td>x 20.41</td> <td>Gas Fireplace</td> <td>Open Concept</td> <td>Hardwood Floor</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>18.57</td> <td>x 20.41</td> <td>Irregular Rm</td> <td>Window</td> <td>Hardwood Floor</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Main</td> <td>9.68</td> <td>x 10.4</td> <td>Renovated</td> <td>Breakfast Bar</td> <td>Ceramic Floor</td> </tr> <tr> <td>5</td> <td>Prim Bdrm</td> <td>Main</td> <td>10.07</td> <td>x 14.93</td> <td>W/I Closet</td> <td>4 Pc Ensuite</td> <td>Hardwood Floor</td> </tr> <tr> <td>6</td> <td>Br</td> <td>Main</td> <td>8.5</td> <td>x 14.93</td> <td>Double Closet</td> <td>Pocket Doors</td> <td>Hardwood Floor</td> </tr> </tbody> </table>	#	Room	Level	Length (ft)	Width (ft)	Description			1	Foyer	Main	3.58	x 13.45	3 Pc Bath	Double Closet	Hardwood Floor	2	Living	Main	18.57	x 20.41	Gas Fireplace	Open Concept	Hardwood Floor	3	Dining	Main	18.57	x 20.41	Irregular Rm	Window	Hardwood Floor	4	Kitchen	Main	9.68	x 10.4	Renovated	Breakfast Bar	Ceramic Floor	5	Prim Bdrm	Main	10.07	x 14.93	W/I Closet	4 Pc Ensuite	Hardwood Floor	6	Br	Main	8.5	x 14.93	Double Closet	Pocket Doors	Hardwood Floor			
#	Room	Level	Length (ft)	Width (ft)	Description																																																						
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<b>Client Remks:</b> This meticulously maintained low-rise condo is nestled between quiet, tree-lined residential streets and endless shopping and dining options offering the best of both worlds in the heart of South Leaside. Situated in this highly sought-after neighbourhood, this thoughtfully renovated two-bedroom, two-bathroom suite is rarely available and combines modern updates with comfortable, functional living. Inside, you're greeted by a welcoming foyer with a front hall closet for convenient storage. The beautifully renovated kitchen stands out with its sleek quartz countertops and stylish backsplash, opening seamlessly to the spacious, open-concept living and dining area. Gorgeous hardwood flooring and a cozy gas fireplace add warmth and character, creating an inviting space to relax or entertain. The primary bedroom features hardwood floors, a walk-in closet, and an updated four-piece ensuite. The second bedroom could easily serve as the primary as well, with a generous closet and easy access to another renovated three-piece bathroom. One underground parking space and one locker are included, plus EV chargers are available. Residents enjoy a wonderful sense of community and excellent building amenities, including a gym, party room, underground visitor parking, secure bike storage, and green outdoor space. Walk to Starbucks, Farm Boy, Longo's, Winners, PetSmart, and all the shops and dining on Laird and Bayview. Top school catchment for Bessborough and Leaside, with Trace Manes, parks, tennis, Sunnybrook, and Holland Bloor view nearby. The long-awaited Leaside Station for the Eglinton Crosstown Line is a short walk, with the TTC right at your doorstep for an easy commute downtown. Dont miss this incredible opportunity to own a spacious, beautifully maintained suite in an unbeatable location this home truly shows well and is ready to welcome you!																																																											
<b>Inclusions:</b> Fridge, Stove, Dishwasher, Washer, Dryer. <b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-462-1888																																																											



**21 Burkebrook Pl 215**  
**Toronto Ontario M4G 0A2**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97  
**Taxes: \$3,431.09 / 2025 For: Sale** **SPIS: N** **DOM: 7**

Condo Apt **#Shares%:** 5  
 Apartment **Locker#:** #160 **Bedrooms:** 1 + 1  
**Unit#:** 15 **Locker Lev/Unit:** P2 **Washrooms:** 2  
**Corp#:** TSCC / 1957 **Locker Unit:** #316  
**Level:** 2 1x4xMain, 1x3xMain

**Dir/Cross St:** Bayview And Blythwood  
**Directions:** North Of Kilgour Road  
**Prop Mgmt:** Ace Property Management

**MLS#:** C12443823 **Sold Date:** 10/10/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$713.52	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 2008	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to</b> Not Subject to HST	<b>Park Type:</b> Owned
<b>Apx Sqft:</b> 700-799	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b> Builder	<b>Taxes Incl:</b>	<b>#:</b> #295
<b>Exposure:</b> E	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b> P2#189
<b>Spec Desig:</b> Unknown	<b>Hydro Incl:</b>	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> Y	Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Com Elec Incl:</b> Y
	<b>Cert Level:</b> Prkg Incl: Y	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 10.24	Open Concept	Picture Window	W/O To Balcony
2	Dining	Main	10.24	x 8.04	Open Concept	Coffered Ceiling	Hardwood Floor
3	Kitchen	Main	9.02	x 7.38	Stainless Steel Appl	Granite Counter	Breakfast Bar
4	Prim Bdrm	Main	10.01	x 10.01	4 Pc Ensuite	Double Closet	W/O To Balcony
5	Den	Main	9.22	x 6.73	3 Pc Bath	Open Concept	Hardwood Floor

**Client Remks:** \* Rarely Available One Bedroom Plus Den Suite In Highly Coveted Kilgour Estate \* Exceptional Open Concept Floor Plan  
 Featuring 10' Ceilings \* Updated Kitchen With Granite Countertops & Breakfast Bar \* Expansive Windows For Great Natural Light \* Generous Primary Bedroom With 4 Piece Ensuite & Large Double Closet \* Separate Den, Two Full Bathrooms \* New Hardwood Flooring \* East Balcony With A Gas BBQ Outlet \* Move In & Enjoy \* Walk To Sunnybrook Hospital, Shopping, Groceries & Public Transit \* Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets \* First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library \*

**Inclusions:** Frigidaire Integrated Fridge/Freezer, Frigidaire S/S Stove, Frigidaire Dishwasher, Samsung Microwave, Stacked Washer & Dryer, All Electric Light Fixtures, All Window Treatments, All Closet Organizers, Bathroom Mirrors, Heat Pump, One Parking, One Locker (6'3" By 4'2").

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

	<b>25 Malcolm Rd 411</b> <b>Toronto Ontario M4G 1X7</b> <b>Toronto C11 Leaside Toronto % Dif: 95</b> <b>Taxes: \$4,182 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 50</b> <b>Sold: \$732,000</b> <b>List: \$769,900</b>			
	Condo Apt	#Shares%:	Rms: 5	
	Apartment	Locker#:	Bedrooms: 2	
	Unit#: 10	Locker Lev/Unit:	Washrooms: 2	
	Corp#: TSCC / 2657	Locker Unit: 51	1x4xMain, 1x3xMain	
		Level: 4		
	<b>Dir/Cross St:</b> Laird/Eglinton			
	<b>Directions:</b> Laird/Eglinton			
	<b>Prop Mgmt:</b> First Service Residential			
<b>MLS#:</b> C12388014	<b>Sold Date:</b> 10/28/2025			
<b>PIN#:</b>				
<b>Kitchens:</b> 1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open
<b>Fam Rm:</b> N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b> None	<b>Maint:</b>	\$959.08	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air		<b>Exterior:</b>	Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b> 6-10	<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Year Built:</b> 2018	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Drive:</b>	
<b>Apx Sqft:</b> 800-899	<b>HST Applicable to</b>	Included In	<b>Park Type:</b>	Owned
<b>Sqft Source:</b> FLR Plans	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> Sw	<b>Taxes Incl:</b>	<b>Water Incl:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b>	B/17
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Bldg Amen:</b>	
<b>Survey Type:</b> None	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	Bbqs Allowed, Bike Storage, Concierge, Guest Suites, Gym, Rooftop Deck/Garden	
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Com Elem Incl:</b>	Y
	<b>GreenPIS:</b>			
	<b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School			
	<b>Interior Feat:</b> None			
<b>Waterfront:</b> None				
<b># Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1 Living	Main	12.01	x 11.15	Hardwood Floor
2 Kitchen	Main	18.77	x 11.15	Hardwood Floor
3 Prim Bdrm	Main	8.99	x 14.01	Hardwood Floor
4 Foyer	Main	9.25	x 4.99	Hardwood Floor
5 Bathroom	Main	4.95	x 8.86	Tile Floor
6 Bathroom	Main	8.5	x 8.1	Tile Floor
				Combined W/Kitchen South View
				Combined W/Living
				4 Pc Ensuite W/I Closet
				3 Pc Bath
				4 Pc Ensuite
<b>Client Remks:</b> Welcome To Leaside! This Perfect 2 Bedroom, 2 Bathroom Condo Is Perfect For Local Downsizers, First Time Home Buyers, Or Investors Looking To Get Into One Of Torontos Most Desirable Neighbourhoods! Enjoy A Sensibly Laid Out Floorplan Spanning Over 850 SQFT With A Lovely South Exposure And A Charming Balcony With A Gas Hook-Up For BBQ. The Primary Bedroom Offers A Walk-In Bedroom, Ensuite Washroom And A Walk-In Closet, While The Second Bedroom Offers Flexibility To Make This Your Home Office, Second Bedroom Or Whatever You Can Imagine. Sensible Upgrades Like Additional Kitchen Storage, A Mini-Fridge, Gas-Stove Plus The Parking and Locker Make This A Practical And Luxurious Unit. Walkable To The Popular Bayview Avenue And All The Shops, Restaurants And Community Leaside Has To Offer! Also Walkable Is The Soon To Be Complete (We Hope!) Eglinton LRT, Plus Close Access To The Bayview Extension And Don Valley Make This Super Accessible By Car. Ready For You To Move In And Call Home. What Are You Waiting For?				
<b>Inclusions:</b> Includes All Existing Appliances; Fridge/Freezer, Stove/Oven, Hood Fan, Dishwasher, Washer/Dryer, Bar Fridge, Microwave. Includes All Existing Window Coverings. Includes All Existing Electric Light Fixtures. Includes One (1) Owned Parking Spot And One (1) Owned Locker.				
<b>Listing Contracted With:</b> <u>BOSLEY - TORONTO REALTY GROUP INC.</u> 416-642-2660				



<b>20 Burkebrook Pl 518</b> <b>Toronto Ontario M4G 0A1</b>		<b>Sold: \$1,386,000</b> <b>List: \$1,395,000</b>
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99		
<b>Taxes:</b> \$6,605.80 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 2
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2 + 1
Unit#: 17	<b>Locker Lev/Unit:</b> A	<b>Washrooms:</b> 2
Corp#: TSCC / 1849	<b>Locker Unit:</b> 169	2x5
	<b>Level:</b> 5	
<b>Dir/Cross St:</b> Bayview/Broadway		
<b>Directions:</b> East of Bayview Ave beside CNIB		
<b>Prop Mgmt:</b> First Service Residential		

<b>MLS#:</b> C12323776	<b>Sold Date:</b> 08/07/2025	<b>Fractional Ownership:</b> N	<b>PIN#:</b> 128490159
<b>Assignment:</b> N			
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$1,343.07	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete	
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1	
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
<b>Year Built:</b> 2007	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground	
<b>Yr Built Source:</b> Builder	<b>Retirement:</b> N	<b>Park Type:</b> Owned	
<b>Apx Sqft:</b> 1200-1399	<b>HST Applicable to:</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 1	<b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b> Builder's Plans	<b>Sale Price:</b>	<b>Park \$/Mo:</b>	
<b>Exposure:</b> S	<b>Taxes Incl:</b> Y	<b>Prk Lvl/Unit:</b> A/58	
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Bldg Amen:</b>	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	Bbqs Allowed, Bike Storage, Concierge,	
<b>Survey Type:</b> None	<b>Hydro Incl:</b>	Exercise Room, Guest Suites, Indoor Pool	
<b>Phys Hdcap-Eqp:</b> N	<b>Cable TV Incl:</b> CAC Incl:	<b>Com Elem Incl:</b> Y	
	<b>Bldg Ins Incl:</b> Y		
	<b>Prkg Incl:</b> Y		
	<b>Cert Level:</b> Energy Cert: N		
	<b>GreenPIS:</b> N		
	<b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, Wooded/Treed		
	<b>Interior Feat:</b> None		
	<b>Security Feat:</b> Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	13.09	x 4.72	Hardwood Floor	Double Closet	
2	Living	Flat	20.21	x 13.16	Hardwood Floor	W/O To Balcony	Combined W/Dining
3	Dining	Flat	20.21	x 13.16	Hardwood Floor		
4	Kitchen	Flat	11.29	x 7.71	Open Concept	Granite Counter	Open Concept
5	Den	Flat	12.99	x 8.69	Hardwood Floor	French Doors	
6	Prim Bdrm	Flat	16.44	x 10.99	Broadloom	5 Pc Ensuite	W/I Closet
7	2nd Br	Flat	10.47	x 10.04	Broadloom	Double Closet	South View
8	Laundry	Flat	5.45	x 5.18	B/I Shelves		
9	Other	Flat	17.52	x 4.72	Balcony		

**Client Remks:** Rarely available "Fairmont" suite at Kilgour Estate with preferred south exposure. 2 bdrm (split design) + den + 2 full baths. 1,294 SF (Builder's Plans). Daniel's flagship development with awesome amenities. Distinctive features from the porte cochere entrance to the Brian Gluckstein designer touches. Natural gas hookup for your gas grill BBQ. All principal rooms have south view. Parking spot near P-1 elevators plus 2 premium storage lockers. 24 hour concierge. Full time on-site super and experienced support staff. Guest suite. Large indoor pool. Pet friendly building. It's no wonder people love to live at Kilgour Estate!

**Inclusions:** All existing appliances (Refrigerator, Stove, B/I Dishwasher, Micro/RHF, Washer, Dryer), all ELF, all broadloom w/l, all window coverings, entertainment unit in den, Gas grill BBQ. No warranties.

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



**20 Burkebrook Pl 311**  
**Toronto Ontario M4G 0A1**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 100  
**Taxes: \$7,503.88 / 2024 For: Sale** **SPIS: N** **DOM: 37**

Condo Apt #Shares%: 6  
 Apartment Locker#: 160 Bedrooms: 2  
 Unit#: 11 Locker Lev/Unit: A Washrooms: 2  
 Corp#: TSCC / 1849 Locker Unit: 158 1x5xMain, 1x4xMain  
 Level: 3

**Dir/Cross St:** Bayview / Blythwood  
**Directions:** East Of Bayview Off Kilgour Rd  
**Prop Mgmt:** First Services Residential 416-637-7100

**MLS#:** C12224901 **Sold Date:** 07/23/2025  
**PIN#:** 128490085

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,558.24	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b> Y <b>Retirement:</b> N	<b>Drive:</b> Underground
<b>Sqft Source:</b> 1,522/Floor Plan	<b>HST Applicable to:</b> Not Subject to HST	<b>Park Type:</b> Owned
<b>Exposure:</b> Ne	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b> Water Incl: Y	<b>#:</b> 50
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Prk Lvl/Unit:</b> Level A -50
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b> Energy Cert: N	Bbqs Allowed, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking
	<b>GreenPIS:</b>	<b>Com Elec Incl:</b> Y
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Exterior Feat:</b> Lighting <b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	30.38	x 4.99	Marble Floor	Closet	Coffered Ceiling
2	Living	Main	18.64	x 14.53	Open Concept	Coffered Ceiling	Picture Window
3	Dining	Main	18.64	x 8.33	Coffered Ceiling	Hardwood Floor	W/O To Terrace
4	Kitchen	Main	19.36	x 7.91	Renovated	Stainless Steel Appl	Granite Counter
5	Breakfast	Main	19.36	x 7.91	Combined W/Kitchen	Tile Floor	Sliding Doors
6	Prim Bdrm	Main	12.24	x 12.04	5 Pc Ensuite	W/I Closet	Picture Window
7	2nd Br	Main	14.27	x 10.33	4 Pc Bath	Double Closet	W/O To Balcony
8	Other	Main	25	x 7.97	W/O To Terrace	North View	East View
9	Other	Main	7.97	x 4	W/O To Balcony	East View	

**Client Remks:** \* Incredibly Bright Northeast Corner Suite In Highly Coveted Kilgour Estate \* Exceptional Open Concept Layout Spanning 1,522 Square Feet Plus A Large Terrace With Gas BBQ Hookup \* Gourmet Eat-in Kitchen \* Soaring 9'9" Ceilings, Expansive Windows For Great Natural Light \* Fabulous Split Bedroom Layout \* Luxurious Primary Retreat Offering A 5 Pcs Ensuite And Large Walk-In Closet \* Generous Second Bedroom With Two Double Closets And A Small Balcony \* Move In & Enjoy \* Walk To Shopping, Groceries & Public Transit \* Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets \* First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library \* Some Photos Have Been Virtually Staged \*

**Inclusions:** Frigidaire Stainless Steel Appliances (Fridge, Stove, Dishwasher), Jenn-Air Microwave, Stacked Washer & Dryer, All ELFs, All Window Treatments, 2 Heat Pumps (New 2022), 1 Owned Parking Space (Level A, #50), 2 Owned Lockers (Level A, #158 & #160 - 5' By 3'8"; 5'5" By 5').

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



**20 Burkebrook Pl 334**  
**Toronto Ontario M4G 0A1**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98  
**Taxes: \$7,382.51 / 2025 For: Sale** **SPIS: N** **DOM: 15**  
**Sold: \$1,565,000**  
**List: \$1,595,000**

Condo Apt #Shares%: 7  
 Apartment Locker#: 139 Bedrooms: 2 + 1  
 Unit#: 34 Locker Lev/Unit: P2 Washrooms: 2  
 Corp#: TSCC / 1849 Locker Unit: 138 1x5xMain, 1x4xMain  
 Level: 3

**Dir/Cross St:** Bayview/Blythwood  
**Directions:** East Of Bayview Off Kilgour Rd  
**Prop Mgmt:** First Services Residential 416-637-7100

**MLS#:** C12379614 **Sold Date:** 09/19/2025  
**PIN#:** 128490108

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,513.43	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> 1436/ Floor Plan	<b>Retirement:</b>	<b>Park Type:</b> Owned / Owned
<b>Exposure:</b> E	<b>HST Applicable to:</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Sale Price:</b>	<b>#:</b> B172
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b>	<b>#:</b> B173
<b>Survey Type:</b> None	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b>
	<b>Hydro Incl:</b>	<b>Bldg Amen:</b>
	<b>Cable TV Incl:</b>	Bbqs Allowed, Concierge, Guest Suites, Gym,
	<b>Bldg Ins Incl:</b>	Indoor Pool, Party/Meeting Room
	<b>CAC Incl:</b>	<b>Com Elem Incl:</b> Y
	<b>Y Prkg Incl:</b>	
	<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, Ravine, School	
	<b>Exterior Feat:</b> Landscaped	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.83	x 6.56	Double Closet	Stone Floor	Crown Moulding
2	Living	Main	14.93	x 16.77	Open Concept	Crown Moulding	Hardwood Floor
3	Dining	Main	11.25	x 7.91	Open Concept	Sliding Doors	W/O To Balcony
4	Kitchen	Main	9.32	x 8.92	Renovated	Stainless Steel Appl	Granite Counter
5	Breakfast	Main	9.84	x 9.25	Open Concept	Picture Window	East View
6	Prim Bdrm	Main	10.93	x 16.99	5 Pc Ensuite	W/I Closet	Picture Window
7	2nd Br	Main	8.99	x 12.34	W/I Closet	Closet Organizers	Large Window
8	Den	Main	8.99	x 7.68	Track Lights	Crown Moulding	Pocket Doors
9	Laundry	Main	5.84	x 3.25	B/I Shelves	Tile Floor	
10	Other	Main	18.77	x 7.41	Balcony	East View	

**Client Remarks:** \* Recently Renovated East Facing Suite In Highly Coveted Kilgour Estate \* Exceptional Open Concept Layout Spanning 1,436 Square Feet Plus A Large Terrace With Gas BBQ Hookup \* Gourmet Eat-in Kitchen With Breakfast Area \* Soaring 9'9" Ceilings, Expansive Windows For Great Natural Light \* Fabulous Split Bedroom Layout \* Luxurious Primary Retreat Offering A Newly Renovated 5 Piece Ensuite And Large Walk-In Closet \* Generous Second Bedroom Plus A Separate Den\* Two Side-By-Side Parking Spaces Included, Two Owned Lockers \* Walk To Shopping, Groceries & Public Transit \* Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets \* First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library \* **Inclusions:** Frigidaire Stainless Steel Appliances (Fridge, Stove, Dishwasher), Samsung Microwave, Stacked Washer & Dryer, Kitchen Storage Unit, Primary Bedroom Pax Wardrobe, Den Pax Wardrobe, All ELFs (Exclude: Dining Room), All Window Treatments, 2 Heat Pumps (Dining Room Heat Pump New 2025), 2 Side-By-Side Owned Parking Spaces (Level B, #172, #173), Electric Vehicle Charger, 2 Owned Lockers (Level B, #138 & #139).

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



<b>20 Burkebrook Pl 611</b> <b>Toronto Ontario M4G 0A1</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99 <b>Taxes:</b> \$7,895 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 2		<b>Sold:</b> \$1,650,000 <b>List:</b> \$1,669,000			
Condo Apt	#Shares%:	Rms: 8			
Apartment	Locker#:	<b>Bedrooms:</b> 3			
Unit#: 11	Locker Lev/Unit:	<b>Washrooms:</b> 3			
Corp#: TSCC / 1849	Locker Unit:	1x2, 1x3, 1x4			
	Level: 6				
<b>Dir/Cross St:</b> Bayview Ave & Eglinton Ave					
<b>Directions:</b> Bayview Ave & Eglinton Ave					
<b>Prop Mgmt:</b> Crossbridge Condominium					
<b>MLS#:</b> C12431826	<b>Sold Date:</b> 10/01/2025				
<b>PIN#:</b>					
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr			
<b>Fam Rm:</b> Y	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y			
<b>Basement:</b> None	<b>Maint:</b> \$1,597.79	<b>Lndy Lev:</b>			
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick			
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2			
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd			
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b>	<b>Drive:</b> Underground			
<b>Sqft Source:</b> As Per Owner	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned			
<b>Exposure:</b> Ne	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2			
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>			
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b>			
<b>Survey Type:</b> Unknown	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>			
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b>	<b>Com Elem Incl:</b> Y			
	<b>Cable TV Incl:</b> Y				
	<b>Bldg Ins Incl:</b> Prkg Incl: Y				
	<b>Cert Level:</b> Energy Cert: Y				
	<b>GreenPIS:</b>				
	<b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions				
	<b>Interior Feat:</b> Other				
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Exquisite Living at Kilgour Estates 20 Burkebrook Place! Discover refined elegance in this rarely offered 3 bed, 3-bath residence spanning approx. 1,500 sq.ft in the prestigious Kilgour Estates. Thoughtfully designed for both comfort and sophistication, this suite features soaring ceilings, expansive windows, and an ideal layout blending open-concept living with private retreats. The chef-inspired kitchen offers premium appliances, granite counters, and abundant cabinetry, seamlessly flowing into a sunlit living/dining area with walk-out to a private balcony. The spacious den provides flexibility as a home office or guest space, while the primary suite impresses with a walk-in closet and spa-like ensuite. This suite also offers custom mill work and built ins in the living for extra storage and built in speaker system for entertaining. Unmatched convenience with 2 premium parking spots and 2 full-size lockers. Residents enjoy world-class amenities including 24-hour concierge, indoor pool, fitness centre, party room, and beautifully landscaped grounds. Situated just steps to Sunnybrook Park, upscale shopping, and easy transit, this home combines luxury with lifestyle in one of Toronto's most coveted communities.					
<b>Inclusions:</b> Refrigerator, Stove, Microwave, Dishwasher, Washer/Dryer, Window Coverings, ELFs					
<b>Listing Contracted With:</b> RARE REAL ESTATE 416-233-2071					



<b>60 Kilgour Rd</b> <b>Toronto Ontario M4G 0A9</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99 <b>Taxes:</b> \$8,684 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 20		<b>Sold:</b> \$2,125,000 <b>List:</b> \$2,149,000			
Condo Townhouse	#Shares%:	Rms: 6 + 1			
2-Storey	Locker#:	<b>Bedrooms:</b> 2 + 1			
Unit#: 6	Locker Lev/Unit:	<b>Washrooms:</b> 4			
Corp#: TSCC / 2260	Locker Unit:	1x2xMain, 1x3x2nd,			
	Level: 1	1x5x2nd, 1x2xLower			
<b>Dir/Cross St:</b> Bayview & Eglinton					
<b>Directions:</b> Bayview & Eglinton					
<b>Prop Mgmt:</b> Icc Property Management					
<b>MLS#:</b> C12413915	<b>Sold Date:</b> 10/08/2025				
<b>PIN#:</b>					
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open			
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y			
<b>Basement:</b> Finished	<b>Maint:</b> \$964.95	<b>Lndy Lev:</b>			
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick			
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 2			
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd			
<b>Apx Sqft:</b> 2000-2249	<b>Elev/Lift:</b>	<b>Drive:</b> Underground			
<b>Sqft Source:</b> 2240 interior	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned			
<b>Exposure:</b> S	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 3			
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>			
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>			
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>			
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Com Elem Incl:</b> Y			
	<b>Cert Level:</b>	<b>Energy Cert:</b>			
	<b>GreenPIS:</b>				
	<b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions				
	<b>Interior Feat:</b> Other				
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Kilgour Estates - A prestigious midtown residence nestled in one of Toronto's most coveted neighbourhoods. Measuring an expansive 2240 square feet and flooded with natural light, this end-unit townhome is a perfect blend of timeless charm and elegance. A chef's kitchen overlooks the breakfast area and flows seamlessly into both the living room and dining room. The serene primary retreat features his & hers walk-in closets and is anchored by the spa-inspired 5pc ensuite washroom. The 2nd bedroom, also with its own 4 pc ensuite lending to privacy and comfort. The lower level with a very functional office or 3rd bedroom, above grade windows, a huge laundry room, plenty of storage space and access through to the 2 car garage. Soaring high ceilings throughout makes the home feel even larger than it is. Enjoy the terrace off of the living room perfect for BBQing and enjoying a cup of coffee in the morning or a glass of wine in the evening. An added benefit to this gem is an additional underground parking space at the neighbouring 20/21 Burkebrooke, where you can also make use of their fine amenities that include an exercise room, indoor pool and party room. Very reasonable monthly maintenance fees that cover garbage and snow removal as well as caring for the lush landscaping. Endless area amenities and close proximity to Rosedale Golf Club, The Granite Club, Sunnybrook Hospital and easy access to downtown.					
<b>Inclusions:</b> All existing appliances, light fixtures and window coverings. Garage door opener. Control 4 Smart Home Automation System.					
<b>Listing Contracted With:</b> ROYAL LEPAGE SIGNATURE REALTY 905-568-2121					



<b>12 Burkebrook Pl 1</b> <b>Toronto Ontario M4G 0A8</b>		<b>Sold: \$2,211,000</b> <b>List: \$2,180,000</b>
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto		<b>% Dif: 101</b>
<b>Taxes: \$9,365.76 / 2025</b>	<b>For: Sale</b>	<b>SPIS: N</b>
		<b>DOM: 14</b>
Condo Townhouse	<b>#Shares%:</b>	<b>Rms: 7</b>
3-Storey	<b>Locker#:</b>	<b>Bedrooms: 2</b>
Unit#: 16	<b>Locker Lev/Unit:</b>	<b>Washrooms: 4</b>
Corp#: TSCP / 2260	<b>Locker Unit:</b>	1x2xGround, 1x2xMain,
	<b>Level: 1</b>	1x4xUpper, 1x5xUpper
<b>Dir/Cross St:</b> Bayview South of Lawrence		
<b>Directions:</b> Bayview South of Lawrence		
<b>Prop Mgmt:</b> ICC Property Management 905-940-1234		

**MLS#:** C12328351      **Sold Date:** 08/20/2025  
**PIN#:** 762600016

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,024.66	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 2
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> Private
<b>Year Built:</b> 2012	<b>Elev/Lift:</b>	<b>Drive:</b> Private, Underground
<b>Yr Built Source:</b> MPAC	<b>Under Contract:</b> Hot Water Tank-Gas	<b>Park Type:</b> Owned / Owned
<b>Apx Sqft:</b> 2250-2499	<b>HST Applicable to</b> Included In	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3
<b>Sqft Source:</b> Builder's plan	<b>Sale Price:</b>	<b>Park \$/Mo:</b>
<b>Exposure:</b> Ns	<b>Taxes Incl:</b>	<b>Prk Lvl/Unit:</b> Level A Unit 33
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Bldg Amen:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Hydro Incl: Y	Bbqs Allowed, Visitor Parking
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	
	<b>Cert Level:</b> Energy Cert: GreenPIS:	
	<b>Prop Feat:</b> Central Vacuum, Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Exterior Feat:</b> Landscaped, Porch, Awnings, Deck	
	<b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum	
	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	

#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>		
1	Foyer	Ground	7.09	x 6.59	Limestone Flooring	Double Closet	2 Pc Bath
2	Den	Ground	12.01	x 10.93	Heated Floor	Limestone Flooring	Bay Window
3	Laundry	Ground	12.93	x 10.76	Limestone Flooring	Bay Window	Laundry Sink
4	Dining	Main	11.25	x 13.09	Hardwood Floor	O/Looks Garden	Bay Window
5	Library	Main	7.41	x 6.99	Hardwood Floor	Pot Lights	O/Looks Dining
6	Great Rm	Main	18.67	x 13.75	Open Concept	Gas Fireplace	W/O To Terrace
7	Kitchen	Main	9.74	x 8.83	Limestone Flooring	Granite Counter	Breakfast Bar
8	Breakfast	Main	8.01	x 12.83	Heated Floor	B/I Desk	Bay Window
9	Br	Upper	12.93	x 14.76	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	2nd Br	Upper	13.25	x 10.76	Hardwood Floor	Double Closet	4 Pc Ensuite

**Client Remarks:** Daniel's Kilgour Estates! Step inside this luxuriously upgraded, premium end-unit townhome residence nestled in a preferred, serene, and lush setting. The ground level welcomes you with radiant heated limestone floors, a light-filled den or office with bay window overlooking manicured grounds, a generous laundry room with built-in cabinetry, countertop, and storage, a two-piece powder room, and a double coat closet. Oversized windows flood the space with natural light, while direct access to a finished garage with polished epoxy floors adds both function and refinement. Upstairs, the main level impresses with soaring 10-foot ceilings, rich hardwood floors, and elegant coffered detailing. The generous dining room opens to a library/reading nook and offers bright north exposure. The open-concept great room, anchored by a striking 36-inch gas fireplace with limestone mantel, steps out to a 20-foot terrace with natural gas BBQ hookup and retractable awning, ideal for al fresco dining. The chef's kitchen features stainless steel appliances, granite countertops, and a large breakfast bar, perfect for entertaining and everyday living. A bay-windowed breakfast room overlooking the treed grounds completes the space. The upper level offers two spacious bedrooms and two full ensuite baths, both with heated limestone floors. Treat yourself to luxury in the sumptuous primary suite with two walk-in closets and a spa-inspired ensuite with double vanity, glass shower, and deep soaker tub framed by a sunlit bay window. Located just steps to Sherwood Park, Sunnybrook Park and Serena Gundy Park and close to Leaside's boutique shops along Bayview,

Whole Foods, Sunnybrook Hospital, top private and public schools, and the Eglinton Crosstown LRT (opening TBD), short drive to 401 and the DVP. Residents enjoy access to 20 Burkebrook's five-star amenities, including a saltwater pool, gym, party/meeting room, billiards lounge, theatre room and guest suite.

**Inclusions:** Existing: stainless steel fridge (ice maker not functioning), stove, built-in dishwasher, built-in microwave, stacked washer and dryer, gas furnace, central air conditioning, retractable terrace awning, natural gas BBQ + hookup on terrace, custom Hunter Douglas silhouette blinds, all electric light fixtures, new LED pot lighting, Control4 smart home automation system (optional support \$51/mo), rough-in for tvs above fireplace, main floor office and both bedrooms, garage slat wall organizer panels, electric garage door opener and 2 remotes, 3rd parking spot (owned) in 20 Burkebrook.

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