	<b>1190 Dundas St E 96</b> <b>Toronto Ontario M4M 0C5</b> Toronto E01 South Riverdale Toronto % Dif: 95 <b>Taxes:</b> \$0 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 39 <b>Sold: \$52,000</b> <b>List: \$55,000</b>																									
	Parking Space <b>#Shares%:</b> <b>Unit#:</b> 96 <b>Locker#:</b> <b>Corp#:</b> TSCC / 2493 <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> B <b>Rms:</b> <b>Bedrooms:</b> 0 <b>Washrooms:</b> 0 <b>Dir/Cross St:</b> Carlaw/Dundas St E <b>Prop Mgmt:</b> Crossbridge Property Management																									
<b>MLS#:</b> E11963912 <b>Sold Date:</b> 03/19/2025 <b>PIN#:</b> 764930635																										
<b>Kitchens:</b> <b>Fam Rm:</b> <b>Basement:</b> <b>Fireplace/Stv:</b> <b>Heat:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> <b>Sqft Source:</b> <b>Exposure:</b> <b>Assessment:</b> 2024 <b>Spec Desig:</b> <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> <b>Locker:</b> <b>Maint:</b> \$76.65 <b>A/C:</b> <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b>	<b>Balcony:</b> <b>Ens Lndry:</b> <b>Lndy Lev:</b> <b>Exterior:</b> <b>Gar/Gar Spcs:</b> 1 <b>Park/Drive:</b> Undergrnd <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> Level B Unit 96 <b>Bldg Amen:</b> <b>Com Elem Incl:</b>																								
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td colspan="6"> <b>Client Remks:</b> Underground Parking Spot Is Available At The Carlaw. Legal Description Of Parking Level B Parking Unit 96.               </td> </tr> <tr> <td colspan="6"> <b>Extras:</b> </td> </tr> <tr> <td colspan="6"> <b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232               </td> </tr> </tbody> </table>			#	Room	Level	Length (ft)	Width (ft)	Description	<b>Client Remks:</b> Underground Parking Spot Is Available At The Carlaw. Legal Description Of Parking Level B Parking Unit 96.						<b>Extras:</b>						<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232					
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<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232																										



<b>630 Queen St E 404</b> <b>Toronto Ontario M4M 1G3</b> Toronto E01 South Riverdale Toronto % Dif: 99 <b>Taxes:</b> \$1,916.97 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 27			<b>Sold: \$395,000</b> <b>List: \$399,900</b>
Condo Apt Loft <b>Unit#:</b> 04 <b>Corp#:</b> TSCC / 2304	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 4	<b>Rms:</b> 3 <b>Bedrooms:</b> 0 + 1 <b>Washrooms:</b> 1 1x3xMain	
<b>Dir/Cross St:</b> Queen and Broadview <b>Prop Mgmt:</b> CT Quality Property Management Inc.			

<b>MLS#:</b> E11924323 <b>PIN#:</b> 210730328	<b>Sold Date:</b> 02/11/2025
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<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> 0-499 <b>Sqft Source:</b> 414 Per Builder's Plans <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$414.99 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> <b>Cert Level:</b> <b>GreenPIS:</b> N <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.49	x 11.81	Hardwood Floor	Combined W/Kitchen	Open Concept
2	Kitchen	Main	19.49	x 11.81	Modern Kitchen	Combined W/Living	W/O To Balcony
3	Br	Main	19.49	x 11.81	Hardwood Floor	Double Closet	Combined W/Living

**Client Remks:** Welcome to 630 Queen St. E., a stylish and affordable 414 sq. ft. studio in the heart of Toronto's vibrant Riverside neighbourhood. Situated in a boutique building, this thoughtfully designed space offers the perfect combination of modern living and urban convenience. The open-concept layout is bright and airy, featuring exposed concrete ceilings that add a trendy, industrial vibe and unlike most other studios, there is a dedicated sleeping nook and ample closet space. The contemporary kitchen is equipped with stainless steel appliances, a chic mosaic back splash, and ample storage, while the spacious bathroom boasts a sleek glass-enclosed shower and elegant finishes. Step out onto your private sun-drenched balcony with unobstructed views. This boutique building provides an exclusive living experience with fewer units and carefully curated amenities for a modern lifestyle. Located just steps away from Riverside's trendy shops, cafes, and restaurants, and with easy access to public transit and nearby parks, this studio is perfectly positioned to offer the best of urban living. Whether you're a first-time buyer, investor, or someone looking for a stylish city retreat, this property is a must-see.

**Extras:**  
**Listing Contracted With:** ROYAL LEPAGE CONNECT REALTY 416-588-8248




<b>30 Baseball Pl 604</b> <b>Toronto Ontario M4M 0E8</b> Toronto E01 South Riverdale Toronto % Dif: 99 <b>Taxes:</b> \$1,645.17 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 56			<b>Sold: \$450,000</b> <b>List: \$455,000</b>
Condo Apt Apartment <b>Unit#:</b> 4 <b>Corp#:</b> TSCC / 2926	<b>#Shares%:</b> 100 <b>Locker#:</b> <b>Locker Lev/Unit:</b> C <b>Locker Unit:</b> 141 <b>Level:</b> 6	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4	
<b>Dir/Cross St:</b> Queen St E & Broadway <b>Directions:</b> Queen St E <b>Prop Mgmt:</b> First Service Residential 416-519-9940			

<b>MLS#:</b> E12073518	<b>Sold Date:</b> 06/04/2025
<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> 0-5 <b>Apx Sqft:</b> 0-499 <b>Sqft Source:</b> builider's plan <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$368.24 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Other <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.5	x 10.66	Laminate Combined W/Dining
2	Dining	Flat	18.5	x 10.66	Laminate Combined W/Kitchen
3	Kitchen	Flat	18.5	x 10.66	Laminate Modern Kitchen B/I Appliances
4	Br	Flat	10.5	x 8.99	Laminate

<b>Client Remks:</b> Unbeatable Value! Finally an affordable 1-bedroom in Vibrant Leslieville on Queen St E * The perfect condo for achieving your ideal work/life balance! Hop on the streetcar right at your doorstep, walk to stylish shops and restaurants, enjoy a bike ride along the lake, and benefit from easy access to highways and the downtown core. This 2+ year new unit is in mint condition and affordable within your budget. It features open concept floor plan with a highly functional layout and absolutely no wasted space. The modern kitchen is equipped with built-in appliances, a sleek countertop, and plenty of storage. High ceilings, frosted glass doors, and stylish decor throughout. Condo amenities include a rooftop patio and pool, party room, billiards lounge, a gym with newer high-end equipment, and more! Low maintenance fee covers most utilities - hydro is the only separate expense. What a relief!
<b>Extras:</b> <b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC. 416-222-2600



**15 Baseball PI 1002**  
**Toronto Ontario M4M 2A5**  
Toronto E01 South Riverdale Toronto % Dif: 95  
**Taxes:** \$1,731 / 2024 **For:** Sale **SPIS:** N **DOM:** 7

**Sold: \$455,000**  
**List: \$479,000**

**Condo Apt** **#Shares%:** **Rms:** 3  
**Apartment** **Locker#:** **Bedrooms:** 1  
**Unit#: 02** **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#: TSCC / 2823** **Locker Unit:** 1x4  
**Level:** 10

**Dir/Cross St:** Queen & Broadview  
**Directions:** Queen and Broadview  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** E12128010 **Sold Date:** 05/13/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$358.20	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Park Type:</b> None
<b>Sqft Source:</b> Floor plan	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Exposure:</b> E	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b>	<b>Bldg Amen:</b>
<b>Survey Type:</b> Unknown	<b>Cert Level:</b>	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>GreenPIS:</b>	
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.71	x 11.45	Window Flr to Ceil W/O To Balcony
2	Kitchen	Main	10.01	x 5.97	Open Concept Stainless Steel Appl
3	Br	Main	10.99	x 9.61	Window Flr to Ceil Closet

**Client Remks:** Take a swing at this perfectly laid out, 1 Bed, 1 Bath suite in Riverside Square your new home and community in Leslieville.501sf open-concept layout with no wasted space, a European kitchen, hidden appliances, quartz counters, 9ft exposed concrete ceiling, and floor-to-ceiling wall-to-wall windows.Primary features an extra-wide closet while the front entry closet is extra-deep, possibly doubling as your pantry. Bright and spacious but you'll especially enjoy the sprawling 130sf balcony that spans the length of the condo, offering plenty of outdoor space to entertain or just relax with gas line hook up.Excellent location with the Queen Streetcar at your doorstep. Get Downtown in 15 minutes or to the DVP in 1 minute. Live in Torontos ever-vibrant Downtown East with everything from cafes to restaurants and shopping at your doorstep. The third building at Riverside Square brings you freshly finished units, a community feeling and amazing amenities, including a rooftop lounge, gym, and outdoor pool!

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN PIERRE CARAPETIAN GROUP REALTY 416-424-3434



**90 Broadview Ave 822**  
**Toronto Ontario M4M 3H3**

**Sold: \$480,000**  
**List: \$499,000**

Toronto E01 South Riverdale Toronto % Dif: 96

**Taxes:** \$2,310.38 / 2024 **For:** Sale **SPIS:** N **DOM:** 14

Condo Apt

**#Shares%:**

**Rms:** 4

Loft

**Locker#:** D28

**Bedrooms:** 1

**Unit#:** 22

**Locker Lev/Unit:** D

**Washrooms:** 1

**Corp#:** TSCC / 2311

**Locker Unit:** 28

1x4xMain

**Level:** 8

**Dir/Cross St:** Broadview & Queen St. E

**Directions:** Broadview & Queen St. E

**Prop Mgmt:** FirstService Residential

**MLS#:** E12101018

**Sold Date:** 05/06/2025

**PIN#:** 763110222

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$330.79	<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 / 0
<b>Apx Age:</b>	11-15	<b>UFFI:</b>	No	<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	0-499	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	None
<b>Sqft Source:</b>	Plans	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 0
<b>Exposure:</b>	S	<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y	<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b>	<b>Bldg Amen:</b>	Bbqs Allowed, Concierge, Party/Meeting Room
<b>Survey Type:</b>	None	<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.71	x 16.37	Open Concept W/O To Balcony
2	Dining	Main	6.14	x 4.53	Open Concept
3	Kitchen	Main	6.14	x 7.15	Breakfast Bar Stone Counter
4	Prim Bdrm	Main	8.76	x 8.3	Large Closet
5	Bathroom	Main	4.89	x 8.04	4 Pc Bath

**Client Remks:** Live the penthouse lifestyle in this rarely available south-facing loft at The Ninety! Featuring incredible 11-ft exposed concrete ceilings and floor-to-ceiling windows that let in incredible light throughout the unit. The enormous 149 sqft terrace has plenty of room for both dining and relaxing and is equipped with a gas line for your BBQ. Inside, the modern kitchen is designed with stainless steel appliances including a gas range and is conveniently separated from the main living area. Large closets in the bedroom and front foyer are perfect for storage but if you need more, there is an oversized corner locker available as well. The stacked washer/dryer is installed in a separate laundry closet next to the 4-piece bathroom featuring a deep soaker tub with rain shower. This is an amazing building in Riverside with low maintenance fees that include wifi/internet, water, gas, 24hr security & more. Walk outside to countless restaurants & bars and access transit just a few steps away. Don't miss out on this incredible property! Please note some photos have been edited and include virtual staging.

**Extras:**

**Listing Contracted With:** EXP REALTY 866-530-7737

**Dir/Cross St:** Logan and Gerrard St E  
**Prop Mgmt:** Del Property Management

<b>Extras:</b>	
<b>Listing Contracted With:</b>	PREMIER MATRIX REALTY LTD. 416-224-2166





**45 Baseball Pl 806**  
**Toronto Ontario M4M 0H1**  
Toronto E01 South Riverdale Toronto % Dif: 102  
**Taxes:** \$2,300 / 2024 **For:** Sale **SPIS:** N **DOM:** 3  
**Sold: \$500,000**  
**List: \$489,900**  
**Condo Apt** **#Shares%:** **Rms:** 4  
**Apartment** **Locker#:** **Bedrooms:** 1  
**Unit#:** 06 **Locker Lev/Unit:** C ( **Washrooms:** 1  
**Corp#:** TSCC / 3009 **Locker Unit:** 74 1x4  
**Level:** 8  
**Dir/Cross St:** Queen & Broadview  
**Directions:** Queen & Broadview  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** E12023202 **Sold Date:** 03/20/2025  
**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$450	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<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> Undergrnd
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Per Builder Floor Plan	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> N	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>#:</b> 39
<b>Assessment:</b>	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b> B (P2)
<b>Survey Type:</b> Unknown	<b>Cert Level:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	9.97	x 25.98	Open Concept	W/O To Balcony	Laminate
2	Dining	Flat	9.97	x 25.98	Combined W/Kitchen	Laminate	
3	Kitchen	Flat	9.97	x 25.98	B/I Appliances	Combined W/Dining	Laminate
4	Br	Flat	8.99	x 10.6	Large Closet	Large Closet	Laminate

**Client Remks:** PARKING & LOCKER INCLUDED - Discover the perfect combination of style, comfort, and convenience in this stunning 1-bedroom condo located in the vibrant Riverside/Leslieville neighborhood. While no longer brand new, this meticulously maintained unit offers a fresh and modern living experience. Featuring large windows that invite an abundance of natural light and soaring exposed concrete ceilings, the space boasts a trendy industrial-chic vibe. The unit is complemented by a host of luxurious amenities, including a rooftop pool and lounge at 30 Baseball Place, a state-of-the-art gym at 15 Baseball Place, guest suites for visitors, a convenient dog spa on P2, and 24/7 concierge service. These features ensure both comfort and a lifestyle of ease. Positioned in one of Toronto's most sought-after neighborhoods, you'll enjoy unparalleled access to TTC transportation, peaceful parks, cozy coffee shops, and highly rated schools. The area is renowned for its eclectic dining scene and trendy boutiques, offering endless opportunities to explore. For those who crave the excitement of downtown Toronto, it's just a short commute away. Whether you're a first-time buyer, investor, or downsizer, this condo provides the ideal mix of contemporary design, premium amenities, and a location that places you at the heart of Toronto's vibrant culture. Make it yours today! \*\*All Appliances in As Is Condition

**Extras:**  
**Listing Contracted With:** RE/MAX PLUS CITY TEAM INC. 647-259-8806

**30 Baseball Pl 615****Toronto Ontario M4M 0E8**

Toronto E01 South Riverdale Toronto % Dif: 98

**Taxes:** \$2,102.95 / 2024 **For:** Sale**SPIS:** N**Sold:** \$519,000**List:** \$529,000**DOM:** 35

Condo Apt

**#Shares%:****Rms:** 4

Apartment

**Locker#:** 112**Bedrooms:** 1**Unit#:** 15**Locker Lev/Unit:** C**Washrooms:** 1**Corp#:** TSCC / 2926**Locker Unit:**

1x3

**Level:** 6**Dir/Cross St:** Queen St & Broadview Ave**Directions:** Queen St & Broadview Ave**Prop Mgmt:** Crossbridge Condominium Services Ltd**MLS#:** E12074241**Sold Date:** 05/15/2025**Assignment:** N**PIN#:** 769260126

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$501.23	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<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>	Undergrnd
<b>Apx Sqft:</b>	500-599	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builder	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Sw	<b>Heat Incl:</b>	Y	<b>Hydro Incl:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>CAC Incl:</b>	Y
<b>Spec Desig:</b>	Other	<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	Y
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Energy Cert:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		
			Bbqs Allowed, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking		

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome To Your Dream Condo In The Heart Of Historic Riverdale. This Modern And Spacious Unit Is Thoughtfully Designed With An Oversized Built-In Microwave, Integrated Fridge And Dishwasher, Sleek Hardwood Floors, And Stunning Quartz Countertops And Backsplash. It Also Features A Full-Sized Whirlpool Washer And Dryer, Stainless Steel Appliances, And A Private Terrace With A Bbq Gas Line For Year Round Use! The Rooftop Amenities Include An Infinity Pool, Panoramic Views Of The CN Tower, City Skyline, And Lake Ontario. This Pet-Friendly Building Offers A 24-Hour Concierge And A Well-Equipped Gym. Enjoy Nearby Parks, Trails, And Green Spaces While Being Steps From Local Cafes, Restaurants, The Distillery District, And Queen Street. Convenient Access To Public Transit, The Don Valley Parkway, And The Upcoming East Harbour Hub Keeps You Well Connected. This Unit Also Includes Parking Spot And Locker. Don't Miss This Incredible Opportunity!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> UNION CAPITAL REALTY 289-317-1288					





<b>91 Carroll St</b> <b>Toronto Ontario M4M 2B2</b> Toronto E01 South Riverdale Toronto % Dif: 100 <b>Taxes:</b> \$2,842.72 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 6			<b>Sold: \$520,000</b> <b>List: \$520,000</b>
Condo Apt Apartment <b>Unit#:</b> 110 <b>Corp#:</b> TSCC / 2065	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 2	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 1 1x4xGround	
<b>Dir/Cross St:</b> Dundas And Broadview <b>Directions:</b> Dundas & Broadview <b>Prop Mgmt:</b> Toronto Standard Condominium Corporation			


<b>MLS#:</b> E12012151	<b>Sold Date:</b> 03/16/2025
<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> 600-699 <b>Sqft Source:</b> As Per Builder <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> Restrict <b>Locker:</b> None <b>Maint:</b> \$578.05 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 182 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.81	x 10.1	Laminate	Large Window	Open Concept
2	Dining	Flat	15.81	x 10.1	Laminate	Large Window	Open Concept
3	Kitchen	Flat	9.12	x 8.66	Ceramic Floor	Open Concept	
4	Br	Flat	12.5	x 8.6	Laminate	Large Window	B/I Closet
5	2nd Br	Flat	10.4	x 8.4	Laminate	Juliette Balcony	Large Window

**Client Remks:** Welcome To This Beautiful End Condo Unit Located In The Sought After South Riverdale Neighbourhood!! Open Concept Design, Underground Parking With Laundry Ensuite. Extra Large Windows For Lots Of Natural Light. Close To Queen East, The Danforth, The Beaches, The Distillery District. With Many Parks And Great Schools. Close To The Regent Park Community Centre And Amazing Bike And Hiking Trails. Dundas Streetcar At Your Doorstep, Yonge/Dundas Square 10 Mins Away, DVP 1 Min Away, Gardiner 4 Mins Away, Close To Everything. Thank You.

<b>Extras:</b> <b>Listing Contracted With:</b> <u>HOMELIFE/REALTY ONE LTD.</u> 416-922-5533
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	<b>150 Broadview Ave 17</b> <b>Toronto Ontario M4M 0A9</b> Toronto E01 South Riverdale Toronto % Dif: 131 <b>Taxes:</b> \$2,096 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 6				<b>Sold: \$523,000</b> <b>List: \$399,999</b>	
	Condo Townhouse Stacked Townhse <b>Unit#:</b> 8 <b>Corp#:</b> TSCP / 2339		#Shares%: <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 1		<b>Rms:</b> 5 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat	
	<b>Dir/Cross St:</b> Queen And Broadview <b>Directions:</b> North of Queen West Side of Broadview <b>Prop Mgmt:</b> GPM Property Management Inc					
<b>MLS#:</b> E12072017 <b>Sold Date:</b> 04/15/2025 <b>PIN#:</b> 763390080						
<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> 2013 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 0-499 <b>Sqft Source:</b> Builder <b>Exposure:</b> S <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$264.20 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <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>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions		<b>Water Incl:</b> Y <b>Hydro Incl:</b> <b>CAC Incl:</b> <b>Y Prkg Incl:</b> <b>Energy Cert:</b>		<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <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	9.12	x 8.92	W/O To Terrace	Combined W/Kitchen Combined W/Dining
2	Kitchen	Flat	5.38	x 12.73	Modern Kitchen	Stainless Steel Appl Combined W/Dining
3	Dining	Flat	7.78	x 4.46	Combined W/Living	Combined W/Kitchen
4	Br	Flat	13.16	x 9.02		
<b>Client Remks:</b> Welcome to Riverside Towns a charming, gated community nestled at Queen & Broadview. This bright and spacious suite is the perfect condo alternative, offering the privacy of your own entrance and the convenience of underground parking. No sharing an elevator here! Freshly painted and featuring stylish new light fixtures throughout, this home feels fresh, modern, and move-in ready. The open-concept layout includes a sleek kitchen with stainless steel appliances, a gas range, and plenty of storage. Walk out to your private terrace equipped with gas hook up for a BBQ perfect for fun summer get togethers! The generously sized primary bedroom includes space for a desk or reading nook, plus a walk-in closet. A spa-like 4-piece bathroom completes the space with a touch of luxury. Located in the heart of vibrant Queen East, you're just steps from popular restaurants, boutiques, shops, and top-rated schools. A unique blend of comfort, convenience, and style in one of Toronto's most dynamic neighbourhoods.						
<b>Extras:</b> <b>Listing Contracted With:</b> ROYAL LEPAGE SIGNATURE REALTY 416-205-0355						



**150 Logan Ave 216**  
**Toronto Ontario M4M 0E4**  
**Sold: \$530,000**  
**List: \$539,000**

Toronto E01 South Riverdale Toronto % Dif: 98

**Taxes:** \$2,615.98 / 2024 **For:** Sale **SPIS:** N **DOM:** 26

Condo Apt **#Shares%:** **Rms:** 4  
Apartment **Locker#:** **Bedrooms:** 1  
**Unit#:** 16 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 2985 **Locker Unit:** 1x4  
**Level:** 02

**Dir/Cross St:** Queen&Logan

**Prop Mgmt:** Del Property Management

**MLS#:** E11923193

**Sold Date:** 02/09/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$400.01	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Park Type:</b> None
<b>Sqft Source:</b> Floor plan	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Exposure:</b> E	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden
	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.17	x 7.38	Open Concept	W/O To Balcony	Window Flr to Ceil
2	Kitchen	Main	5.87	x 12.99	Open Concept	Modern Kitchen	
3	Prim Bdrm	Main	9.74	x 4.95	Closet		
4	Dining	Main	10.17	x 5.58	Open Concept		

**Client Remks:** Enjoy the best of Leslieville at the highly sought-after WONDER CONDOS & LOFTS. This quiet, boutique building offers the best of condo living and quiet neighbourhood vibes only steps to the vibrant Queen St East. Perfectly Situated Private One Bedroom suite features Sleek and Modern European kitchen w/integrated appliances, generous living and bedroom space with Large corner balcony that faces into the quiet courtyard. You'll love the bonus space the small den offers. Easily accommodates a large desk, sitting area or Peloton!The building features fabulous amenities including a 24 Hour Concierge, Rooftop Party Room & Terrace, Gym, Co-working Space & more! Steps to the Best of Toronto best Restaurants, shops, bars, parks & Transit

**Extras:**

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN PIERRE CARAPETIAN GROUP REALTY 416-424-3434

**15 Baseball Pl 815****Toronto Ontario M4H 0E6**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$2,058.78 / 2024 **For:** Sale**SPIS:** N**Sold: \$532,500****List: \$549,000****DOM: 41**

Condo Apt

**#Shares%:****Rms:** 4

Apartment

**Locker#:****Bedrooms:** 1 + 1**Unit#:** 15**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2823**Locker Unit:**

1x4

**Level:** 8**Dir/Cross St:** Queen/Broadview**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** E11936167**Sold Date:** 03/04/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Other	<b>Maint:</b>	\$457.16	<b>Lndy Lev:</b>	
<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>	None / 0
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Other
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	None
<b>Sqft Source:</b>	602 Per Mpac	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	S	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living		0	0	South View W/O To Balcony Open Concept
2	Dining		0	0	Open Concept Combined W/Living
3	Kitchen		0	0	Open Concept B/I Appliances
4	Den		0	0	Separate Rm
5	Br		0	0	Glass Doors South View

**Client Remks:** Bright Beautiful Baseball Place, At Queen And Broadview. This One Is Special, In The South Building, Facing South, With Gorgeous Views From Wall To Wall Floor To Ceiling Windows, And An Amazing Long South Facing Balcony. Open concept living/dining/kitchen. One Well Sized Bedroom with glass walls to provide lots of light and A Den ( separate room, perfect For A Home Office). This Is One Of The Best Layouts And Views In The Building. Airy And Sunfilled, A Joy To Call This Your Home. Neutral colours throughout. \*\*EXTRAS\*\* Great building with concierge, rooftop patio and pool, gym and part of the larger Riverside community.

**Extras:****Listing Contracted With:** HAZELTON REAL ESTATE INC. 416-924-3779



<b>630 Queen St E 308</b> <b>Toronto Ontario M4M 1G3</b> Toronto E01 South Riverdale Toronto % Dif: 100 <b>Taxes:</b> \$2,417.68 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 4			<b>Sold: \$535,000</b> <b>List: \$535,000</b>
Condo Apt Apartment <b>Unit#:</b> 8 <b>Corp#:</b> Tsc / 2304	<b>#Shares%:</b> <b>Locker#:</b> 36 <b>Locker Lev/Unit:</b> 2 <b>Locker Unit:</b> 25 <b>Level:</b> 3	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xMain	
<b>Dir/Cross St:</b> Queen St E/Broadview Ave <b>Directions:</b> Queen St E/Caroll St <b>Prop Mgmt:</b> CT Quality Property Management Inc.			

<b>MLS#:</b> E12158814 <b>PIN#:</b> 763040043	<b>Sold Date:</b> 05/24/2025
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<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> 500-599 <b>Sqft Source:</b> Per Builder Floor Plan <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$666.90 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 48 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B/20 <b>Bldg Amen:</b> Exercise Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.6	x 18.18	Open Concept	W/O To Balcony	Wood Floor
2	Dining	Flat	12.6	x 18.18	Combined W/Living	Open Concept	Wood Floor
3	Kitchen	Flat	12.6	x 18.18	Stainless Steel Appl	Open Concept	Wood Floor
4	Br	Flat	9.19	x 9.97	Large Closet	Wood Floor	

**Client Remks:** Step into Sync Lofts! This 1-bedroom suite offers a functional layout with floor-to-ceiling windows, exposed concrete ceilings, built-in speakers throughout, and a private balcony with serene park views. Enjoy the open-concept living and dining area with engineered hardwood flooring throughout, and a modern kitchen featuring stainless steel appliances and sleek cabinetry. One owned parking space and one locker, located on the 2nd floor for added convenience, are included. This boutique building offers excellent amenities (rarely used), including a rooftop terrace with BBQs and panoramic city views, a well-equipped gym, ground floor dog wash, and visitor parking. Located just steps to the Queen & Broadview Street streetcar lines, trendy cafes, shops, parks, and easy access to the DVP and Gardiner. Walk to the Distillery District, Riverdale Park, or enjoy the lively energy of Riverside & Leslieville. A perfect urban home for professionals, first-time buyers, or investors seeking style, comfort, and connectivity.

<b>Extras:</b> <b>Listing Contracted With:</b> RE/MAX PLUS CITY TEAM INC. 647-259-8806
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<b>1190 Dundas St E 813</b> <b>Toronto Ontario M4M 2T1</b> Toronto E01 South Riverdale Toronto % Dif: 98 <b>Taxes:</b> \$2,262 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 2			<b>Sold: \$540,000</b> <b>List: \$549,900</b>
Condo Apt Apartment <b>Unit#:</b> 13 <b>Corp#:</b> TSCC / 2493	<b>#Shares%:</b> <b>Locker#:</b> 59 <b>Locker Lev/Unit:</b> 8 <b>Locker Unit:</b> 59 <b>Level:</b> 8	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4	
<b>Dir/Cross St:</b> Dundas St E & Carlaw <b>Directions:</b> Dundas St E & Carlaw <b>Prop Mgmt:</b> Crossbridge Condominium Services 416-466-5238			

<b>MLS#:</b> E12042566	<b>Sold Date:</b> 03/28/2025
<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> 500-599 <b>Sqft Source:</b> Per Builder Floor Plan <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$484.96 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Guest Suites, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	6.56	x 10.83	Hardwood Floor Stainless Steel Appl Breakfast Area
2	Living	Flat	9.84	x 14.76	Hardwood Floor W/O To Balcony Open Concept
3	Dining	Flat	9.84	x 14.76	Hardwood Floor Combined W/Living Open Concept
4	Prim Bdrm	Flat	8.86	x 10.83	Hardwood Floor Large Closet

**Client Remks:** Come home to The Carlaw in this stunning 1-bedroom, 1-bathroom unit offering an open concept layout with 594sqft of interior space comfortably allowing for a generous living area, sleek kitchen with built in appliances & stone counters, two efficient workspaces, a bedroom retreat with ample closet space and custom organizers and a spa-inspired bathroom with a relaxing deep soaker tub & black-framed glass paneling. The south exposure and floor-to-ceiling windows fill the space with tons natural light. Step outside onto the large balcony, where you can take in the breathtaking city skyline views perfect for unwinding or entertaining with a gas hook up for those summer BBQs. For even more storage, the unit also includes a same-floor locker for added convenience. Situated in the vibrant Leslieville neighborhood, you are steps from trendy cafes, restaurants, shops, transit, and parks, offering the best of urban living right at your doorstep!

**Extras:**  
**Listing Contracted With:** RE/MAX PLUS CITY TEAM INC. 647-259-8806





**201 Carlaw Ave 201**  
**Toronto Ontario M4M 2S3**  
**Sold: \$570,000**  
**List: \$579,900**

Toronto E01 South Riverdale Toronto % Dif: 98

**Taxes:** \$2,632.27 / 2024 **For:** Sale **SPIS:** N **DOM:** 13

Condo Apt **#Shares%:** **Rms:** 4  
 Loft **Locker#:** **Bedrooms:** 1  
**Unit#:** 1 **Locker Lev/Unit:** B **Washrooms:** 1  
**Corp#:** TSCC / 2073 **Locker Unit:** 105 1x4xFlat  
**Level:** 2

**Dir/Cross St:** Queen Street East / Carlaw Avenue

**Directions:** Type "201 Carlaw Ave" into Waze!

**Prop Mgmt:** 360 Community Management Ltd.

**MLS#:** E12086802

**Sold Date:** 04/29/2025

**PIN#:** 130730064

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$470.55	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<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>	Undergrnd
<b>Apx Sqft:</b>	500-599	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	N	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>	2024	<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	Level B/Unit 37
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.99	x 12.34	Open Concept	Sliding Doors	W/O To Balcony
2	Dining	Main	14.99	x 12.34	Open Concept	Combined W/Living	Concrete Floor
3	Kitchen	Main	11.15	x 2.26	Stainless Steel Appl	Custom Backsplash	Concrete Floor
4	Prim Bdrm	Main	8.99	x 8.99	Double Closet	Sliding Doors	Concrete Floor

**Client Remks:** A condo so nice we'll say it twice! Suite #201 at 201 Carlaw! A Leslieville address you won't forget, not just because of the repetition, but because this 557 square foot hard loft packs a lot of function and style. This 1-bedroom beauty at the iconic Printing Factory Lofts is the perfect home-ownership launching pad or ideal investment. With soaring 10' ceilings, polished concrete floors and light, bright finishes, there's nothing to do but unpack and enjoy! In perfect time to see the trees outside your windows pop this spring while enjoying the full-length open balcony with a BBQ gas line - it's a real extension of your living space. With a nook for work, human-sized appliances, awesome in-suite storage, plus a separate locker and underground parking, 201 at 201 is the loft for you! A wonderful condo community of caring owners and overnight concierge/security guard. Amenities include: Party room/ garden courtyard, bike racks and abundant free visitor parking (over 30 spaces!). All in the Leslieville location where everyone wants to be. Stroll to the fun that Queen Street East brings - brunch, cute shops, cafes and a myriad of gyms and fitness studios. Steps to the streetcar, two future Ontario Line subway stops, Jimmie Simpson Park and the Waterfront Trail.


**Extras:**

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

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/26/2025 3:31:21 PM



88 Colgate Ave 112

Toronto Ontario M4M 0A6

Toronto E01 South Riverdale Toronto % Dif: 96

Taxes: \$2,560.74 / 2024 For: Sale SPIS: N DOM: 6

Sold: \$600,000

List: \$625,000

Condo Apt

Apartment

Unit#: 12

Corp#: TSCC / 2415

#Shares%:

Locker#:

Locker Lev/Unit: B-1

Locker Unit:

Level: 1

Rms: 4

Bedrooms: 1

Washrooms: 1

1x4xMain

Dir/Cross St: Carlaw/Queen

Directions: Carlaw/Queen

Prop Mgmt: Nadin-Harris Property Management Inc.

MLS#: E12207846

Sold Date: 06/15/2025

PIN#:

Kitchens: 1

Fam Rm: N

Basement: None

Fireplace/Stv: N

Heat: Forced Air / Gas

Apx Age:

Apx Sqft: 500-599

Sqft Source: Plan

Exposure: E

Assessment:

Spec Desig: Unknown

Survey Type: None

Phys Hdcap-Eqp:

Pets Perm: Restrict

Locker: Owned

Maint: \$529.76

A/C: Central Air

Central Vac: N

UFFI:

Elev/Lift:

Taxes Incl: Retirement:

Heat Incl: Y Water Incl: Y

Cable TV Incl: CAC Incl: Y

Bldg Ins Incl: Y Prkg Incl: Y

Cert Level: Energy Cert:

GreenPIS:

Prop Feat:

Ensuite Laundry, Pets Allowed with Restrictions

Balcony: Terr

Ens Lndry: Y

Lndy Lev:

Exterior: Brick / Concrete

Gar/Gar Spcs: Underground / 1

Park/Drive:

Park Type: Owned

Park/Drv Spcs: 1 Tot Prk Spcs: 1

Park \$/Mo:

Prk Lvl/Unit:

Bldg Amen:

Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.65	x 9.84	Laminate	W/O To Terrace	Combined W/Dining
2	Dining	Main	17.65	x 9.84	Combined W/Living	Laminate	
3	Kitchen	Main	8.99	x 8.07	Modern Kitchen	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	Main	12.34	x 9.42	Laminate	Window	Closet

Client Remks: Nestled in the heart of Toronto's vibrant Leslieville neighborhood, this exceptional 1-bedroom condo offers a seamless blend of modern sophistication and urban charm. Thoughtfully designed with a functional layout, the unit boasts soaring ceilings that amplify the sense of space and light. Exposed brick walls lend a warm, timeless character while complementing the contemporary features of this home. The sleek, modern kitchen is outfitted with premium finishes and appliances, ideal for culinary enthusiasts and entertainers alike. Rarely found in city living, the condo comes with a spacious 225 sq ft terrace that offers direct access to the street-a perfect, private escape for morning coffee or summer evenings. This pet-friendly boutique building is located in one of Toronto's most sought-after neighborhoods, renowned for it's community atmosphere, trendy cafes, local shops, parks, and the Don Valley trails. With everything you need at your doorstep, this is a lifestyle opportunity not to be missed. Experience the perfect balance of comfort, style, and convenience in this rare urban retreat.

Extras:

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

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**15 Baseball Pl 516****Toronto Ontario M4M 0E6**

Toronto E01 South Riverdale Toronto % Dif: 96

**Taxes:** \$2,317.54 / 2024 **For:** Sale**SPIS:** N**Sold:** \$600,000**List:** \$624,900**DOM:** 22

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:****Bedrooms:** 2**Unit#:** 16**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2823**Locker Unit:**

1x4, 1x3

**Level:** 5**Dir/Cross St:** Queen & Broadview**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** E11921155**Sold Date:** 02/04/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$484.38	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	None
<b>Sqft Source:</b>	675 sq.ft. MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 0
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Games Room, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.89	x 4.3	Hardwood Floor Closet Walk Through
2	Kitchen	Main	10.99	x 10.56	Combined W/Dining Stainless Steel Appl Granite Counter
3	Living	Main	11.25	x 10.56	Hardwood Floor Large Window Open Concept
4	Prim Bdrm	Main	10.99	x 11.78	Hardwood Floor 3 Pc Ensuite Large Closet
5	2nd Br	Main	8.89	x 9.28	Hardwood Floor Large Closet Sliding Doors

**Client Remks:** Modern and stylish 2 bed, 2 bath condo in the heart of Toronto. This home features an open-concept living and dining area and 11 ft ceiling. Modern kitchen with stainless steel appliances. Primary bedroom with 3-piece ensuite bath and double closet Excellent building amenities including an outdoor rooftop infinity pool, rooftop terrace, gym, games room, party room, yoga studio, and more. Easy access to Queen TTC streetcar, Don Valley Parkway, and Gardiner Expressway. Just steps to shops, restaurants, parks, schools, and so much more.

**Extras:****Listing Contracted With:** OULAHEN TEAM REALTY INC. 416-222-1212

**88 Colgate Ave 214****Toronto Ontario M4M 0A6**

Toronto E01 South Riverdale Toronto % Dif: 93

**Taxes:** \$2,933.40 / 2025 **For:** Sale**SPIS:** N**Sold: \$605,000****List: \$649,000****DOM: 31**

Condo Apt

**#Shares%:****Rms:** 4

Apartment

**Locker#:** 155**Bedrooms:** 1**Unit#:** 14**Locker Lev/Unit:** B**Washrooms:** 1**Corp#:** TSCC / 2415**Locker Unit:** 155

1x4xMain

**Level:** 2**Dir/Cross St:** Queen St. E & Carlaw**Directions:** Queen St. E & Carlaw**Prop Mgmt:** Nadlan-Harris Property Management Inc. (647) 342-5822**MLS#:** E12143923**Sold Date:** 06/13/2025**PIN#:** 764150037

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$529.76	<b>Lndy Lev:</b>	Main
<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>	No	<b>Park/Drive:</b>	Undergrnd
<b>Year Built:</b>	2014	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Apx Sqft:</b>	500-599	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b>	580 sq ft/ Floor plans	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>	<b>#:</b>	50
<b>Exposure:</b>	E	<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Prk Lvl/Unit:</b>	Lvl B/#50
<b>Spec Desig:</b>	Unknown	<b>Cert Level:</b>		<b>Bldg Amen:</b>	Guest Suites, Gym, Media Room,
<b>Survey Type:</b>	None	<b>GreenPIS:</b>		<b>Party/Meeting Room, Visitor Parking</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Prop Feat:</b>	Beach, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.74	x 4	Hardwood Floor
2	Kitchen	Main	9.09	x 10.66	Breakfast Bar Quartz Counter Stainless Steel Appl
3	Living	Main	17.32	x 10.01	Hardwood Floor W/O To Balcony Open Concept
4	Br	Main	12.17	x 9.25	Hardwood Floor Double Closet Large Window

**Client Remks:** Stylish 1-Bedroom Loft at Showcase Lofts in Prime Leslieville! One of Leslievilles most desirable boutique buildings. This spacious and thoughtfully upgraded 1-bedroom suite blends industrial character with modern comforts in a prime east-end location. A reclaimed brick feature wall sets the tone in the open-concept living area, complemented by wide-plank engineered hardwood flooring (2019) and custom dual-layer blinds (blackout + privacy)throughout. The sleek kitchen boasts quartz countertops, a breakfast bar, new tile flooring, and stainless steel appliances including a brand-new gas range, microwave/exhaust fan, and dishwasher plus a deep sink and ample counter and cupboard space. The bright bedroom offers wall-to-wall windows, a full double closet, and a serene, leafy outlook. The spa-like 4-piece bath features a deep soaker tub and ceramic tile floors. Enjoy the peaceful vibes from your east-facing balcony, where a mature tree offers natural privacy and greenery. Additional upgrades include a new washer, dryer, and stainless steel fridge (2019). This unit also comes with 1 parking space and 1 locker. Situated just steps to Queen St. E., TTC transit, parks, top-rated restaurants, indie cafes, and unique boutiques, this home puts you right in the heart of Leslieville one of Torontos most vibrant and sought-after neighbourhoods. Don't miss this rare opportunity to own in a well-managed, pet-friendly building with low fees and great amenities including a gym, theatre room, and party lounge.

**Extras:****Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-530-1100


**150 Logan Ave 611**  
**Toronto Ontario M4M 0E4**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$2,930.70 / 2024 **For:** Sale**SPIS:** N**Sold: \$607,000****List: \$624,990****DOM:** 55

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:** 5-49**Bedrooms:** 2**Unit#:** 11**Locker Lev/Unit:** 5**Washrooms:** 2**Corp#:** TSCC / 2985**Locker Unit:** 49

1x4xMain, 1x3xMain

**Level:** 6**Dir/Cross St:** Eastern Ave & Carlaw Ave**Prop Mgmt:** Del Property Management**MLS#:** E11934391**Sold Date:** 03/17/2025**PIN#:** 769850302

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$441.04	<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 / 0
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	None
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	None
<b>Sqft Source:</b>	Builder	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	E	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bus Ctr (Wifi Bldg), Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	9.91	x 22.01	Combined W/Dining W/O To Balcony
2	Dining	Main	9.91	x 22.01	Combined W/Kitchen Combined W/Living
3	Kitchen	Main	9.91	x 22.01	Combined W/Living B/I Appliances
4	Prim Bdrm	Main	9.09	x 10.24	3 Pc Ensuite Double Closet
5	Br	Main	8.07	x 6.1	Closet Laminate

**Client Remks:** Welcome to Wonder Condos, a reimagined residential haven perfectly situated in the vibrant heart of Leslieville, Toronto. Offering unparalleled value in South Riverdale, this stunning condo is your gateway to stylish, modern living at an incredible price. Step into a beautifully designed kitchen featuring sleek integrated appliances, quartz countertops, and an open layout perfect for entertaining or creating your culinary masterpieces. The living area seamlessly extends to a spacious balcony, creating the perfect indoor-outdoor retreat for relaxing or hosting guests. The primary bedroom is a sanctuary of comfort, boasting a 3-piece ensuite and a roomy double closet for all your storage needs. Start each day refreshed in your private oasis and enjoy the contemporary finishes that make this home a standout. The location is second to none, with a remarkable walk score of 95, putting the best of Toronto at your doorstep. Explore trendy cafes, world-class dining, and boutique shopping, or unwind in the picturesque parks nearby. With convenient access to public transit, commuting is effortless, leaving you more time to enjoy the things that matter. Don't miss your chance to own in Wonder Condos, now offering the best value in South Riverdale. Schedule your private tour today and experience the charm, luxury, and unbeatable location for yourself! **\*\*EXTRAS\*\*** Integrated Appliances (Fridge, Stove Top, Oven, Dishwasher and Microwave) Stacked Washer & Dryer, Locker Included, Power Blinds, All Electrical Light Fixtures.


**Extras:****Listing Contracted With:** CENTURY 21 LEADING EDGE REALTY INC. 905-642-0001



Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/26/2025 3:31:21 PM



30 Baseball Pl 821

Toronto Ontario M4M 0E8

Toronto E01 South Riverdale Toronto % Dif: 99

Taxes: \$2,453.40 / 2024 For: Sale SPIS: N DOM: 23

Condo Apt

Apartment

Unit#: 21

Corp#: TSCC / 2926

#Shares%:

Locker#:

Locker Lev/Unit:

Locker Unit:

Level: 08

Rms: 5

Bedrooms: 2

Washrooms: 1

1x4xMain

Dir/Cross St: Queen St E/Broadview Ave

Prop Mgmt: First Service Residential (416-519-9771)

MLS#: E11955336

Sold Date: 02/27/2025

PIN#:

<div>Kitchens: 1</div> <div>Fam Rm: N</div> <div>Basement: None</div> <div>Fireplace/Stv: N</div> <div>Heat: Forced Air / Gas</div> <div>Apx Age:</div> <div>Apx Sqft: 600-699</div> <div>Sqft Source: Builder</div> <div>Exposure: N</div> <div>Assessment:</div> <div>Spec Desig: Unknown</div> <div>Phys Hdcap-Eqp:</div>	<div>Pets Perm: Restrict</div> <div>Locker: None</div> <div>Maint: \$550.96</div> <div>A/C: Central Air</div> <div>Central Vac: N</div> <div>UFFI:</div> <div>Elev/Lift: Y</div> <div>Taxes Incl: Retirement:</div> <div>Heat Incl: Y</div> <div>Cable TV Incl: CAC Incl: Y</div> <div>Bldg Ins Incl: Y</div> <div>Cert Level: Energy Cert:</div> <div>GreenPIS:</div> <div>Prop Feat:</div> <div>Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre</div>	<div>Balcony: Open</div> <div>Ens Lndry: Y</div> <div>Lndy Lev:</div> <div>Exterior: Brick Front / Concrete</div> <div>Gar/Gar Spcs: Underground / 1</div> <div>Park/Drive: Undergrnd</div> <div>Park Type: Owned</div> <div>Park/Drv Spcs: 1</div> <div>Park \$/Mo:</div> <div>Prk Lvl/Unit: D-161</div> <div>Bldg Amen:</div> <div>Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking</div> <div>Com Elem Incl: Y</div>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living		10.01	x 19.59	Vinyl Floor	Window Flr to Ceil	W/O To Terrace
2	Dining		10.01	x 19.59	Vinyl Floor	Window Flr to Ceil	Combined W/Kitchen
3	Kitchen		10.01	x 19.59	Vinyl Floor	Stone Counter	B/I Appliances
4	Prim Bdrm		8.99	x 10.83	Vinyl Floor	Window Flr to Ceil	North View
5	2nd Br		10.01	x 8.99	Vinyl Floor	Sliding Doors	Large Closet

Client Remks:

Vibrant community living meets modern convenience in Toronto's beloved Riverside. Nestled between Leslieville, Riverdale, and Corktown, this 2-bedroom, 1-bathroom condo with underground parking features an upgraded finished ceiling for added elegance! Located steps from TTC streetcars, and the DVP ramp, commuting to Toronto's downtown core is effortless. Explore Riverside's renowned local gems like Dark Horse, Boxcar, Marmalade, and of course Riverdale Park and Broadview Hotel's rooftop for breathtaking views. If those are too busy, just enjoy the view from your rooftop, equipped with an outdoor pool and stunning views of the downtown skyline. Other premier building amenities include: a fully equipped gym, chic lounge, billiards table, and 24/7 concierge service. Make this phenomenal urban retreat your next home and experience a neighborhood that feels like family.


Extras:

Listing Contracted With:

ROYAL LEPAGE SIGNATURE REALTY 416-443-0300





	<b>88 Colgate Ave 502</b>		<b>Sold: \$615,000</b>
	<b>Toronto Ontario M4M 0A6</b>		<b>List: \$629,000</b>
	Toronto E01 South Riverdale Toronto % Dif: 98		
	<b>Taxes:</b> \$2,782.47 / 2025 <b>For:</b> Sale		<b>SPIS:</b> N
	<b>DOM:</b> 36		
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 4	
Loft	<b>Locker#:</b>	<b>Bedrooms:</b> 1	
<b>Unit#:</b> 02	<b>Locker Lev/Unit:</b> P1	<b>Washrooms:</b> 1	
<b>Corp#:</b> TSCC / 2415	<b>Locker Unit:</b> 176	1x4xMain	
	<b>Level:</b> 5		
<b>Dir/Cross St:</b> Queen St. E & Carlaw			
<b>Directions:</b> Queen st. E & Carlaw			
<b>Prop Mgmt:</b> Nadlan Harris Property Management			

<b>MLS#:</b> E12148458 <b>PIN#:</b> 764150145	<b>Sold Date:</b> 06/19/2025
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<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Year Built:</b> 2014 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> 578 per MPAC <b>Exposure:</b> N <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$529.76 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	<b>Balcony:</b> Open <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>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> P2/30 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description	O/Looks Dining	Walk-Out
1	Living	Main	10.01	x 17.85	Open Concept	Open Concept	Combined W/Kitchen
2	Dining	Main	10.01	x 17.85	Combined W/Living	Open Concept	Combined W/Kitchen
3	Kitchen	Main	10.66	x 8.99	Stone Counter	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	Main	9.42	x 14.67	Large Closet	Large Window	
5	Other	Main	0	0			

**Client Remks:** Private, Peaceful, and Perfectly Positioned in Leslieville. Suite 502 at 88 Colgate offers what most Leslieville condos don't: real privacy. Tucked into the sheltered north courtyard, this one-bedroom looks out over treetops, historic smokestacks (home to chimney swifts!), and the rooftops of Riverdale. It's a peaceful view with personality and just the right amount of sky to catch the colour of both sunrise and sunset. Inside, the chefs kitchen delivers on both form and function, with a gas range, quartz countertops, full-sized appliances, and smart storage. The open living space flows beautifully, with exposed brick, natural light, and room to host or unwind. The oversized bedroom easily fits a king-sized bed, and the private balcony becomes a second living room in warm weather quiet, leafy, and completely removed from the hum of Carlaw. Includes parking and a locker. Located in one of Leslieville's most loved boutique buildings, with a 24/7 concierge, gym, and party room all steps to Ascari, Crows Theatre, and transit connections that make downtown or the Danforth feel just around the corner. Your next chapter in Leslieville starts here. Stylish, peaceful, and ready to move right in.

<b>Extras:</b> <b>Listing Contracted With:</b> <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000
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**30 Baseball Pl 1114****Toronto Ontario M4M 0E8**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$2,539.82 / 2024 **For:** Sale**SPIS:** N**Sold:** \$620,000**List:** \$639,800**DOM:** 18

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:****Bedrooms:** 2**Unit#:** 14**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2926**Locker Unit:**

1x4

**Level:** 11**Dir/Cross St:** Queen St E & Broadview**Directions:** Queen St E**Prop Mgmt:** First Service Residential 416-519-9940**MLS#:** E12064960**Sold Date:** 04/22/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$554.82	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Other
<b>Heat:</b>	Heat Pump / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	as per MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>Hydro Incl:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>CAC Incl:</b>	Y
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	Y
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Energy Cert:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Prop Feat:</b>	
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.49	x 10.01	Laminate	Open Concept	Window Flr to Ceil
2	Dining	Flat	19.49	x 10.01	Laminate	Combined W/Living	Centre Island
3	Kitchen	Flat	19.49	x 10.01	Laminate	Modern Kitchen	B/I Appliances
4	Prim Bdrm	Flat	10.01	x 8.99	Laminate		
5	2nd Br	Flat	10.99	x 8.99	Laminate		

**Client Remks:** Stunning 2-Bedroom in Vibrant Leslieville on Queen St E \* The perfect condo for achieving your ideal work/life balance! Hop on the streetcar right at your doorstep, walk to stylish shops and restaurants, enjoy a bike ride along the lake, and benefit from easy access to highways and the downtown core. This OWNER-occupied unit is in mint condition and is a rare 2-bedroom with a parking spot. It features a smart split-bedroom floor plan with a highly functional layout and absolutely no wasted space. Floor-to-ceiling, wall-to-wall windows flood the unit with natural light and provide an unobstructed view of the city. Step out onto your oversized balcony, which stretches the entire width of the unit and opens up to the sky. No overhead balcony above, creating a truly open-air experience. The modern kitchen is equipped with built-in appliances, a sleek quartz island, and plenty of storage. High ceilings, frosted glass doors, and stylish decor throughout. Condo amenities include a rooftop patio and pool, party room, billiards lounge, a gym with newer high-end equipment, and more! Low maintenance fee covers most utilities - hydro is the only separate expense. What a relief!

**Extras:****Listing Contracted With:** RE/MAX REALTRON REALTY INC. 416-222-2600


**201 Carlaw Ave 702**  
**Toronto Ontario M4M 2S3**

Toronto E01 South Riverdale Toronto % Dif: 100

**Taxes:** \$2,739.55 / 2025 **For:** Sale**SPIS:** N**Sold:** \$622,000**List:** \$625,000**DOM:** 13

Condo Apt

**#Shares%:****Rms:** 4

Loft

**Locker#:** 81**Bedrooms:** 1**Unit#:** 02**Locker Lev/Unit:** B**Washrooms:** 1**Corp#:** TSCC / 2073**Locker Unit:** 91

1x4xMain

**Level:** 7**Dir/Cross St:** Carlaw & Dundas**Prop Mgmt:** 360 Community Management Ltd. 647-340-4291**MLS#:** E11937814**Sold Date:** 02/05/2025**PIN#:** 130730227

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$484.67	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	11-15	<b>UFFI:</b>	No	<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	N	<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>#:</b>	73
<b>Assessment:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b>	B/35
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>	<b>Energy Cert:</b> N	<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>	N	<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.24	x 14.83	W/O To Balcony	Laminate	Combined W/Dining
2	Dining	Main	12.24	x 14.83	Combined W/Dining	Laminate	Open Concept
3	Kitchen	Main	8.01	x 11.42	Open Concept	Centre Island	Breakfast Bar
4	Prim Bdrm	Main	9.91	x 11.42	Double Closet	Closet Organizers	Laminate

**Client Remks:** \*\*\*Your Next Chapter Starts Here: Chic Loft Living in Vibrant Leslieville\*\*\* Welcome to this distinctive 1-bedroom, 1-bathroom loft at the historic Printing Factory Lofts, tucked away in one of Toronto's most creative and exciting neighbourhoods. Located at 201 Carlaw Avenue, this home delivers a space full of character, ready to reflect your personal touch. Featuring 10-foot ceilings and laminate floors throughout (with polished concrete beneath for those who love a raw, industrial edge), this loft combines practicality with endless design possibilities. The open layout is flooded with natural light, offering a blank canvas for your lifestyle, whether that's quiet mornings with coffee or evenings spent entertaining. Step out onto your private balcony, complete with a gas line for summer barbecues. Overlooking a lush courtyard, it's the perfect place to unwind, dine al fresco, or simply enjoy some fresh air. The thoughtfully designed bedroom provides a calming escape, with ample closet space to keep things tidy. And with a dedicated parking spot and locker, you'll have the storage and convenience every city dweller needs. Situated just steps from the shops, dining, and vibrant energy of Queen Street East, this location is the definition of walkable living. Add the easy access to public transit, and your connection to the rest of the city is seamless. This is more than just a home, it's an opportunity to live in a place where style meets functionality. Don't miss your chance to make it yours!

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



<b>34 Boston Ave 2</b> <b>Toronto Ontario M4M 2T9</b> Toronto E01 South Riverdale Toronto % Dif: 96 <b>Taxes:</b> \$2,603.65 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 36			<b>Sold: \$622,500</b> <b>List: \$648,000</b>
Condo Townhouse Stacked Townhse <b>Unit#:</b> 3 <b>Corp#:</b> TSCP / 2073	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 1	<b>Rms:</b> 3 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat	
<b>Dir/Cross St:</b> Carlaw Ave & Queen St. E <b>Prop Mgmt:</b> 360 Community Management Ltd. - 647-340-4291			

<b>MLS#:</b> E11957288	<b>Sold Date:</b> 03/13/2025
<b>PIN#:</b> 130730062	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Matterport Software <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$370.81 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</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>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.58	x 10.17	Laminate	Open Concept	W/O To Patio
2	Kitchen	Main	10.17	x 7.68	Ceramic Floor	Breakfast Bar	Stainless Steel Appl
3	Br	Main	14.76	x 9.58	Laminate	Large Closet	Large Window

<b>Client Remks:</b> Welcome to Leslieville, Toronto's trendiest and most vibrant community in conjunction with Printing Factory Lofts (201 Carlaw Ave) complete with visitor parking! Nestled within the desirable Boston Avenue Executive Townhome Complex - This development offers a collection of unique, modern residences, each with its own distinctive charm. Unit 2 is a true gem, perfectly situated on the second level, providing above-grade living space all on one floor for optimal convenience. Step inside and be greeted by a sun-drenched, open-concept layout that boasts soaring ceiling heights and stunning floor-to-ceiling windows, bathing the unit in natural light. The modern design effortlessly blends luxury with comfort, featuring a fully updated kitchen complete with refinished cabinets, stainless appliances, a custom island and premium flooring throughout. Perfect for entertaining, the living space seamlessly flows out to a large open balcony ideal for hosting guests or simply enjoying a quiet evening outdoors. Additionally, the unit offers abundant storage options, with a spacious utility and laundry room, extra storage in the hallway, and ample closet space in the bright and airy primary bedroom. This townhome delivers both style and functionality in one of Toronto's most sought-after neighborhoods. Located in the heart of Toronto's ever-evolving East End, the trendy neighborhood of Leslieville has earned a reputation for its unique blend of artistic energy, independent shops, cozy cafes, and delectable dining options, all wrapped up in a warm, community-focused atmosphere. The picturesque, tree-lined streets exude a sense of tranquility, while still offering the convenience of urban living, making it a highly sought-after area for those looking to enjoy the best of both worlds. <b>**EXTRAS**</b> This unique condo invites you to experience the feel of a house, complete with your own private entrance. Newer air handler and A/C. Instant hot water. Gas BBQ Hook-Up On Balcony							
<b>Extras:</b> <b>Listing Contracted With:</b> CENTURY 21 FINE LIVING REALTY INC. 416-849-2121							



**1238 Dundas St E 611**  
**Toronto Ontario M4M 0C6**  
**Sold: \$650,000**  
**List: \$699,000**

Toronto E01 South Riverdale Toronto % Dif: 93

**Taxes:** \$2,753.87 / 2024 **For:** Sale **SPIS:** N **DOM:** 96

Condo Apt **#Shares%:** **Rms:** 4  
 Apartment **Locker#:** R49 **Bedrooms:** 2  
**Unit#:** 11 **Locker Lev/Unit:** P2 **Washrooms:** 1  
**Corp#:** TSCC / 2524 **Locker Unit:** 205 1x4xMain  
**Level:** 6

**Dir/Cross St:** Dundas and Carlaw

**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** E11938715

**Sold Date:** 04/29/2025

**PIN#:** 765240066

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$573.51	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Metal/Side
<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>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	As Per Builder	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>#:</b>	R49
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Water Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	P2
<b>Phys Hdcap-Eqp:</b>		<b>CAC Incl:</b>	Y	<b>Bldg Amen:</b>	Gym
		<b>Y Prkg Incl:</b>	Y	<b>Com Elem Incl:</b>	Y
		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit			

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Locker	Upper	28.9	x 10.01	Hardwood Floor Combined W/Dining Walk-Out
2	Dining	Main	28.9	x 10.01	Hardwood Floor Combined W/Kitchen Open Concept
3	2nd Br	Main	10.01	x 8.99	Hardwood Floor Large Closet Sliding Doors
4	Br	Main	10.6	x 8.99	Hardwood Floor Large Closet Large Window

**Client Remks:** Rarely Offered For Sale! This enchanting 2 Bedroom, 1 Bath Terrace Loft at the Taylor Condos in Leslieville is a true Loft Lovers Dream Come True. Overflowing with charm, this residence features a North-facing 220 SF Private Terrace, creating an idyllic outdoor oasis admiring the Spectacular, Unobstructed Forever City Views. The thoughtfully designed layout, upscale finishes, 9 Ft Ceilings, and beautiful kitchen with Stainless Steel Appliances, Quartz counters, and Exposed Concrete Ceilings, make this urban sanctuary a true work of art. Steps to Numerous Parks, Restaurants, the Danforth, Queen & Gerrard Streetcar Lines, Walmart, No Frills & Home Depot with Easy Access to the Downtown Core, Financial District & The Beach. What's Not to Love? See Video Tour for more. Book Your Private Showing Today!

**\*\*EXTRAS\*\*** 24 hrs required for all showings.

**Extras:**

**Listing Contracted With:** EXP REALTY 866-530-7737



**246 Logan Ave 406****Toronto Ontario M4M 0E9**

Toronto E01 South Riverdale Toronto % Dif: 99

**Taxes:** \$2,474.76 / 2024 **For:** Sale**SPIS:** N**Sold:** \$660,000**List:** \$669,000**DOM:** 5

Comm Element Condo

**#Shares%:****Rms:** 4

Multi-Level

**Locker#:** D36**Bedrooms:** 1**Unit#:** 6**Locker Lev/Unit:** P3**Washrooms:** 1**Corp#:** TSCP / 2740**Locker Unit:**

1x3

**Level:** 4**Dir/Cross St:** Logan Ave & Queen Street**Directions:** Logan Ave & Queen Street**Prop Mgmt:** ICON Property Management**MLS#:** E12216250**Sold Date:** 06/17/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$474.03	<b>Lndy Lev:</b>	
<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>	6-10	<b>UFFI:</b>	No	<b>Park/Drive:</b>	Undergrnd
<b>Year Built:</b>	2019	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Apx Sqft:</b>	500-599	<b>Taxes Incl:</b>	Y	<b>Park/Drv Spcs:</b>	1 Tot Prk Spcs: 1
<b>Sqft Source:</b>	Builder	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Exposure:</b>	S	<b>Cable TV Incl:</b>	CAC Incl: Y	<b>Prk Lvl/Unit:</b>	P1;B3
<b>Assessment:</b>		<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bike Storage, Concierge, Party/Meeting Room, Visitor Parking, Elevator
<b>Spec Desig:</b>	Other	<b>Cert Level:</b>	Energy Cert: N	<b>Com Elem Incl:</b>	Y
<b>Survey Type:</b>	None	<b>GreenPIS:</b>			
<b>Phys Hdcap-Eqp:</b>	Y	<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions		


**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** Welcome to The Logan Residences, Leslieville's premier boutique building! Conveniently located in the epicentre of all the action, this 1 bed soft loft offers a unique blend of style and functionality. Tastefully upgraded throughout, this isn't your typical cookie cutter condo, with no expense spared on new floors, built in nooks, custom storage and barn door, light fixtures, gas stove and full sized appliances. Enjoy the floor to ceiling windows and extra wide floor plan which ensures no wasted space. The expansive south-facing layout is bathed in natural light and situated atop the building's green roof, providing serene views of the neighbourhoods charming residential streets. Ample storage with large bedroom closet and oversized locker. Cozy balcony, that's perfectly tucked away for maximum privacy. Ideal for first time home buyers and savvy investors with high rents and low maintenance fees. The unit offers positive cash flow with current interest rates and has been rented furnished, for \$3,500/month over the past 1.5 years. This condo can be sold fully furnished - a turnkey opportunity in one of Toronto's most vibrant communities. Enjoy TTC, banks, LCBO, Shoppers, boutique bars and restaurants, gyms, parks, farmers markets and artisanal shops right at your front door. Steps to the future Ontario Line. 1 Parking Spot & 1 Locker. Building amenities: party room with terrace and conference room. Unit is freshly painted.

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





**319 Carlaw Ave 601**  
**Toronto Ontario M4M 2S1**  
Toronto E01 South Riverdale Toronto % Dif: 96  
**Taxes:** \$2,946.99 / 2024 **For:** Sale **SPIS:** N **DOM:** 26

**Sold: \$665,000**  
**List: \$695,000**

Condo Apt  
Loft  
**Unit#:** 1  
**Corp#:** TSCC / 2236

**#Shares%:**  
**Locker#:** #34  
**Locker Lev/Unit:** A  
**Locker Unit:** 25  
**Level:** 6

**Rms:** 5  
**Bedrooms:** 1 + 1  
**Washrooms:** 1  
1x4

**Dir/Cross St:** Queen and Carlaw  
**Directions:** North of Queen  
**Prop Mgmt:** Horizon Property Management 416-332-4988

MLS#: E12131345

Sold Date: 06/02/2025

PIN#:


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$555.27	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	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>	
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builder	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 1
<b>Exposure:</b>	S	<b>Heat Incl:</b>	Y Hydro Incl:	<b>#:</b>	#C4
<b>Assessment:</b>		<b>Cable TV Incl:</b>	CAC Incl: Y	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y Prkg Incl: Y	<b>Prk Lvl/Unit:</b>	LEV C,UNIT 4
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Bldg Amen:</b>	Party/Meeting Room, Rooftop Deck/Garden
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	12.43	x 12.83	Stainless Steel Appl Centre Island
2	Dining	Flat	13.42	x 12.73	Open Concept Combined W/Living
3	Living	Flat	13.42	x 12.73	Combined W/Dining W/O To Balcony
4	Prim Bdrm	Flat	12.3	x 9.15	South View Sliding Doors Closet
5	Den	Flat	8.07	x 9.45	Separate Rm
6	Bathroom	Flat	5.41	x 9.22	4 Pc Bath
7	Other	Flat	5.81	x 22.05	

**Client Remks:** Modern Loft-Style Condo in the Heart of Leslieville 1+1 Bed | 1 Bath | 684 Sq.Ft. | Parking & Locker Included! Welcome to this modern 1+1 bedroom loft in one of Toronto's most desirable neighbourhoods - Leslieville. With 684 square feet of thoughtfully designed living space, this unit blends contemporary comfort with urban convenience. Enjoy abundant natural light from the wall-to-wall south-facing windows and relax on your private balcony with south views. The open-concept layout is enhanced by soaring 9' concrete ceilings and new wide plank flooring throughout. The sleek kitchen features stainless steel built-in appliances, a gas range, and a versatile island with storage, perfect for cooking and entertaining. Additional highlights include included parking and a locker for added convenience. Live steps from trendy shops, cafes, and restaurants, with easy access to The Beach, bike lanes on Dundas, TTC transit, the Gardiner Expressway, and the DVP. Ideal for professionals, creatives, and anyone looking to enjoy the best of urban living in a vibrant community.

**Extras:**

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



**1190 Dundas St E 903**  
**Toronto Ontario M4M 2T1**  
Toronto E01 South Riverdale Toronto % Dif: 113  
**Taxes:** \$2,761.01 / 2024 **For:** Sale **SPIS:** N **DOM:** 22

**Sold: \$665,000**  
**List: \$588,000**

**Condo Apt** **#Shares%:** **Rms:** 5  
**Apartment** **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 03 **Locker Lev/Unit:** 9 **Washrooms:** 1  
**Corp#:** TSCC / 2493 **Locker Unit:** 901 1x3  
**Level:** 09

**Dir/Cross St:** Dundas St E & Carlaw  
**Directions:** n/a  
**Prop Mgmt:** First Service Residential

**MLS#:** E12068602 **Sold Date:** 04/30/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$624.49	<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>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Owner	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> N	<b>Heat Incl:</b> Y	<b>#:</b> 83
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Prk Lvl/Unit:</b> B
<b>Survey Type:</b> None	<b>Cert Level:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>GreenPIS:</b>	Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden
	<b>Prop Feat:</b>	<b>Com Elem Incl:</b> Y
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.76	x 10.17	W/O To Balcony	Window Flr to Ceil	Hardwood Floor
2	Dining	Flat	14.76	x 10.17	Combined W/Living		
3	Kitchen	Flat	10.43	x 9.97	Quartz Counter	Backsplash	Stainless Steel Appl
4	Prim Bdrm	Flat	11.94	x 9.02	Window Flr to Ceil	Large Closet	
5	Den	Flat	5.64	x 9.06	Large Closet		

**Client Remks:** Welcome to the Carlaw, a friendly, tight-knit condo community in the heart of Leslieville! Bright and spacious 1+den with parking and locker for sale! Open concept layout, den with large closet can be comfortably used as an office or bedroom (easy to install door and enclose into second bedroom). High 9FT concrete ceiling, floor to ceiling windows leading to large balcony with gas line for BBQ to enjoy your outdoor space. Upgrades: Stainless steel appliances,backsplash, cabinets extended to bulkhead, LED light fixtures, frameless shower, extra storage racks/ shelving in all closets and large walk-in laundry room. Amenities: 24/7 Concierge, large gym, library, party room, rooftop terrace. Vibrant community with Crow Theatre & new resto Piano below. walk to Cafe, restos, shops, yoga studio, gym, grocery, hardware stores, parks nearby. Get to the beach or downtown quickly with TTC at doorstep, quick drive to DVP/QEW. Unitis freshly painted, professionally cleaned, move in and join the tight-knit community FB group to meet friends who will welcome you and make you feel right at home!

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000

**150 Logan Ave 617****Toronto Ontario M4M 0E4**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$2,980.78 / 2024 **For:** Sale**SPIS:** N**Sold: \$670,000****List: \$689,000****DOM:** 23

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:** 138**Bedrooms:** 1 + 1**Unit#:** 17**Locker Lev/Unit:** A**Washrooms:** 2**Corp#:** TSCC / 2985**Locker Unit:** 137

1x4xFlat, 1x3xFlat


**Level:** 6**Dir/Cross St:** Logan And Eastern**Directions:** Logan And Eastern**Prop Mgmt:** Del Property Management**MLS#:** E12012459**Sold Date:** 04/03/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$473.78	<b>Lndy Lev:</b>	
<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 / 0
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	None / None
<b>Sqft Source:</b>	Per Builder Floor Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	N	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.09	x 12.6	Open Concept	W/O To Terrace	Laminate
2	Dining	Flat	17.09	x 11.42	Open Concept	Combined W/Kitchen	Laminate
3	Kitchen	Flat	17.09	x 11.42	B/I Appliances	Open Concept	Laminate
4	Den	Flat	7.97	x 6.99	Separate Rm	Closet	Laminate
5	Prim Bdrm	Flat	10.27	x 9.09	3 Pc Ensuite	Closet	Large Window

**Client Remks:** Welcome to Wonder Condos - perfectly situated in Leslieville, this vibrant 1 Bedroom plus den, two Bathroom features a great layout with 9 foot ceilings. The open-concept Living/Dining Room flows seamlessly and leads to an incredible 213 sq ft private terrace, an absolute highlight of the unit. With quiet views of the courtyard and the city skyline, the terrace is your own personal retreat where you can unwind and enjoy spectacular sunsets every evening. It's the perfect extension of your living space and offers a serene escape right outside your door. The contemporary Kitchen features integrated appliances and quartz counters. The bright primary Bedroom with views of the Terrace includes a double closet and 3 piece Bathroom. The private Den is perfect for an extra living space or office. The unit is completed with a 4-piece Bathroom with upgraded tiles, Laundry closet and Hallway Closet. Two lockers provide more storage space as well. An unparalleled location just steps away from Queen Street East, Restaurants, Cafes, Jimmy Simpson Park & a short drive to Downtown Toronto, Waterfront Trails and major highways. Full Gym, Large Co-Working Space, Convenient Dog Wash Station, Visitor Parking and Secure Bike Storage are just some of the amazing amenities offered by this iconic building that was seamlessly integrated with the renowned Wonder Bread Factory - own a piece of history while enjoying the trendy vibes and convenience of Leslieville! \*\*Photos are from when the unit was vacant and some have been virtually staged\*\*

**Extras:****Listing Contracted With:** RE/MAX PLUS CITY TEAM INC. 647-259-8806



**150 Logan Ave 225**  
**Toronto Ontario M4M 0E4**  
Toronto E01 South Riverdale Toronto % Dif: 99  
**Taxes:** \$3,290 / 2024 **For:** Sale **SPIS:** N **DOM:** 86

**Sold: \$670,000**  
**List: \$679,900**

**Condo Apt** **#Shares%:** **Rms:** 5  
**Apartment** **Locker#:** **Bedrooms:** 2  
**Unit#: 25** **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#: TSCC / 1985** **Locker Unit:** 1x4, 1x3  
**Level: 2**

**Dir/Cross St:** Eastern/Logan  
**Directions:** logan/eastern  
**Prop Mgmt:** del

<b>MLS#:</b> E11976703		<b>Sold Date:</b> 05/15/2025	
<b>PIN#:</b>			
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned
<b>Basement:</b>	None	<b>Maint:</b>	\$560.29
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N
<b>Apx Age:</b>		<b>UFFI:</b>	
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>	<b>Retirement:</b>
<b>Sqft Source:</b>	plans	<b>Taxes Incl:</b>	<b>Water Incl:</b>
<b>Exposure:</b>	W	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>
<b>Assessment:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y
<b>Survey Type:</b>	None	<b>Cert Level:</b>	<b>Energy Cert:</b>
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>	
		<b>Prop Feat:</b>	
		Ensuite Laundry, Pets Allowed with Restrictions, Public Transit	
<b>Balcony:</b>	Open	<b>Park/Drive:</b>	Undergrnd
<b>Ens Lndry:</b>	Y	<b>Park Type:</b>	Owned
<b>Lndy Lev:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exterior:</b>	Brick	<b>#:</b>	A92
<b>Gar/Gar Spcs:</b>	Underground / 1	<b>Park \$/Mo:</b>	
<b>Park/Drive:</b>	Undergrnd	<b>Prk Lvl/Unit:</b>	
<b>Park Type:</b>	Owned	<b>Bldg Amen:</b>	
<b>Park/Drv Spcs:</b>	1	<b>Com Elem Incl:</b>	Y
#	Room	Level	Description
<b>Client Remks:</b> Welcome to modern living at Wonder Condos, a premier residence nestled in the heart of Toronto! This stunning 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and convenience, ideal for those seeking a vibrant urban lifestyle. Wonder Condos is Located just Blocks from the new and Fabulous "East Harbor" Project. If you do Not Know of East Harbor I Would Urge You to Research it. If you are looking for Peace and Quiet in the City With a Walkable Neighborhood Than Your Search is Over. This low Floor Courtyard View is Peace and Quiet at its Finest. The Primary Bedroom boasts a private en-suite bathroom, while the second bedroom offers flexibility as a guest room or home office. Imagine a 2 bed, 2 bath with Parking and Locker This Close to Downtown For Under 700k			
<b>Extras:</b>			
<b>Listing Contracted With:</b> <u>RIGHT AT HOME REALTY</u> 416-391-3232			



<b>625 Queen St E 408</b>		<b>Sold: \$680,000</b>
<b>Toronto Ontario M4M 1G7</b>		<b>List: \$729,900</b>
Toronto E01 South Riverdale Toronto % Dif: 93		
<b>Taxes:</b> \$2,975.60 / 2024	<b>For:</b> Sale	<b>SPIS:</b> N <b>DOM:</b> 25
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 5
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 1 + 1
<b>Unit#:</b> 08	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 1
<b>Corp#:</b> TSCC / 2007	<b>Locker Unit:</b>	1x4
	<b>Level:</b> 4	
<b>Dir/Cross St:</b> Queen/Broadview		
<b>Prop Mgmt:</b> ICON property management		

<b>MLS#:</b> E11894553 <b>PIN#:</b> 130070041	<b>Sold Date:</b> 01/10/2025
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<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> 700-799 <b>Sqft Source:</b> As Per Builder Plans <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$628.71 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit	<b>Retirement:</b> <b>Water Incl:</b> Y <b>Hydro Incl:</b> <b>CAC Incl:</b> <b>Y Prkg Incl:</b> <b>Energy Cert:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Metal/Side <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	20.73	x 10.83	W/O To Balcony
2	Dining	Main	20.73	x 10.83	Combined W/Living
3	Kitchen	Main	8.2	x 10.83	Open Concept
4	Prim Bdrm	Main	12.73	x 9.48	Window Flr to Ceil
5	Den	Main	7.48	x 8.99	Concrete Floor
					Concrete Floor
					Window Flr to Ceil
					Breakfast Area
					Stainless Steel Appl
					Large Closet
					Track Lights

**Client Remks:** Streetcar's Edge Lofts, A Boutique 6 Storey - 64 Unit Building Located In The Heart of Leslieville! This Large One Bedroom Plus Den Suite Offers 10' Ceilings Throughout, Floor To Ceiling Windows And A Clear West Facing Balcony. The Open Concept Kitchen Features Stainless Steel Appliances, Quartz Countertops And A Large Island With Breakfast Bar Seating. Ensuite Laundry With Stacked Full Size Washer & Dryer, Polished Concrete Floors Throughout And Custom Window Blinds. Come View The Toronto Skyline & The Beautiful Sunset From Your Own Balcony Or From The Building's Roof Top Terrace, Equipped With BBQ's. This Trendy Neighbourhood Offers The Best Shops & Restaurants In The City, Access To Bike Routes, Parks, Public Transit & DVP.

**Extras:** Stainless Steel Fridge, Stove, Over The Range Microwave, Dishwasher, Washer/ Dryer, Custom Window Blinds & All Upgraded ELFS.

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



**68 Broadview Ave 501**  
**Toronto Ontario M4M 2E6**

Toronto E01 South Riverdale Toronto % Dif: 93

**Taxes:** \$3,333.25 / 2024 **For:** Sale**SPIS:** N**Sold: \$680,000****List: \$729,000****DOM: 29**

Condo Apt

**#Shares%:****Rms:** 4

Loft

**Locker#:****Bedrooms:** 1**Unit#:** 1**Locker Lev/Unit:** A**Washrooms:** 1**Corp#:** TSCC / 1831**Locker Unit:** 255

1x4

**Level:** 5**Dir/Cross St:** Broadview Ave & Queen St E**Directions:** Broadview Ave & Queen St E**Prop Mgmt:** Nadlan-Harris Property Management**MLS#:** E12172717**Sold Date:** 06/24/2025**PIN#:** 128310158

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$642.92	<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 / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Private
<b>Apx Sqft:</b>	800-899	<b>Elev/Lift:</b>		<b>Park Type:</b>	None
<b>Sqft Source:</b>	Owner	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 0
<b>Exposure:</b>	E	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, Rec Centre		


#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	0	0	Concrete Floor Stainless Steel Appl Centre Island
2	Living	Flat	0	0	Concrete Floor Open Concept Large Window
3	Dining	Flat	0	0	Concrete Floor Open Concept
4	Br	Flat	0	0	Concrete Floor Open Concept
5	Bathroom	Flat	0	0	Concrete Floor 4 Pc Bath

**Client Remks:** Welcome to unit 501 at Broadview Lofts, a beautiful and unique Heritage building, originally constructed in 1914 for United Drug on the site of Toronto's first baseball stadium. Enjoy the authentic hard loft architecture of exposed brick, open duct work, century old columns, polished concrete floors and steel beams! Sunlight pours in through industrial style large windows. The 11 Ft wood ceilings and wide open concept are ready for you to personalize and make your own. The space is amazing for work/live or as a great home, perfect for entertaining. An authentic original elevator door creates a warm and unique bedroom separation. There is a sleek modern kitchen with stainless steel appliances, a double sink and a walnut veneer countertop. Approx. 824 SF of airy, funky living space overlooking beautiful greenery of a landscaped garden. Close to DVP, Gardiner, TTC, Downtown core, the Beach and the wide variety of restaurants, bars and shops which the vibrant Riverside neighbourhood has to offer! Beautiful, landscaped garden and visitor parking. Enjoy seeing the original water tower and taking in the gorgeous city views from the party room and terrace.

**Extras:****Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-785-1500





	<b>1285 Queen St E 514</b>		<b>Sold: \$695,000</b>
	<b>Toronto Ontario M4L 1C2</b>		<b>List: \$759,900</b>
	Toronto E01 Greenwood-Coxwell Toronto % Dif: 91		
	<b>Taxes:</b> \$3,483.45 / 2024	<b>For:</b> Sale	<b>SPIS:</b> N
	<b>DOM: 42</b>		
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 4	
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2	
<b>Unit#:</b> 514	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 2	
<b>Corp#:</b> TSCC / 3051	<b>Locker Unit:</b>	1x3xMain, 1x4xMain	
	<b>Level:</b> 5		
<b>Dir/Cross St:</b> Queen St E & East of Leslie St			
<b>Prop Mgmt:</b> First Service Residential			

<b>MLS#:</b> E11963292 <b>PIN#:</b> 770510100	<b>Sold Date:</b> 03/21/2025
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<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> 608 - BUILDER <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$636.52 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Ensuite Laundry, Family Room, Lake/Pond, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	8.99	x 9.42	
2	Bathroom	Main	0	0	4 Pc Ensuite
3	Br	Main	7.09	x 8.6	
4	Kitchen	Main	7.09	x 10.24	
5	Living	Main	8.6	x 10.01	
6	Bathroom	Main	0	0	3 Pc Bath

**Client Remks:** Experience modern living at its finest in the heart of Leslieville at The Poet, a boutique condo offering luxury, convenience, and vibrant city living. This spacious 2-bedroom, 2-bathroom unit features a thoughtfully designed open-concept layout, floor-to-ceiling windows, and a private balcony with stunning city views. The primary bedroom boasts an ensuite bath and direct walkout to the balcony, perfect for morning coffee or unwinding after a long day. The upgraded kitchen is equipped with a built-in cooktop, oven, paneled fridge and dishwasher, blending style and functionality. Enjoy premium building amenities, including a fitness center, pet wash station, a rooftop terrace with gas BBQs, and a party/meeting room. Steps to public transit, top-rated restaurants, cafes, vintage shops, and parks, with The Beach just minutes away. Parking & locker included! Stacked Washer Dryer Included.

**Extras:**

<b>Listing Contracted With:</b> RE/MAX ESCARPMENT REALTY INC. 905-575-5478
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1238 Dundas St E 306			Sold: \$700,000		
Toronto Ontario M4M 0C6			List: \$724,900		
Toronto E01 South Riverdale Toronto % Dif: 97					
Taxes: \$3,211.65 / 2024		For: Sale		SPIS: N                      DOM: 41	
Condo Apt		#Shares%:		Rms: 5	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 06		Locker Lev/Unit: C		Washrooms: 2	
Corp#: TSCC / 2524		Locker Unit: 140		1x4, 1x3	
		Level: 3			
Dir/Cross St: Carlaw Ave & Dundas St E					
Directions: Carlaw Ave & Dundas St E					
Prop Mgmt: Crossbridge Condominium Services					

<b>MLS#:</b> E12046636	<b>Sold Date:</b> 05/06/2025
<b>PIN#:</b> 765240019	

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$559.11	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<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> Undergrnd
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> As Per Builder's Plan	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> S	<b>Heat Incl:</b> Y	<b>#:</b> 70
<b>Assessment:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b> Level B Unit 44
<b>Survey Type:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Prkg Incl:</b>	Bbqs Allowed, Concierge, Gym, Party/Meeting Room, Visitor Parking
	<b>Energy Cert:</b>	<b>Com Elem Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b>	
	Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, Rec Centre	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.49	x 9.97	Combined W/Dining Hardwood Floor W/O To Balcony
2	Dining	Main	23.49	x 9.97	Hardwood Floor Combined W/Living
3	Kitchen	Main	23.49	x 9.97	Stainless Steel Appl B/I Appliances Track Lights
4	Prim Bdrm	Main	10.99	x 8.99	Large Closet Sliding Doors 3 Pc Ensuite
5	2nd Br	Main	9.97	x 9.48	Large Closet Sliding Doors

<b>Client Remks:</b> Welcome To The Taylor Boutique Lofts Located In Leslieville. This Beautiful 2 Bedroom 2 Bathroom Unit Is South Facing With 9' Exposed Concrete Ceilings, Large Floor To Ceiling Windows For Ample Natural Sunlight And Faces A Tree Lined Street View From The Balcony. 1 Parking Spot And 1 Locker Included! Engineered Hardwood Floors, Quartz Counter Tops, Integrated Appliances, Gas BBQ, Sliding Glass Doors, Custom Lighting, Primary Bedroom With Ensuite Bathroom. This Location Is Steps Away From Fantastic Restaurants, Shops, Parks And TTC.	
<b>Extras:</b>	
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232	

**625 Queen St E 607****Toronto Ontario M4M 1G7**

Toronto E01 South Riverdale Toronto % Dif: 93

**Taxes:** \$3,104.35 / 2024 **For:** Sale**SPIS:** N**Sold: \$700,000****List: \$749,900****DOM: 38**

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:****Bedrooms:** 2**Unit#:** 07**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 2007**Locker Unit:**

1x5

**Level:** 6**Dir/Cross St:** Queen/Broadview**Prop Mgmt:** ICON property management**MLS#:** E11921123**Sold Date:** 02/20/2025**PIN#:** 130070064

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$632.87	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Metal/Side
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>		<b>Park Type:</b>	None
<b>Sqft Source:</b>	As Per Builder Plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 0
<b>Exposure:</b>	W	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Media Room, Rooftop Deck/Garden, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.73	x 11.22	W/O To Balcony Window Flr to Ceil Concrete Floor
2	Dining	Main	10.33	x 14.73	Combined W/Kitchen Open Concept
3	Kitchen	Main	10.33	x 14.73	Breakfast Area Stainless Steel Appl Quartz Counter
4	Prim Bdrm	Main	10.4	x 8.99	Window Flr to Ceil 4 Pc Ensuite Large Closet
5	2nd Br	Main	9.81	x 8.99	Concrete Floor Large Closet Sliding Doors

**Client Remks:** Streetcar's Edge Lofts, A Boutique 6 Storey - 64 Unit Building Located In The Heart of Leslieville! This Large Two Bedroom Suite Offers 10' Ceilings Throughout, Floor To Ceiling Windows With A Clear West Facing Balcony. The Open Concept Kitchen Features Stainless Steel Appliances, Quartz Countertops And A Large Island With Breakfast Bar Seating. Ensuite Laundry With Stacked Full Size Washer & Dryer, Polished Concrete Floors Throughout And Custom Window Blinds. Come View The Toronto Skyline & The Beautiful Sunset From Your Own Balcony Or From the Building's Roof Top Terrace, Equipped With BBQ's. This Trendy Neighbourhood Offers The Best Shops & Restaurants In The City, Access To Bike Routes, Parks, Public Transit & DVP. **\*\*EXTRAS\*\*** Stainless Steel Fridge, Stove, Microwave, Dishwasher, Washer/ Dryer, Custom Window Blinds & All Upgraded ELFS.

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

**33 Florence Wyle Lane****Toronto Ontario M4M 3E7**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$3,111.51 / 2024 **For:** Sale**SPIS:** N**Sold: \$730,000****List: \$749,000****DOM:** 1

Condo Townhouse

**#Shares%:****Rms:** 5

Stacked Townhse

**Locker#:****Bedrooms:** 2**Unit#:** 40**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2065**Locker Unit:**

1x4xFlat, 1x2xFlat

**Level:** 1**Dir/Cross St:** Broadview Ave & Dundas St E**Directions:**

North on Munro St, East on Kay MacPherson Ln, turn South on Florence Wyle Lane

**Prop Mgmt:** Meritus Group Management Inc.**MLS#:** E12060556**Sold Date:** 04/04/2025**PIN#:** 130650040

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$629	<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>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	800-899	<b>Elev/Lift:</b>	N	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	Ew	<b>Heat Incl:</b>		<b>#:</b>	17
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	A
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.09	x 11.22	Open Concept	Large Window	West View
2	Dining	Flat	8.23	x 7.91	Combined W/Living	Pantry	Laminate
3	Kitchen	Flat	9.06	x 8.56	Stainless Steel Appl	Breakfast Bar	Open Concept
4	Prim Bdrm	Flat	12.43	x 8.4	W/I Closet	Large Window	East View
5	2nd Br	Flat	12.6	x 8.4	Closet	Window Flr to Ceil	W/O To Patio

**Client Remks:** Welcome To 33 Florence Wyle Lane, Where Urban Convenience Meets Community Charm! This Impressive 2-Bed, 2-Bath, Corner Unit Condo Townhome (Hamilton Model) In Sought-After Rivertowne Development, Offers The Perfect Blend Of Style, Comfort, And Accessibility. Step Inside To Over 800 Sqft Of Thoughtfully Designed Space, Two Generously Sized Bedrooms, Newly Renovated 1.5 Baths, X-Large Windows Throughout Inviting All-Day Natural Sunlight, And Not One, But TWO Private Patios - Perfect For Morning Coffee Or Unwinding After A Long Day. Enjoy Stress-Free Mornings With Your Own Dedicated Underground Parking Space + Property Maintenance That Lets You Kick Back While The Leaves And Snow Are Taken Care Of Year-Round. This Home Offers The Best Of Toronto Living Right At Your Front Door - From Trendy Cafes And Restaurants Along Queen Street To The Scenic Beauty Of Riverdale Park And The Distillery District. Looking For The Perfect Blend Of City Living And Community Charm? This South Riverdale Townhome Is Waiting For You! **\*\*EXTRAS\*\*** Location! Location! Location! A Vibrant Community Nestled Just East Of The Don River! Surrounded By Trails, Shops, & Restaurants - Minutes From The Distillery District, Riverdale Park, Leslieville, & Danforth. Plus, Enjoy Nearby Family-Friendly Spots Like Riverdale Farm & Pam McConnell Aquatic Centre. Commuting? No Problem. With The Dundas, Queen, And King Streetcars Running 24/7 And VIP Access To The DVP And QEW, You're Always Connected To The City.

**Extras:****Listing Contracted With:** KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545

**233 Carlaw Ave 622****Toronto Ontario M4M 3N6**

Toronto E01 South Riverdale Toronto % Dif: 98

**Taxes:** \$2,989.91 / 2025 **For:** Sale**SPIS:** N**Sold: \$735,000****List: \$749,900****DOM:** 7

Condo Apt

**#Shares%:****Rms:** 4

Loft

**Locker#:****Bedrooms:** 1**Unit#:** 22**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 1956**Locker Unit:**

1x4xMain

**Level:** 6**Dir/Cross St:** Queen & Dundas**Directions:** enter off of Boston Ave (south of Dundas)**Prop Mgmt:** ICC Property Management Ltd.**MLS#:** E11997647**Sold Date:** 03/10/2025**PIN#:** 129560227


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$923.38	<b>Lndy Lev:</b>	
<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 / 2
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Year Built:</b>	2007	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Yr Built Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 2
<b>Apx Sqft:</b>	700-799	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Sqft Source:</b>	MPAC	<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Exposure:</b>	S	<b>Bldg Ins Incl:</b>	Y Prkg Incl: Y	<b>Bldg Amen:</b>	
<b>Assessment:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
<b>Spec Desig:</b>	Unknown	<b>GreenPIS:</b>			
<b>Survey Type:</b>	None	<b>Prop Feat:</b>			
<b>Phys Hdcap-Eqp:</b>		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	14.01	x 10.93	Centre Island	Granite Counter	Stainless Steel Appl
2	Dining	Main	12.01	x 9.84	Open Concept	Hardwood Floor	
3	Living	Main	12.01	x 10.07	W/O To Balcony	Window Flr to Ceil	Hardwood Floor
4	Other	Main	14.01	x 5.68	South View	Balcony	
5	Prim Bdrm	Main	10.76	x 6.99	Closet Organizers	Hardwood Floor	
6	Locker	Bsmt	12.01	x 9.42	Separate Rm		

**Client Remks:** Welcome to The Garment Factory Lofts. This unit is a stylish and contemporary 1-bedroom condo that offers the perfect blend of convenience, comfort, and urban living. Located in the heart of Toronto's vibrant Leslieville neighbourhood, this beautifully designed space is ideal for young professionals, down-sizers, or anyone looking to enjoy the best of city living. This bright and spacious unit boasts an open-concept living area with large windows that flood the space with natural light. The modern kitchen features sleek stainless steel appliances, quartz countertops, and ample storage, making it a dream for those who love to cook or entertain. The well-sized bedroom offers plenty of closet space, and the full bathroom (new deep soaker tub, 2021) is elegantly designed with contemporary finishes. Hardwood floors throughout, 10ft ceilings, and private balcony are just a few of the unique features of this unit. The unit has a self contained HVAC and hot water tank system so you can adjust for the seasons instead of waiting for the building to switch over. A natural gas stove to cook your gourmet meals on and a natural gas hook-up on the balcony for a large BBQ. This unit comes with one of the largest lockers ever, nearly 12 x 10 feet, shelving and separate bike storage. Don't forget the tandem 2 parking spots in the underground parking lot! Be a part of hard loft living in one off the best locations in the city! Offers anytime! The area is home to a growing number of hip restaurants, bars, and cafes, offering something for every taste. Whether you're grabbing a morning coffee or dining at one of the many acclaimed eateries, theres always something exciting just around the corner. Ideally located for commuters, with easy access to public transportation including the streetcar, Dundas East subway station and the future Ontario Line.

**Extras:****Listing Contracted With:** ROYAL LEPAGE SUPREME REALTY 416-535-8000





**68 Broadview Ave 507**  
**Toronto Ontario M4M 2E6**  
Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$3,333.25 / 2024 **For:** Sale **SPIS:** N **DOM:** 15

**Sold: \$735,000**  
**List: \$749,000**

Condo Apt  
Apartment  
**Unit#:** 7  
**Corp#:** TSCP / 1831

**#Shares%:**  
**Locker#:** 100  
**Locker Lev/Unit:** A  
**Locker Unit:**  
**Level:** 5

**Rms:** 6  
**Bedrooms:** 1  
**Washrooms:** 1  
1x4xFlat


**Dir/Cross St:** QUEEN / BROADVIEW  
**Directions:** QUEEN / BROADVIEW  
**Prop Mgmt:** NADLAN HARRIS

MLS#: E12143772      Sold Date: 05/28/2025

PIN#:

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$692.79	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Electric	<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>	800-899	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	AS PER OWNER	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	W	<b>Heat Incl:</b>		<b>#:</b>	79
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Y Prkg Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	A
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>		<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>			
Ensuite Laundry, Pets Allowed with Restrictions					

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Your chance to own a piece of Toronto history. One of the most sought after lofts in the entire city, welcome to the Broadview lofts. Characterized by Century old wooden beams, posts, oversized windows that flood the room with natural light and soaring ceilings. A remarkable loft with unmatched character! This stunning home seamlessly combines the charm of historic architecture with modern elegance. The exposed brick and timber beams infuse the space with a warm, industrial vibe, while the polished concrete floors offer a sleek, contemporary touch. Soaring ceilings amplify the open, airy ambiance, and expansive windows frame unobstructed, breathtaking views of the CN Tower perfect for cityscape enthusiasts. Nestled in a beautiful boutique building within one of the city's most sought-after neighborhoods, this unit provides both serene living and convenient access to vibrant urban amenities. A rare gem that effortlessly blends character with modern convenience! Quick access to the DVP/Gardiner and Queen St. car. Amenities feature surface-level visitor parking, rooftop deck/BBQ, party room, and security/concierge services!					
<b>Extras:</b>					
<b>Listing Contracted With:</b> UNION CAPITAL REALTY 289-317-1288					

	<b>88 Colgate Ave PH04</b> <b>Toronto Ontario M4M 0A6</b> Toronto E01 South Riverdale Toronto % Dif: 102 <b>Taxes:</b> \$2,946.99 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 1					<b>Sold: \$740,000</b> <b>List: \$729,000</b>	
	Condo Apt		#Shares%:		Rms: 4		
	Loft		Locker#:		Bedrooms: 1		
	Unit#: 04		Locker Lev/Unit: P1		Washrooms: 1		
	Corp#: TSCC / 2415		Locker Unit: 118		1x4		
			Level: 7				
<b>Dir/Cross St:</b> Queen & Carlaw <b>Prop Mgmt:</b> Nadlan-Harris Property Management Inc							
<b>MLS#:</b> E11914785 <b>Sold Date:</b> 01/10/2025 <b>PIN#:</b>							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$538.07 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre			<b>Balcony:</b> Terr <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>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 77 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P1 <b>Bldg Amen:</b> Bike Storage, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking <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	Main	9.91	x 8.33	Walk-Out	Combined W/Dining	Large Window
2	Dining	Main	9.94	x 8.33	Combined W/Kitchen	O/Looks Living	Open Concept
3	Kitchen	Main	8.17	x 25.13	Stainless Steel Appl	Stone Counter	Open Concept
4	Prim Bdrm	Main	12.14	x 9.35	Large Closet	Large Window	
5	Other	Main	21.33	x 4.99			
<b>Client Remks:</b> I'm Ron Burgundy? Never before offered for sale on MLS, this penthouse at 88 Colgate isn't just kind of a big deal - it is a big deal. 12-foot ceilings, a reclaimed brick feature wall, and a skylight create a space as effortlessly confident as a perfectly tailored suit.The expansive north-facing views over Leslieville and Riverdale make the skyline feel like an extension of your home. The full-width balcony, accessible from both the living room and bedroom, is the perfect stage to take it all in. And lets talk about the kitchen because a place this good deserves a culinary setup to match. A full-sized kitchen with a gas range, extra-wide sink, and plenty of storage means you can cook like a pro (or at least look like one while pouring a Scotch and pretending).If theres a Baxter in your life who just ate a wheel of cheese, John Chang and Jimmie Simpson Park are steps away. Prefer a Veronica Corningstone-worthy cafe or wine bar? Mercury Espresso, The Comrade, and Wynona are all within a 10-minute walk. One parking spot, underground bike storage, and a locker included.Stay classy, Leslieville.							
<b>Extras:</b> Open house Thursday January 9 5pm-9pm & Saturday 11th & Sunday 12th 1-5pm!							
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000							

**45 Baseball Pl 1102****Toronto Ontario M4M 0H1**

Toronto E01 South Riverdale Toronto % Dif: 99

**Taxes:** \$3,345.57 / 2024 **For:** Sale**SPIS:** Y**Sold: \$744,000****List: \$749,000****DOM: 43**

Condo Apt

**#Shares%:****Rms:** 5

Apartment

**Locker#:** 129**Bedrooms:** 2**Unit#:** 2**Locker Lev/Unit:** P3**Washrooms:** 2**Corp#:** TSCC / 3009**Locker Unit:**

2x4xMain

**Level:** 11**Dir/Cross St:** Queen St E & Broadview**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** E11205858**Sold Date:** 01/09/2025**PIN#:** 770090194

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$604.31	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>		<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
746 sq ft + 85 Sq ft balcony		<b>Heat Incl:</b>	Y	<b>Hydro Incl:</b>	Y
<b>Exposure:</b>	Sw	<b>Cable TV Incl:</b>		<b>CAC Incl:</b>	Y
<b>Assessment:</b>		<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	Y
<b>Spec Desig:</b>	Unknown	<b>Cert Level:</b>		<b>Energy Cert:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	25	x 10.01	W/O To Balcony	Open Concept	Laminate
2	Dining	Main	25	x 10.01	Combined W/Living	Open Concept	
3	Kitchen	Main	25	x 10.01	B/I Appliances	Modern Kitchen	Laminate
4	Prim Bdrm	Main	11.48	x 8.89	3 Pc Ensuite	Large Window	Large Closet
5	2nd Br	Main	11.81	x 9.51	Large Closet	Large Window	Laminate

**Client Remks:** Hello Sunshine! Welcome to this stunning and sun-filled 2-bedroom south-west corner unit in the newest building of the highly desirable Riverside Square complex; where modern design meets urban living. This luscious 746 sq ft condo features an open-concept layout, soft loft style, and large windows which flood the space with natural light. An ideal combination of style and comfort. Perfect for professionals, small families, or anyone who loves to entertain in a bright, contemporary setting. Nestled in the heart of vibrant Leslieville, with easy access to trendy cafes, shops, restaurants, pubs, theatre and excellent public transportation options. Whether you're walking to work or catching the TTC, everything you need is just steps away. The complex boasts fantastic amenities with a terrific and fully equipped gym (located in 15 Baseball), gorgeous outdoor pool (located in 30 Baseball), party room and rooftop terrace with BBQs. Parking and large locker included. Vacant and unabashedly easy.

**Extras:** Parking spot and Large locker included**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-531-9680



**1190 Dundas St E 804**  
**Toronto Ontario M4M 0C5**  
**Sold: \$750,000**  
**List: \$797,900**

Toronto E01 South Riverdale Toronto % Dif: 94

**Taxes:** \$3,033 / 2024 **For:** Sale **SPIS:** N **DOM:** 4

Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 808 **Bedrooms:** 2 + 1  
**Unit#:** 4 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 2493 **Locker Unit:** 1x4xFlat, 1x3xFlat  
**Level:** 8

**Dir/Cross St:** Carlaw Ave & Dundas St E

**Directions:** East

**Prop Mgmt:** First Service Residential

**MLS#:** E12195770

**Sold Date:** 06/08/2025

**PIN#:** 764930363

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$711.77	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete / Metal/Side
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Built-In / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Year Built:</b>	2015	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Yr Built Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1
<b>Apx Sqft:</b>	700-799	<b>Heat Incl:</b>	Y	<b>#:</b>	123
<b>Sqft Source:</b>	747 sqft per seller	<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Exposure:</b>	N	<b>CAC Incl:</b>		<b>Prk Lvl/Unit:</b>	P3
<b>Assessment:</b>	2024	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Gym, Party/Meeting Room, Rooftop
<b>Spec Desig:</b>	Unknown	<b>Cert Level:</b>		<b>Deck/Garden</b>	
<b>Survey Type:</b>	Unknown	<b>Energy Cert:</b>	N	<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School, Waterfront			

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	9.84	x 12.14	Combined W/Dining	W/O To Balcony	Hardwood Floor
2	Dining	Flat	9.84	x 4.92	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Flat	9.19	x 11.48	Stainless Steel Appl	Open Concept	Hardwood Floor
4	Prim Bdrm	Flat	9.51	x 9.51	W/I Closet	3 Pc Ensuite	Hardwood Floor
5	2nd Br	Flat	8.2	x 10.17	Double Closet	4 Pc Ensuite	Hardwood Floor
6	Den	Flat	10.17	x 7.55	Open Concept	Hardwood Floor	

**Client Remks:** This is the Leslieville loft you've been waiting for, and you're going to fall in love! Bright, airy, and impeccably designed, this loft at The Carlaw offers two generous bedrooms, two full bathrooms, and a den that can be a dedicated home office or flex space. It's perfectly tailored for modern urban living with 9-foot exposed concrete ceilings, floor-to-ceiling windows, and a north-facing balcony with a gas hookup. The open-concept layout is ideal for both entertaining and everyday comfort. The upgraded kitchen features quartz countertops, extended cabinetry, and full-size stainless steel appliances, all finished in a contemporary palette. Hardwood flooring flows seamlessly throughout. Enjoy the ease of the parking spot located directly beside the elevators and the locker conveniently on the same floor as the unit. Building amenities include a rooftop terrace, a fully equipped gym, a party room, and a 24-hour concierge. With Crows Theatre and the newly opened Piano Piano just downstairs, and the best of Leslieville shops, cafes, parks, and transit just steps away. This loft offers a rare blend of effortless living in the East End.

**Extras:**

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



**326 Carlaw Ave 214**  
**Toronto Ontario M4M 3N8**  
**Sold: \$753,000**  
**List: \$769,000**

Toronto E01 South Riverdale Toronto % Dif: 98

**Taxes:** \$3,197.30 / 2025 **For:** Sale **SPIS:** N **DOM:** 7

Condo Apt

**#Shares%:**

**Rms:** 5

Loft

**Locker#:**

**Bedrooms:** 1

**Unit#:** 30

**Locker Lev/Unit:**

**Washrooms:** 1

**Corp#:** TSCC / 1442

**Locker Unit:**

1x4xFlat

**Level:** 3

**Dir/Cross St:** Dundas and Carlaw

**Prop Mgmt:** Nadlan-Harris 416-915-9115

**MLS#:** E11925007

**Sold Date:** 01/22/2025

**PIN#:** 124420110

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$642.02	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Wall Unit	<b>Exterior:</b>	Brick
<b>Heat:</b>	Radiant / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Surface / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Surface
<b>Apx Sqft:</b>	800-899	<b>Elev/Lift:</b>		<b>Park Type:</b>	None
<b>Sqft Source:</b>	880 sqft per floor plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 0
<b>Exposure:</b>	W	<b>Heat Incl:</b>	Y Hydro Incl:	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	CAC Incl:	<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y Prkg Incl:	<b>Bldg Amen:</b>	Party/Meeting Room, Recreation Room, Rooftop Deck/Garden
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>	Energy Cert:	<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	15.32	x 8.33	Hardwood Floor Mirrored Closet
2	Living	Flat	14.5	x 14.24	Hardwood Floor West View Large Window
3	Dining	Flat	14.5	x 7.35	Hardwood Floor Beamed B/I Shelves
4	Kitchen	Flat	19.88	x 8.43	Stainless Steel Appl Renovated Large Window
5	Br	Flat	14.5	x 14.57	Hardwood Floor His/Hers Closets Beamed

**Client Remks:** The loft you have been dreaming of! This spacious 880 sqft hard loft at I-Zone lofts combines industrial charm with modern sophistication, creating the perfect urban oasis. Located in prime Leslieville, this unique gem boasts soaring exposed ceilings, large west-facing windows, and an open floor plan designed for both comfort and entertaining. Host a dinner party for eight, lounge around for movie night on house-size furniture, and set up a home office in this spacious live/work loft. The recently renovated expanded kitchen & generous bath are super stylish with black & gold fixtures, subway tiles & updated stainless steel Kitchenaid appliances. Flooded with natural western light, this bright open space has true living proportions with incredible storage & closets galore. Enjoy the party/rec room and communal rooftop deck! An unbeatable combination of style, space and value make this loft a rare find! Offers anytime.

**Extras:** 99 Walk score/94 Bike score/88 Transit score. Conveniently located near upcoming Ontario Line stop. Walk to trendy restaurants, boutiques, coffee shops, fitness studios, Crow's Theatre, Jimmie Simpson Park, TTC. Rental parking across street

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



**233 Carlaw Ave 204****Toronto Ontario M4M 3N6**

Toronto E01 South Riverdale Toronto % Dif: 100

**Taxes:** \$3,233 / 2024 **For:** Sale**SPIS:** N**DOM:** 7**Sold: \$769,900****List: \$769,900**

Condo Apt

**#Shares%:****Rms:** 5

Loft

**Locker#:****Bedrooms:** 1 + 1**Unit#:** 04**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 1956**Locker Unit:**

1x3

**Level:** 2**Dir/Cross St:** Carlaw/Dundas**Prop Mgmt:** ICC Property Management**MLS#:** E11911156**Sold Date:** 01/14/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$800.04	<b>Lndy Lev:</b>	
<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>	700-799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	previous listing	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	W	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	Unit 8, Level A
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Concierge, Exercise Room
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	9.02	x 13.29	Open Concept Combined W/Dining Concrete Floor
2	Dining	Ground	11.35	x 12.3	Combined W/Living W/O To Balcony Concrete Floor
3	Kitchen	Ground	10.63	x 11.65	Stainless Steel Appl Centre Island Stone Counter
4	Prim Bdrm	Ground	8.73	x 10.33	Double Closet Concrete Floor
5	Den	Ground	12.07	x 11.48	Concrete Floor
6	Bathroom	Ground	7.28	x 11.15	3 Pc Bath

**Client Remks:** Wow! The real deal - hard loft conversion warehouse space in one of Leslieville's coolest buildings, The Garment Factory! Super stylish upgraded 1+1 bedroom suite with premium parking/locker combo & a spacious terrace with gas line for BBQ & power. Beautiful bathroom with large custom shower. Large den, big enough to be a second bedroom. This West facing, sunny filled unit offers 772 sq ft of interior space plus a 126 sq ft terrace, totaling 898 sq ft. This loft is in the building's original, converted section, offering impressive 13ft ceilings, mushroom columns & polished concrete floors. Other customizations include: pot lights, lighting, wall paneling & wine rack, back splash, tile, vanity, window treatments & newly repainted throughout. Prime Queen & Carlaw location near Queen Street E shops, cafes, and restaurants. 99 Walk score/95 Bike score/88 Transit score. Walking distance to the Beaches, Chinatown East, Riverside/Corktown. Pet-friendly building with concierge, gym, visitor parking, bike storage & rec room which is now used as a secure delivery storage space. \*\*\*Open house this Saturday Jan 11 & Sunday Jan 12 from 2-4pm.\*\*\*

**Extras:****Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-465-7850

**25 Florence Wyle Lane****Toronto Ontario M4M 3E7**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$3,047.13 / 2024 **For:** Sale**SPIS:** N**Sold: \$770,000****List: \$789,900****DOM:** 19

Condo Townhouse

**#Shares%:****Rms:** 5

Stacked Townhse

**Locker#:** 14**Bedrooms:** 2**Unit#:** 36**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2065**Locker Unit:**

1x4, 1x2

**Level:** 1**Dir/Cross St:** Broadview / Dundas**Directions:** Broadview / Dundas**Prop Mgmt:** Meritus Group Management Inc.**MLS#:** E12016924**Sold Date:** 04/01/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$664.18	<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>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	800-899	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builder	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	W	<b>Heat Incl:</b>		<b>#:</b>	31
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	Unit 31 Level A
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Terraced		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	11.65	x 17.19	Laminate	Combined W/Dining	Overlook Patio
2	Dining	Ground	8.76	x 8.07	Laminate	Combined W/Living	Closet
3	Kitchen	Ground	8.76	x 9.12	Ceramic Floor	Modern Kitchen	B/I Dishwasher
4	Prim Bdrm	Ground	12.3	x 8.14	Laminate	W/I Closet	Ceiling Fan
5	2nd Br	Ground	12.86	x 8.56	Laminate	Double Closet	W/O To Garden
6	Foyer	Ground	6.76	x 3.28	Ceramic Floor	Double Closet	California Shutters

**Client Remks:** Welcome to 25 Florence Wyle Lane, a stunning ground-floor condo townhouse offering an open-concept layout and west-facing exposure. This 2-bedroom, 2-bathroom home features a walk-in closet, an inviting walk-out patio, and a charming front terrace with a gas BBQ hookup perfect for outdoor entertaining. Enjoy modern conveniences with stainless steel appliances, dishwasher, and a powerful range hood & microwave. Thoughtful touches like wood shutters throughout, ensuite laundry, and ample storage with closet organizers (including parking, a locker) add to the appeal. Nestled in a vibrant community, you're just steps to Queen St., trendy shops, cafes, transit, and everything Leslieville has to offer! Conveniently located, just minutes from the DVP and 24 Hour Transit. This an ideal choice for first-time buyers, young families, or downsizers. Over 800 sq. ft. of stylish urban living awaits!

**Extras:****Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653



**275 Broadview Ave 67**  
**Toronto Ontario M4M 3H5**  
Toronto E01 South Riverdale Toronto % Dif: 99  
**Taxes:** \$3,326.09 / 2024 **For:** Sale **SPIS:** N **DOM:** 7  
**Sold: \$780,000**  
**List: \$788,000**  
Condo Townhouse **#Shares%:** **Rms:** 6  
3-Storey **Locker#:** **Bedrooms:** 3  
**Unit#:** 81 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** MTCC / 564 **Locker Unit:** 1x4x2nd  
**Level:** 1  
**Dir/Cross St:** Broadview/Gerrard  
**Prop Mgmt:** Shiu Pong Management Company

**MLS#:** E11919794 **Sold Date:** 01/20/2025  
**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> Half	<b>Maint:</b> \$398	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Wood
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1
<b>Apx Age:</b>	<b>UFFI:</b> No	<b>Park/Drive:</b> Private
<b>Apx Sqft:</b> 1000-1199	<b>Elev/Lift:</b>	<b>Park Type:</b> Exclusive
<b>Sqft Source:</b> As per Seller	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b> E	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	<b>Com Elem Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.98	x 11.98	
2	Dining	Main	11.02	x 9.84	
3	Kitchen	Main	9.02	x 8.04	
4	Prim Bdrm	2nd	11.98	x 10.99	
5	Br	2nd	11.98	x 8.04	
6	Br	3rd	11.02	x 9.06	
7	Laundry	Bsmt	11.98	x 9.84	

**Client Remks:** Great opportunity to own a well priced condo townhouse in the heart of South Riverdale! Nestled in one of the most-sought after neighbourhoods. This functional layout townhome is perfect for first time home buyer or investors to add their own personal touch. Featuring 3 bedrooms, updated bathroom, and parking spaces for 2 cars (very rare, only a handful of townhomes in this complex have both a garage and driveway parking). Minutes to shops, restaurants, downtown core, park, 24 hour streetcar, highway DVP.

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-465-7850



<b>68 Broadview Ave 411</b> <b>Toronto Ontario M4M 2E6</b> Toronto E01 South Riverdale Toronto % Dif: 98 <b>Taxes:</b> \$3,400 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 6		<b>Sold: \$783,000</b> <b>List: \$799,990</b>
Condo Apt Loft <b>Unit#:</b> 11 <b>Corp#:</b> TSCC / 1831	<b>#Shares%:</b> <b>Locker#:</b> A267 <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 4	<b>Rms:</b> 4 + 1 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4
<b>Dir/Cross St:</b> Eastern Ave / Broadview Ave <b>Directions:</b> Eastern Ave / Broadview Ave <b>Prop Mgmt:</b> Nadlan Harris Property Management		

<b>MLS#:</b> E12085372	<b>Sold Date:</b> 04/22/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> Floorplan <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$711.97 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>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> A21 <b>Bldg Amen:</b> Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.22	x 13.78	Concrete Floor	Large Window	Open Concept
2	Dining	Flat	17.62	x 11.38	Concrete Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Flat	17.62	x 11.38	Concrete Floor	Stainless Steel Appl	Modern Kitchen
4	Prim Bdrm	Flat	13.09	x 6.99	Concrete Floor	B/I Closet	Open Concept

**Client Remks:** Authentic hard loft living in the heart of Leslieville. Welcome to 68 Broadview Ave, where industrial charm meets modern functionality. This stunning 1 bedroom hard loft offers a rare blend of character and comfort in one of Torontos most sought-after heritage buildings. Soaring high 10 foot ceilings, exposed wood beams, brick walls, and ventilation shafts set the tone for an airy, urban aesthetic thats anything but ordinary. Enjoy the sleek appeal of polished concrete floors throughout and an open-concept layout that makes entertaining a breeze. The chef inspired kitchen boasts full sized stainless steel appliances, ample storage, and clean, minimalist lines. Tucked away is a thoughtfully designed study nook, complete with a custom-built desk and shelving - perfect for work from home days or creative projects. Oversized windows flood the space with natural light, enhancing the lofts warm textures and architectural details. Steps to Queen East, the DVP, and transit, this one of a kind unit blends convenience with true Toronto loft living.

<b>Extras:</b> <b>Listing Contracted With:</b> <u>TRUSTWELL REALTY INC.</u> 416-498-9995
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<b>1209 Queen St E 30</b> <b>Toronto Ontario M4M 3H4</b> Toronto E01 South Riverdale Toronto % Dif: 112 <b>Taxes:</b> \$2,775 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 7			<b>Sold: \$785,000</b> <b>List: \$699,000</b>
Condo Townhouse 3-Storey <b>Unit#:</b> 30 <b>Corp#:</b> YYC / 442	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 1	<b>Rms:</b> 5 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 1x3x2nd, 1x2xBsmt	
<b>Dir/Cross St:</b> Leslie/Queen <b>Directions:</b> Leslie/Queen <b>Prop Mgmt:</b> ROYALE GRANDE PROPERTY MANAGEMENT			

<b>MLS#:</b> E12177397	<b>Sold Date:</b> 06/03/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Fin W/O <b>Fireplace/Stv:</b> N <b>Heat:</b> Baseboard / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> 1300 sqft as per MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Ensuite <b>Maint:</b> \$810 <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, School Bus Route	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Alum Siding <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 26 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P1 <b>Bldg Amen:</b> Bbqs Allowed, Party/Meeting Room, Visitor Parking, Other <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
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**Client Remks:** PRIME LOCATION, FULLY RENOVATED AND INCOME POTENTIAL WITH A WALK-OUT BASEMENT. WHERE ELSE CAN YOU FIND 1,300 SQUARE FEET FOR THIS PRICE? LOCATED RIGHT AT QUEEN ST E AND LESLIE THIS HOME OFFERS PRIVACY, CONVENIENCE, PARKING AND TONS OF NATURAL LIGHT. THIS GATED, OWNER-OCCUPIED, AND WELL-MANAGED CONDOMINIUM HAS JUST UNDERGONE MAJOR UPGRADES WITH ALL NEW WINDOWS, SIDING, FENCING, LANDSCAPING AND SECURITY SYSTEMS. THIS PROPERTY IS NOT STACKED WITH NO ONE ABOVE OR BELOW YOU, JUST SURROUNDED BY A COMMUNITY BEAMING WITH FRIENDLY PEOPLE, CAFES, PUBS, TRENDY RESTAURANTS, DOG PARKS AND MORE. AMAZING OPPORTUNITY TO BUY YOUR DREAM HOME.

<b>Extras:</b> <b>Listing Contracted With:</b> PROPERTY.CA INC. 416-583-1660
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**275 Broadview Ave 151**  
**Toronto Ontario M4M 3H5**  
Toronto E01 South Riverdale Toronto % Dif: 96  
**Taxes:** \$3,283.18 / 2024 **For:** Sale **SPIS:** Y **DOM:** 43  
**Sold: \$817,000**  
**List: \$849,000**  
Condo Townhouse **#Shares%:** **Rms:** 6  
3-Storey **Locker#:** **Bedrooms:** 3  
**Unit#:** 151 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** MTCC / 564 **Locker Unit:** 1x4, 1x3  
**Level:** 1  
**Dir/Cross St:** Broadview/Dundas St.E.  
**Directions:** west  
**Prop Mgmt:** Shiu Pong Management Company

**MLS#:** E12030420 **Sold Date:** 05/01/2025  
**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> N	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> Part Fin / Unfinished	<b>Maint:</b> \$398	<b>Lndy Lev:</b> Main
<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> None / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Private
<b>Apx Sqft:</b> 0-499	<b>Elev/Lift:</b>	<b>Park Type:</b> Exclusive
<b>Sqft Source:</b> -	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> W	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b> #151
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> Unknown	<b>Cert Level:</b>	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	10.17	x 11.19	Hardwood Floor
2	Dining	Ground	8.2	x 9.84	Hardwood Floor
3	Kitchen	Ground	7.22	x 8.2	
4	Br	2nd	11.15	x 13.12	Laminate
5	Br	2nd	8.73	x 9.19	Laminate
6	Br	3rd	10.17	x 11.09	Laminate

**Client Remks:** Private backyard perfect for relaxation & entertaining Surrounded by top-rated restaurants, parks, schools & local markets  
Convenient access to downtown walk, bike, or drive within 3 minutes to the DVP for effortless commuting 24/7 Streetcar service right at your  
doorstep. Visitor parking included & low maintenance fees. A perfect blend of style, comfort, and convenience don't miss this opportunity!  
**Extras:**

**Listing Contracted With:** BAY STREET INTEGRITY REALTY INC. 905-909-9900



<b>665 Queen St E 407</b> <b>Toronto Ontario M4M 0G3</b> Toronto E01 South Riverdale Toronto % Dif: 104 <b>Taxes:</b> \$4,227.36 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 14		<b>Sold: \$820,000</b> <b>List: \$785,000</b>
Condo Apt Apartment <b>Unit#:</b> 18 <b>Corp#:</b> TSCC / 3009	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> Lev <b>Locker Unit:</b> 73 <b>Level:</b> 4	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat
<b>Dir/Cross St:</b> Queen & Broadview <b>Directions:</b> West of Broadview, South on Queen St. E. <b>Prop Mgmt:</b> First Service Residential		

<b>MLS#:</b> E11998676	<b>Sold Date:</b> 03/18/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> Builder's Floor Plan <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$699.47 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	<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> <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> Level C Unit 16 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	29.49	x 10.5	Combined W/Dining Large Window W/O To Balcony
2	Dining	Flat	29.49	x 10.5	Combined W/Kitchen Breakfast Bar Open Concept
3	Kitchen	Flat	29.49	x 10.5	Combined W/Living Quartz Counter B/I Appliances
4	Prim Bdrm	Flat	8.99	x 12.5	3 Pc Ensuite Large Window W/I Closet
5	2nd Br	Flat	8.99	x 10.01	Large Closet

**Client Remks:** Immaculate 2 bedroom / 2 bath \*\*end-unit\*\* boutique loft at Riverside Square by Streetcar Developments. Enjoy gatherings in the generously sized living and dining area graced by floor to ceiling windows and glass sliding door leading out to the oversized balcony. As a resident, you will have access to lifestyle amenities including a rooftop infinity pool, roof top patio, exercise room, party room & billiard room. Steps to entertainment, restaurants, parks. Transit score of 92 & Walk score of 97 (Rider's & Walker's paradise). DVP is just around the corner.

**Extras:**  
**Listing Contracted With:** HOMELIFE NEW WORLD REALTY INC. 416-490-1177



<b>8 Florence Wyle Lane 3</b>		<b>Sold: \$825,000</b>
<b>Toronto Ontario M4M 3E7</b>		<b>List: \$858,000</b>
Toronto E01 South Riverdale Toronto % Dif: 96		
<b>Taxes:</b> \$3,154.42 / 2024	<b>For:</b> Sale	<b>SPIS:</b> N <b>DOM:</b> 4
Condo Townhouse	<b>#Shares%:</b>	<b>Rms:</b> 5
Stacked Townhse	<b>Locker#:</b> 48	<b>Bedrooms:</b> 2
<b>Unit#:</b> 54	<b>Locker Lev/Unit:</b> und	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCP / 2065	<b>Locker Unit:</b> room	1x2xMain, 1x4x2nd
	<b>Level:</b> 2	
<b>Dir/Cross St:</b> Broadview and Dundas		
<b>Prop Mgmt:</b> Meritus Group Management Inc. -905-275-9575 x329		

<b>MLS#:</b> E11949687 <b>PIN#:</b> 130650102	<b>Sold Date:</b> 02/04/2025
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<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> 885 as per Mpac <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$614.80 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</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>Prop Feat:</b> Arts Centre, Park, Pets Allowed with Restrictions, Public Transit, School	<b>Balcony:</b> Terr <b>Ens Lndry:</b> <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 164 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P1 <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.17	x 7.05	Breakfast Bar Granite Counter Pantry
2	Dining	Main	8.53	x 7.05	Combined W/Kitchen Large Window Hardwood Floor
3	Living	Main	8.76	x 9.74	Combined W/Dining Open Concept Hardwood Floor
4	Prim Bdrm	2nd	11.88	x 8.99	Window Closet Broadloom
5	Br	2nd	11.09	x 7.87	Window Closet

**Client Remks:** Located in the trendy Riverside neighbourhood, this beautifully renovated townhouse offers an exceptional living experience. With approximately 900 square feet of thoughtfully designed space, this home combines modern style, comfort, and practicality. Featuring two bright bedrooms, two contemporary bathrooms, and a private rooftop terrace, it provides everything you need for a vibrant Toronto lifestyle. The main living area is an inviting open-concept space perfect for both day-to-day living and hosting guests. The kitchen is a chefs dream, featuring modern finishes and elegant tilework that enhance its charm. The standout feature is the pantry, painted in a bold orange hue, offering ample storage for all your culinary essentials or even doubling as a chic cocktail corner. This multifunctional area serves as a creative inspiration for entertaining and everyday use. Upstairs, the serene primary bedroom is a true retreat, offering comfort and tranquility. The second bedroom is equally versatile and can easily serve as a cozy nursery or a stylish home office, complete with custom lighting by a local artist. The four-piece bathroom on this floor is both functional and stylish, with a walk-in closet for added convenience. The crown jewel of this home is the private rooftop terrace a true urban oasis. Equipped with a gas hookup for BBQs and outdoor electrical outlets, its an ideal space for unwinding, entertaining friends, or simply enjoying warm summer evenings under the stars. Enjoy proximity to TTC access, the vibrant shops, cafes, and restaurants of Riverside & Leslieville, and nearby parks, trails, and waterfront views. Commuting is effortless with underground parking, bike-friendly routes, and easy access to transit. Additional conveniences include a locker, dedicated parking, and low-maintenance living. Monthly fees cover essentials such as Wi-Fi, snow removal, gardening, garbage disposal, and exterior upkeep, ensuring a hassle-free lifestyle.

**Extras:** Combining style, convenience, and location, 8 Florence Wyle Lane, Unit #3 is more than just a home its a lifestyle. Don't miss the chance to make this incredible property your own.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888



**1209 Queen St E 28**  
**Toronto Ontario M4M 3H4**  
**Sold: \$835,000**  
**List: \$835,000**

Toronto E01 South Riverdale Toronto % Dif: 100

**Taxes:** \$2,825.39 / 2024 **For:** Sale **SPIS:** N **DOM:** 9

Condo Townhouse **#Shares%:** **Rms:** 6  
 3-Storey **Locker#:** **Bedrooms:** 3  
**Unit#:** 28 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** YCC / 442 **Locker Unit:** 1x4xUpper, 1x3xLower  
**Level:** 1

**Dir/Cross St:** Queen St East And Leslie St

**Directions:** East

**Prop Mgmt:** City Sites Property Management Inc

**MLS#:** E12030297

**Sold Date:** 03/28/2025

**PIN#:** 114420028

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	N	<b>Locker:</b>	Ensuite	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Finished / W/O	<b>Maint:</b>	\$809.91	<b>Lndy Lev:</b>	Lower
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Wall Unit	<b>Exterior:</b>	Alum Siding
<b>Heat:</b>	Heat Pump / Electric	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	31-50	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1200-1399	<b>Elev/Lift:</b>	N <b>Retirement:</b>	<b>Park Type:</b>	Exclusive
<b>Sqft Source:</b>	Owner	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	E	<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>#:</b>	14
<b>Assessment:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b>	1
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Bldg Amen:</b>	Bbqs Allowed, Party/Meeting Room
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Fenced Yard, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.47	x 12.01	Pot Lights	Combined W/Dining	Picture Window
2	Dining	Main	9.45	x 8.27	Pot Lights	Combined W/Living	
3	Kitchen	Main	12.47	x 10.53	Breakfast Bar	Quartz Counter	Stainless Steel Appl
4	Laundry	Main	3.28	x 3.28	Vinyl Floor	Double Doors	Combined W/Kitchen
5	Prim Bdrm	2nd	12.47	x 10.14	Pot Lights	Double Closet	Window
6	Bathroom	2nd	7.94	x 4.89	4 Pc Bath	Porcelain Floor	Sliding Doors
7	Locker	In Betwn	6.56	x 3.28			
8	2nd Br	Upper	12.47	x 7.94	Pot Lights	Mirrored Closet	Window
9	Kitchen	Lower	9.61	x 12.34	Combined W/Laundry	Walk-Out	
10	3rd Br	Lower	12.47	x 12.34	Parquet Floor	Window	Wood Floor
11	Bathroom	Lower	5.68	x 5.09	3 Pc Bath	Ceramic Floor	
12	Laundry	Lower	3.28	x 3.28	Ceramic Floor	Combined W/Kitchen	

**Client Remks:** Welcome to your dream home in the heart of Leslieville! Offering over 1,300 square feet of thoughtfully designed living space across four floors, this 3-bedroom, 2-bathroom home provides the flexibility to suit your lifestyle whether you need space for a growing family, a dedicated home office, or a cozy family room. Enjoy your private, east-facing yard perfect for morning coffee or evening relaxation. Entertain effortlessly in the beautifully updated kitchen, and take advantage of the freshly painted interior that enhances the bright and modern feel. The primary bedroom features double closets and second-floor en-suite storage, offering both comfort and functionality. This home is packed with extras, including internet covered in the condo fees making life even easier! The lower level boasts a full-size washer and dryer, an additional sink, and a second fridge, making daily living even more convenient. Major upgrades have already been done for you, brand-new windows, siding, terrace, fencing, and gate so you can move in worry-free. Nestled away from Queen Street, you'll enjoy peace and privacy while still being steps from all the action. Leslieville's charm speaks for itself, grab a coffee at Bobbette & Belle, enjoy dinner at The Nose, and explore the vibrant shops, parks, and community events. This home checks all the boxes, don't miss your chance to own in one of Toronto's most sought-after neighborhoods!

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181



<b>72 Munro St 3</b> <b>Toronto Ontario M4M 2S9</b> Toronto E01 South Riverdale Toronto % Dif: 111 <b>Taxes:</b> \$3,240.25 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 7			<b>Sold: \$835,000</b> <b>List: \$749,900</b>
Condo Townhouse Stacked Townhse <b>Unit#:</b> 121 <b>Corp#:</b> TSCC / 2065	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> 255 <b>Level:</b> 2	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x2xMain, 1x4x2nd	
<b>Dir/Cross St:</b> Broadview & Dundas <b>Prop Mgmt:</b> Meritus Group Management Inc. (905-275-9575 x329)			

<b>MLS#:</b> E11943155	<b>Sold Date:</b> 02/04/2025
<b>PIN#:</b> 130650169	

<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> 900-999 <b>Sqft Source:</b> 925 as per MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$665.65 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Upper <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 91 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.25	x 16.86	Hardwood Floor Combined W/Dining West View
2	Dining	Main	11.25	x 16.86	Hardwood Floor Combined W/Living West View
3	Kitchen	Main	8.92	x 8.33	Stainless Steel Appl Breakfast Bar Open Concept
4	Prim Bdrm	2nd	12.27	x 8.76	Double Closet Mirrored Closet West View
5	2nd Br	2nd	12.27	x 7.87	Closet Window West View
6	Other	3rd	3.71	x 3.77	W/O To Terrace

**Client Remks:** Nestled in the vibrant Riverside neighbourhood, this updated townhouse offers a stylish and practical living experience. Spanning approximately 925 square feet, the home blends modern design with everyday comfort. It features 2 bright bedrooms (with full closets), 2 sleek bathrooms, and a private rooftop terrace, perfect for embracing the Toronto lifestyle. The open-concept main floor is ideal for both daily living and entertaining, while the kitchen delights with its contemporary finishes and chic tile work. Don't miss the pantry at the end! Upstairs, the primary bedroom offers a peaceful retreat, while the second bedroom is versatile enough to serve as a nursery or home office. A stylish 4-piece bathroom rounds out the cozy second floor. The private rooftop terrace stands out as a true urban escape, complete with a gas hookup, electrical outlets, and ample space for relaxation or hosting. Located near TTC, Riverside and Leslieville's shops, cafes, and parks, this home offers unbeatable convenience.

**Extras:** Underground parking, a locker, bike-friendly routes, and low-maintenance amenities, including Wi-Fi, snow removal, and exterior care, complete the hassle-free living experience.

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





**1285 Queen St E 306**  
**Toronto Ontario M4L 1C2**  
Toronto E01 Greenwood-Coxwell Toronto % Dif: 95  
**Taxes:** \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 41

**Sold: \$845,000**  
**List: \$888,000**

Condo Apt  
Apartment  
**Unit#:** 6  
**Corp#:** TSCC / 3051

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:** 3  
**Locker Unit:** 23  
**Level:** 3

**Rms:** 5  
**Bedrooms:** 2 + 1  
**Washrooms:** 2  
1x4xFlat, 1x3xFlat

**Dir/Cross St:** Leslie and Queen  
**Directions:** Located on the South side of Queen St across from Jules Bistro  
**Prop Mgmt:** First Service Residential

<b>MLS#:</b> E12091040		<b>Sold Date:</b> 05/29/2025	
<b>Assignment:</b> N		<b>Fractional Ownership:</b> N <b>PIN#:</b>	
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned
<b>Basement:</b>	None	<b>Maint:</b>	\$956.74
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air
<b>Heat:</b>	Fan Coil / Grnd Srce	<b>Central Vac:</b>	N
<b>Apx Age:</b>	0-5	<b>UFFI:</b>	
<b>Year Built:</b>	2024	<b>Elev/Lift:</b>	Y <b>Retirement:</b>
<b>Apx Sqft:</b>	800-899	<b>Taxes Incl:</b>	<b>Water Incl:</b>
<b>Sqft Source:</b>	As per Builder	<b>Heat Incl:</b>	<b>Hydro Incl:</b>
<b>Exposure:</b>	N	<b>Cable TV Incl:</b>	<b>CAC Incl:</b>
<b>Assessment:</b>		<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b>
<b>Spec Desig:</b>	Unknown	<b>Cert Level:</b>	<b>Energy Cert:</b>
<b>Survey Type:</b>	None	<b>GreenPIS:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Prop Feat:</b>	
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions	
<b>Waterfront:</b> None		<b>Balcony:</b>	Encl
		<b>Ens Lndry:</b>	Y
		<b>Lndy Lev:</b>	Main
		<b>Exterior:</b>	Concrete / Vinyl Siding
		<b>Gar/Gar Spcs:</b>	Underground / 1
		<b>Park/Drive:</b>	Undergrnd
		<b>Park Type:</b>	Owned
		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
		<b>Park \$/Mo:</b>	
		<b>Prk Lvl/Unit:</b>	
		<b>Bldg Amen:</b>	
		<b>Com Elem Incl:</b>	Y
<b>Client Remks:</b> Welcome to The Poet. A boutique condo in the heart of Leslieville. Located right on a streetcar line, this corner 2 bedroom, plus den, 2 bathroom 885 square foot suite has a custom layout that utilizes every inch of space. The den features a custom built-in workspace with a Murphy bed. The kitchen is equipped with high end Euro matte black Fulgor Milano built-in appliances, featuring a counter depth 30 inch full size fridge/freezer. No mini condo fridge in this household! A tall custom pantry provides tons of storage for all your kitchenware and spices! The living room is provides tons of natural light with motorized roller blinds for privacy. The primary bedroom has an ensuite bath with herringbone tile and also shares a walkout to the balcony with the living room. The locker is located conveniently 2 doors down from the suite. The parking spot has EV capability roughed in, and can be installed if you have an EV. The large 120 square foot balcony is the perfect place to enjoy the summer sunsets! Amenities include a stunning rooftop with gas bbq's and furniture for summer hangouts, a gym, a pet spa, and a party room! And for those with young children or dogs, Maple Leaf Forever Park is located right outside the back of the building. This condo really is a stunner and must be seen in person!			
<b>Extras:</b>			
<b>Listing Contracted With:</b> HOMELIFE SUPERSTARS REAL ESTATE LIMITED 416-740-4000			



**1209 Queen St E 38**  
**Toronto Ontario M4M 3H4**  
**Sold: \$857,250**  
**List: \$849,000**

Toronto E01 South Riverdale Toronto % Dif: 101

**Taxes:** \$2,376.96 / 2024 **For:** Sale **SPIS:** N **DOM:** 4

Condo Townhouse **#Shares%:** **Rms:** 6 + 1  
 3-Storey **Locker#:** **Bedrooms:** 3  
**Unit#:** 38 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** YYC / 442 **Locker Unit:** 1x2xGround, 1x4x2nd  
**Level:** 1

**Dir/Cross St:** Queen & Leslie

**Directions:** .

**Prop Mgmt:** City Sites Property Management

**MLS#:** E12017933

**Sold Date:** 03/17/2025

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Ensuite	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$809.91	<b>Lndy Lev:</b>	Lower
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Wall Unit	<b>Exterior:</b>	Alum Siding
<b>Heat:</b>	Baseboard / Electric	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	31-50	<b>UFFI:</b>		<b>Park/Drive:</b>	
<b>Apx Sqft:</b>	1200-1399	<b>Elev/Lift:</b>	N <b>Retirement:</b>	<b>Park Type:</b>	Exclusive
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	E	<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y	<b>Prk Lvl/Unit:</b>	45
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	<b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>	Bbqs Allowed, Party/Meeting Room, Playground
<b>Survey Type:</b>	None	<b>Cert Level:</b>	<b>Energy Cert:</b> N	<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.29	x 12.34	Walk-Out	Hardwood Floor	Large Window
2	Kitchen	Main	9.94	x 12.34	Stainless Steel Appl	Ceramic Floor	Breakfast Bar
3	Dining	Main	6.96	x 12.34	Hardwood Floor	O/Looks Living	Pot Lights
4	Prim Bdrm	2nd	9.84	x 12.34	Broadloom	Large Window	Closet
5	2nd Br	3rd	7.22	x 12.34	Window	Closet	Hardwood Floor
6	3rd Br	Lower	14.44	x 12.34	Hardwood Floor	Closet	Window
7	Locker	2nd	7.22	x 12.34			

**Client Remks:** Townhouse in Prime Leslieville, a one-hit-wonder with your name on it! Over 1300 square feet of total living space spread across four floors with a private paved yard designed to embrace the morning sunshine, or enjoy a summer BBQ. One day, they'll all be there, your friends, laughing around your dining room table, tall candles flickering between dinner plates and wine glasses. The good cheese. Everyones favourite record on. Very ohh-la-la! One day you'll have 3 bedrooms, 2 bathrooms, and more space than you'll know what to do with. A home office? Quiet Library? The multi-level function provides endless ways to set your life up here. Maybe you'll get a dog. Walk to your favourite pub. Grab fish and chips on a Friday. One day, it'll be exactly how you've always imagined. Life, moving up, growing into something bigger and knowing that one day it'll all be perfect. A freshly painted start. A kitchen worth cooking in. Two closets in the primary bedroom! A community beaming with friendly people, boutique shops, farmers markets, cafes, pubs, trendy restaurants and eclectic cocktail bars. One day, this could all be yours. So how about now? --- Freshly painted, new terrace fencing & gate, new exterior panelling, new windows on main & 2nd floor, updated kitchen, 2nd bathroom added to lower level, new en-suite laundry machines, brand new installed carpet & upgraded energy efficient Alexa smart baseboard heaters. In the private & gated complex, this townhouse is set back from Queen St, and tucked within the community. These are NOT stacked! No one is above or below you.

**Extras:**

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



<b>665 Queen St E 211</b> <b>Toronto Ontario M4M 0G3</b> Toronto E01 South Riverdale Toronto % Dif: 97 <b>Taxes:</b> \$4,175.31 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 31			<b>Sold: \$858,500</b> <b>List: \$889,000</b>
Condo Apt Apartment <b>Unit#:</b> 22 <b>Corp#:</b> TSCC / 3009	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 2	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4, 1x3	
<b>Dir/Cross St:</b> Broadview Ave and Queen St E <b>Directions:</b> On Queen St E, West of Broadview Ave <b>Prop Mgmt:</b> Crossbridge Condominium Services			

<b>MLS#:</b> E11988580 <b>PIN#:</b> 770090022	<b>Sold Date:</b> 03/29/2025
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<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> Builder <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$667.54 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>#:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.51	x 11.1	Combined W/Dining Breakfast Bar B/I Appliances
2	Dining	Main	5.56	x 11.91	Open Concept Combined W/Kitchen Combined W/Living
3	Living	Main	12.96	x 10.25	W/O To Terrace South View Large Window
4	Prim Bdrm	Main	19.19	x 9.4	W/I Closet Large Window Ensuite Bath
5	2nd Br	Main	10.26	x 9.12	Large Closet

**Client Remks:** This modern 2-bedroom, 2-bathroom condo combines sleek, contemporary design with bright features, offering the perfect balance of comfort and convenience. The spacious south-facing terrace is ideal for creating your own outdoor oasis, complete with a natural gas hook-up for seamless entertaining. Just minutes from Lakeshore, the Don Valley Parkway, and the Gardiner Expressway, commuting is effortless. You will be steps away from vibrant Queen Street East, with trendy shops, cafes, and dining options. The condo boasts impressive amenities, including a rooftop pool with stunning views, a party room, guest suites, a well-equipped gym, and a rooftop lounge space for relaxing or socializing. Whether unwinding at home or exploring the city, this condo offers the perfect urban retreat with all the perks of modern living.

<b>Extras:</b> <b>Listing Contracted With:</b> REAL ESTATE HOMEWARD 416-698-2090
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**88 Colgate Ave 219****Toronto Ontario M4M 0A6**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$3,776.72 / 2024 **For:** Sale**SPIS:** N**Sold:** \$900,000**List:** \$929,000**DOM:** 9

Condo Apt

**#Shares%:****Rms:** 5

Loft

**Locker#:****Bedrooms:** 2**Unit#:** 19**Locker Lev/Unit:** P2**Washrooms:** 2**Corp#:** TSCC / 2415**Locker Unit:** 157

1x3xMain, 1x4xMain

**Level:** 2**Dir/Cross St:** Queen & Carlaw**Directions:** Queen & Carlaw**Prop Mgmt:** Nadlan-Harris Property Management**MLS#:** E11980312**Sold Date:** 03/01/2025**PIN#:** 764150042

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$738.76	<b>Lndy Lev:</b>	
<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>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	800-899	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	852 MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	S	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>	<b>#:</b>	B17
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Prk Lvl/Unit:</b>	P2
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bike Storage, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.53	x 6.63	W/O To Terrace	Open Concept	Large Window
2	Dining	Main	10.53	x 6.86	Combined W/Living	Combined W/Kitchen	
3	Kitchen	Main	14.01	x 11.45	Stainless Steel Appl	Stone Counter	Open Concept
4	Prim Bdrm	Main	9.32	x 16.63	4 Pc Ensuite	Large Window	B/I Closet
5	2nd Br	Main	8.86	x 11.61	Large Closet	Walk-Out	Large Window
6	Other	Main	19.19	x 6.96			

**Client Remks:** Its Just a Little Crush From the moment you step inside Unit 219, the warm reclaimed brick and soft natural light feel like a sweet melody, effortless and inviting. The open-concept layout makes it easy to fall just a little for the way the kitchen flows into the living space, perfect for quiet mornings or lively evenings. The primary suite? A retreat that feels like it was meant for you, complete with custom built-in walk-through closets and an ensuite that makes everyday routines feel like a little luxury. The second bedroom features stylish, custom-built cabinetry, adding both function and style, while the custom panelling in the entryway sets the tone for a home thats been thoughtfully upgraded down to the last detail. And then theres the view. A large tree just outside the unit transforms the space into a treehouse oasis through spring, summer, and fall lush greenery that brings privacy, serenity, and a little bit of magic to your everyday. Step outside to the oversized balcony, with direct access from both the living room and the second bedroom, and soak in the south-facing light that fills the space all day long. Outside, Leslieville awaits. Morning coffee at Mercury, afternoon strolls through Jimmie Simpson Park, and dinner at Ascari or Eastside Social are all just steps away. Crows Theatre is just north on Carlaw, and Good Neighbour is just to the south. Its not like you have a date with destiny but maybe, just maybe, this is the one. (And with one car parking, an underground dedicated bicycle spot, and one storage locker, it really checks all the boxes.) Ready to see if the feeling is mutual? With offers anytime, this price is real and it's spectacular.

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



**88 Colgate Ave 519**  
**Toronto Ontario M4M 0A6**  
 Toronto E01 South Riverdale Toronto % Dif: 96  
**Taxes:** \$3,798.18 / 2024 **For:** Sale **SPIS:** N **DOM:** 18

**Sold: \$908,888**  
**List: \$950,000**

Condo Apt **#Shares%:** **Rms:** 5  
 Loft **Locker#:** B158 **Bedrooms:** 2  
**Unit#:** 19 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** TSCC / 2415 **Locker Unit:** 158 1x4xFlat, 1x3xFlat  
**Level:** 5

**Dir/Cross St:** Queen/Carlaw  
**Directions:** Walk/Drive/Transit  
**Prop Mgmt:** Nadlan-Harris Property Management Inc.

**MLS#:** E11993433

**Sold Date:** 03/18/2025

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$730.45	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<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>	Undergrnd
<b>Year Built:</b>	2015	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Yr Built Source:</b>	Owner	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Apx Sqft:</b>	800-899	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>	<b>#:</b>	B52
<b>Sqft Source:</b>	Builders Plan	<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Exposure:</b>	S	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Prk Lvl/Unit:</b>	B/52
<b>Assessment:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
<b>Spec Desig:</b>	Unknown	<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
<b>Survey Type:</b>	None	<b>Prop Feat:</b>			
<b>Phys Hdcap-Eqp:</b>		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome to Showcase Lofts at 88 Colgate Ave, a true Leslieville gem! If you know, you know. This never-rented two-bedroom, two-bathroom suite has been lovingly maintained by its original owner and is now ready for its next chapter. Thoughtfully updated, this spacious 847 sq. ft. residence features brand-new engineered flooring and fresh paint, complementing its airy, open layout. A striking exposed brick feature wall adds warmth and character, while the primary suite offers a walk-through closet leading to a four-piece ensuite. The second bedroom enjoys its own private balcony access, creating a bright and inviting retreat. Nestled in the heart of Leslieville, one of the city's most dynamic neighborhoods, you're steps from acclaimed restaurants, independent boutiques, and charming cafes. This pet-friendly building fosters a true sense of community, offering residents access to an exclusive resident group and in-building furniture exchange. Top-tier amenities include 24/7 concierge service, a fully-equipped gym, and a stylish party/media room that extends onto a beautifully landscaped courtyard with a BBQ area, perfect for summer gatherings. Commuting is effortless with easy access to the Carlaw 72 bus, the 24-hour Queen streetcar, and quick connections to the DVP and Gardiner Expressway. This residence also includes underground parking and a storage locker for ultimate convenience. Experience the best of urban living at 88 Colgate Ave.					
<b>Extras:</b> <b>Listing Contracted With:</b> <u>ON THE BLOCK</u> 416-843-7407					





<b>201 Carlaw Ave 509</b> <b>Toronto Ontario M4M 2S3</b> Toronto E01 South Riverdale Toronto % Dif: 96 <b>Taxes:</b> \$3,633.67 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 15			<b>Sold: \$930,000</b> <b>List: \$965,000</b>
Condo Apt Loft <b>Unit#:</b> 9 <b>Corp#:</b> TSCC / 2073	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 75 <b>Level:</b> 5	<b>Rms:</b> 6 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 1 1x4	
<b>Dir/Cross St:</b> Just up from Queen <b>Prop Mgmt:</b> 360 Community Mgmt 647-340-4291			

<b>MLS#:</b> E11971155 <b>PIN#:</b> 130730200	<b>Sold Date:</b> 02/27/2025
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<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> 900-999 <b>Sqft Source:</b> 923 sq ft (per MPAC) <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$695.46 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level B Unit 21 <b>Bldg Amen:</b> Concierge, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.06	x 12.8	
2	Dining	Flat	12.8	x 10.83	
3	Kitchen	Flat	10.5	x 7.87	
4	Prim Bdrm	Flat	12.47	x 9.19	
5	2nd Br	Flat	10.5	x 9.19	
6	Foyer	Flat	10.5	x 4.92	

**Client Remks:** Leslieville calling! With panoramic south views, copious natural light, and a generous shot of free flowing loft space, this is the goldilocks suite at the iconic Printing Factory Lofts. Nestled mid-building and neatly tucked back from Carlaw, the living is serene and yet the action of Leslieville is still right at your fingertips. Toss aside all your 'condo-sized' furniture: the space here is grown up, generously proportioned, and has no columns or tight spots to work around. Go ahead and scope out the largest sofa-chaise combo you can get your hands on because yes, it will fit right in. Step outside to a wide+deep 136 sq ft balcony that's destined to become your daily retreat, with a rare sense of privacy and views stretching to the skyline. BBQ year round with built-in gas line (friends might drop by unannounced once they find out). During meal prep say goodbye to annoying tripping incidents with your significant other - this kitchen is legit loft spec with bountiful amounts of storage and counter space. The theme continues in the principal bedroom, with big double closets and plenty of room to maneuver. The second bedroom is your perfect flex space for guests or office or both. Entertain with ease or stay home for a quiet night. This is the serene, grown-up space that you have been seeking in one of Toronto's most sought-after neighbourhoods.

<b>Extras:</b> <b>Listing Contracted With:</b> <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000
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**65 Colgate Ave 1**  
**Toronto Ontario M4M 0B1**

Toronto E01 South Riverdale Toronto % Dif: 95

**Taxes:** \$4,779.19 / 2024 **For:** Sale**SPIS:** N**Sold: \$935,000****List: \$989,000****DOM:** 32

Condo Townhouse

**#Shares%:****Rms:** 5

3-Storey

**Locker#:****Bedrooms:** 2**Unit#:** 06**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2340**Locker Unit:**

1x4x2nd, 1x3x3rd

**Level:** 01**Dir/Cross St:** Queen St East/ Carlaw**Prop Mgmt:** Traway Management**MLS#:** E11916542**Sold Date:** 02/10/2025**PIN#:** 763400006

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$447.48	<b>Lndy Lev:</b>	Upper
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Metal/Side
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Attached / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>	N	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builder Floorplan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Ne	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	Level 1/Unit 12
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	22.8	x 13.94	Hardwood Floor	Breakfast Bar	Large Window
2	Dining	Main	22.8	x 13.94	Hardwood Floor	Open Concept	
3	Living	Main	22.8	x -59.06	Hardwood Floor	Open Concept	Large Window
4	Prim Bdrm	2nd	11.81	x 13.94	Hardwood Floor	4 Pc Ensuite	Large Window
5	2nd Br	3rd	8.53	x 11.81	Hardwood Floor	Large Window	W/O To Terrace

**Client Remks:** Welcome to Leslieville Lofthouse, a Boutique 9-Unit Townhome Development Only One Block North of Queen Street East at Carlaw. At Almost 1,100 Square Feet, This Townhome Offers Gracious Room Sizes Over Three Levels, Plus a Private Rooftop Terrace. Modern Kitchen With Picture Window, Full-Size Appliances, Gas Range and a Large Breakfast Bar. Soaring 10 Foot Ceilings on the Main Floor, Huge Windows Throughout and Your Own Private Front Door. Third Floor Loft Bedroom Works As a Home Office, TV Room or Second Bedroom/Nursery. Roof Terrace Complete with Gas and Water Connections. **\*\*EXTRAS\*\*** Perfect Center-Ice Leslieville Location. Walk to Eastside Social, Mercury Espresso Bar and Leslieville Cheese Market In Minutes. Private Garage Parking In The Building (Some Owners Park at 53 Colgate A Half-Block West). Private Roof Terrace

**Extras:****Listing Contracted With:** AYKLER REAL ESTATE INC. 416-413-1300


**150 Logan Ave 405**  
**Toronto Ontario M4M 1C3**

Toronto E01 South Riverdale Toronto % Dif: 100

**Taxes:** \$0 / 2025 **For:** Sale**SPIS:** N**DOM:** 31**Sold: \$939,000****List: \$939,000**

Condo Apt

**#Shares%:****Rms:** 3

Loft

**Locker#:****Bedrooms:** 2**Unit#:** 5**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2985**Locker Unit:**

2x4

**Level:** 4**Dir/Cross St:** Logan Ave & Eastern Ave**Directions:** per google maps**Prop Mgmt:** Del**MLS#:** E12125672**Sold Date:** 06/05/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$600	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Heat Pump / Electric	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	New	<b>UFFI:</b>		<b>Park/Drive:</b>	None
<b>Apx Sqft:</b>	900-999	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builders Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	S	<b>Heat Incl:</b>		<b>Tot Prk Spcs:</b>	1
<b>Assessment:</b>		<b>Water Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Hydro Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Survey Type:</b>	None	<b>CAC Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Prkg Incl:</b>		<b>Com Elem Incl:</b>	Y
		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Flat	19.49	x 16.47	
2	Br	Flat	19.49	x 16.47	

**Client Remks:** \*BUILDER INVENTORY - BRAND NEW\* Charming two bedroom heritage hard loft in the renowned Wonder Condos. Spread over 910sq ft, one of the few hard loft opportunities in Toronto with Tarion Warranty. Boasting South facing views. Exposed steel beams and brickwork throughout tell the tale of the buildings storied past. This former bread factory, includes all modern amenities such as hybrid working stations, fitness centre, and a spacious rooftop terrace.

**Extras:****Listing Contracted With:** CENTURY 21 ATRIA REALTY INC. 905-883-1988


**201 Carlaw Ave 707**  
**Toronto Ontario M4M 3L1**
**Sold: \$945,000**  
**List: \$949,900**

Toronto E01 South Riverdale Toronto % Dif: 99

**Taxes:** \$3,734 / 2024 **For:** Sale**SPIS:** N**DOM:** 1

Condo Apt

**#Shares%:****Rms:** 6

Loft

**Locker#:** 102**Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2073**Locker Unit:**

1x4xMain, 1x3xMain

**Level:** 7**Dir/Cross St:** Queen/Carlaw**Directions:** Entrance off Carlaw**Prop Mgmt:** 360 Community Management Ltd.**MLS#:** E12037585**Sold Date:** 03/25/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Other	<b>Maint:</b>	\$718.53	<b>Lndy Lev:</b>	Main
<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>	Undergrnd
<b>Apx Sqft:</b>	900-999	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1
<b>Exposure:</b>	S	<b>Heat Incl:</b>		<b>#:</b>	29
<b>Assessment:</b>		<b>Water Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Hydro Incl:</b>		<b>Prk Lvl/Unit:</b>	Level B
<b>Survey Type:</b>	None	<b>CAC Incl:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Y Prkg Incl:</b>	Y	<b>Com Elem Incl:</b>	Y
		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	15.35	x 14.44	Centre Island
2	Dining	Main	15.35	x 6.82	Combined W/Kitchen
3	Living	Main	15.35	x 13.81	Combined W/Dining
4	Prim Bdrm	Main	10.2	x 11.15	4 Pc Ensuite
5			10.27	x 9.61	B/I Closet

**Client Remks:** Welcome to 201 Carlaw loft 707, a stunning 2-bedroom, 2-bathroom loft that blends industrial charm with modern sophistication. Parking with level 2 EV charger & locker included. Enjoy unobstructed south-facing views of the lake and downtown Toronto skyline from your very large balcony, complete with wood tiles and a gas line hookup for your BBQ. Convenient foyer upon entry. Open-concept with polished concrete floors, exposed 10.5 ft ceilings & pot lights throughout. Duct work and fluted columns give the unit an industrial feel while the exposed brick wall and warm light from the southern exposure give it a coziness that must be experienced. Upgraded aftermarket kitchen with large island and a breakfast bar. Sleek stainless steel appliances, stone countertops with undermounted sink. Primary bedroom is a tranquil retreat with a walk-through closet leading to the 4 piece ensuite which includes a rain shower head and deep soaker tub. Custom built-ins with full length mirrordoor so you can check yourself out before hitting the most desirable section of Queen St E in the heart of Leslieville. The second bedroom, features custom built-ins as well & Murphy bed. It also boasts a convenient coat closet and a pocket door for privacy. High-end blackout curtains in primary & living room. The unit also features designer lighting above the dining table and kitchen island, adding a touch of elegance to the space. The second bathroom is a 3 piece with large shower enclosure. Pet friendly building. This is the beautiful unit you've been waiting for - come experience it for yourself! Offers anytime with 24hr irrevocable. This beauty won't last!

**Extras:****Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-465-7850

**630 Queen St E 810****Toronto Ontario M4M 1G3**

Toronto E01 South Riverdale Toronto % Dif: 97

**Taxes:** \$4,191.59 / 2024 **For:** Sale**SPIS:** N**Sold:** \$950,000**List:** \$980,000**DOM:** 14

Condo Apt

**#Shares%:****Rms:** 6

2-Storey

**Locker#:** #62**Bedrooms:** 2 + 1**Unit#:** 10**Locker Lev/Unit:** P2**Washrooms:** 2**Corp#:** TSCC / 2304**Locker Unit:**

1x4xMain, 1x3xMain

**Level:** 8**Dir/Cross St:** Queen & Broadview**Directions:** Queen & Broadview**Prop Mgmt:** Colleen MacRae manager@synccondos.com 416.720.3105**MLS#:** E12084206**Sold Date:** 04/29/2025**PIN#:** 763040142

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$1,156.10	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<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>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	1000 Sq Ft As Per MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Sw	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.5	x 23.95	Window Flr to Ceil Combined W/Dining Juliette Balcony
2	Dining	Main	12.5	x 23.95	Hardwood Floor Combined W/Living Window Flr to Ceil
3	Kitchen	Main	12.5	x 23.95	Hardwood Floor Open Concept B/I Appliances
4	Prim Bdrm	Main	12.5	x 9.84	Window Flr to Ceil W/I Closet 3 Pc Ensuite
5	2nd Br	Upper	9.28	x 9.42	W/I Closet Window Flr to Ceil W/O To Terrace
6	Den	Upper	4.99	x 9.42	Hardwood Floor Window Flr to Ceil W/O To Terrace

**Client Remks:** One in a Million! Welcome home to unit 810 at Sync Lofts, a boutique residence at 630 Queen St E, offering the perfect blend of modern loft living and vibrant city convenience. This one-of-a-kind penthouse boasts soaring 9ft wall-to-wall, floor-to-ceiling windows on both levels, flooding the space with natural light. With 1,000 sq. ft. of thoughtfully designed living space, this sophisticated two-bedroom + den, two-bath loft offers a functional split layout with generously sized principal rooms. Custom California-style closets throughout provide ample storage, while the versatile second-floor den makes for an ideal home office or creative space. Step outside to your private 248 sq. ft. rooftop terrace, an outdoor sanctuary with breathtaking southwest-facing views of the Toronto skyline. Complete with a gas BBQ hookup, fire pit, and plenty of space for lounging and dining, this terrace is an entertainer's dream. Set in one of Toronto's most dynamic and sought-after neighborhoods, this penthouse places you steps from some of the city's most beloved spots, including Dark Horse Espresso, Blackbird Baking Co., White Lily Diner, the Broadview Hotel Rooftop, Eastbound Brewing, and Avling Brewery. With Leslieville, the Distillery District, and downtown just minutes away, you're perfectly positioned to enjoy both the energy of the city and the charm of a close-knit community. Commuting is effortless with the Queen streetcar right at your doorstep, quick access to the DVP, and the highly anticipated East Harbour transit hub, set to become one of Toronto's largest transit expansions. Whether heading downtown, exploring scenic trails, or indulging in the area's vibrant food scene, this location offers the perfect balance of convenience and lifestyle. Don't miss this rare opportunity to own a stunning loft penthouse in one of Toronto's most sought-after neighborhoods!

**Extras:****Listing Contracted With:** PROPERTY.CA INC. 416-583-1660



**150 Logan Ave 705****Toronto Ontario M4M 1C3**

Toronto E01 South Riverdale Toronto % Dif: 100

**Taxes:** \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 261**Sold: \$950,000****List: \$950,000**

Condo Apt

**#Shares%:****Rms:** 4

Apartment

**Locker#:****Bedrooms:** 2 + 1**Unit#:** 05**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2895**Locker Unit:**

1x3xMain, 1x4xMain

**Level:** 09**Dir/Cross St:** Eastern and Logan**Prop Mgmt:** Del Property Management**MLS#:** E9367556**Sold Date:** 06/13/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$525	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Electric	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	None / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	900-999	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Builders Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	S	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Heritage	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Flat	8.96	x 8.96	
2	Br	Flat	8.96	x 10.96	
3	Den	Flat	8.96	x 0	

**Client Remks:** \*BRAND NEW\* - Builder listing. NEW CONSTRUCTION - \*GST REBATE FOR ELIGIBLE PURCHASERS\* Charming 2 bedroom + Spacious Den condo boasting over 900sf of functional living. Large 244sf Terrace. Close to shops, eateries, galleries, parks and transit - including the upcoming East Harbour development. Parking and Locker Included. \*\*EXTRAS\*\* Buy from Graywood developments direct. Full Tarion Warranty.

**Extras:****Listing Contracted With:** CENTURY 21 ATRIA REALTY INC. 905-883-1988



88 Colgate Ave 420			Sold: \$974,000		
Toronto Ontario M4M 0A6			List: \$985,000		
Toronto E01 South Riverdale Toronto % Dif: 99					
Taxes: \$3,819.64 / 2024		For: Sale	SPIS: N	DOM: 23	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#: B148	Bedrooms: 2			
Unit#: 20	Locker Lev/Unit: P2	Washrooms: 2			
Corp#: TSCC / 2415	Locker Unit: 148	1x4xMain, 1x3xMain			
	Level: 4				
Dir/Cross St: Queen & and Carlaw					
Prop Mgmt: Nadlan-Harris Property Management Inc					

<b>MLS#:</b> E11896056	<b>Sold Date:</b> 01/10/2025
<b>PIN#:</b> 764150162	




<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$734	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<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> 6-10	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 800-899	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> 865 as per IGuide	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> S	<b>Heat Incl:</b> Y	<b>#:</b> B51
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b> B51
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b>	Bike Storage, Concierge, Guest Suites, Gym, Media Room, Recreation Room
	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b>	
	Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	

<b>Waterfront:</b> None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.06	x 10.43	Fireplace	W/O To Terrace	Combined W/Dining
2	Dining	Main	17.06	x 10.43	Combined W/Living		
3	Kitchen	Main	8.43	x 8.27	Stone Counter	Breakfast Bar	
4	Prim Bdrm	Main	16.37	x 10.47	4 Pc Ensuite	Double Closet	
5	Br	Main	11.38	x 8.73	W/O To Terrace		
6	Other	Main	8.2	x 6.23	Balcony		

**Client Remks:** This luscious Leslieville loft will make you swoon. Upon entering, the red brick feature wall commands attention, and the nifty fireplace smartly divides the main living space into a distinct dining area plus optional office nook. Whether you showcase a piece of statement art or a TV above the mantel, this centerpiece warms the room & sets a modern aesthetic tone that pays homage to the hood's industrial roots. The kitchen is where your inner chef meets inner host; black high-gloss cabinets, new stainless steel appliances (incl. a gas range), & white quartz counters make it a sleek culinary masterpiece. The main living area is as versatile as it is spacious, easily accommodating a large sectional, dining table, plus a work-from-home setup. New flooring & fresh paint create a clean, cohesive vibe. Stepping outside to the stone-tiled balcony, southwest views are framed by a backdrop of the skyline and CN Tower. Large enough to wine/dine friends or simply unwind solo, its a pleasing outdoor space that feels like an extension of the loft itself. Retreating to the primary bedroom, luxury takes center stage, with his-and-hers walk-through closets, a 4-piece ensuite with a soaker, + space for a king bed and another WFH station. The 2nd bedroom, also impressive, fits a queen and offers direct access to the balcony. This boutique building is a standout, boasting just 7 floors and a sense of exclusivity. Enjoy ample guest parking, private courtyard with BBQs, well-equipped gym, & a superb 24/7 concierge team. Location? Near perfection. With a Walk Score of 98, Transit Score of 89, and Bike Score of 96, you're at the centre of it all. Two upcoming Ontario Line stops, the Carlaw 72 bus to Pape Station, the 24-hour Queen streetcar, & quick access to the DVP and Gardiner make getting around effortless. A bike share station and John Chang Park are outside your door, while Morse Street PS is just two blocks away. This loft is not just a place to live - it is where you'll thrive.

**Extras:** 2 bedrooms, 2 baths, parking, locker and a terrace. Check, check, check! And, weekend frolicking is a delight with all of the gastronic and fashion finding saloons and parlors of Leslieville and Riverside at your doorstep.

**Listing Contracted With:** REAL ESTATE HOMEWARD 416-698-2090

  		<b>150 Logan Ave 707</b> <b>Toronto Ontario M4M 0E4</b> Toronto E01 South Riverdale Toronto % Dif: 99 <b>Taxes:</b> \$0 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 32 <b>Sold: \$985,000</b> <b>List: \$999,900</b>			
Condo Apt Apartment <b>Unit#:</b> 7 <b>Corp#:</b> TSCC / 2985		#Shares%: <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 7 <b>Dir/Cross St:</b> Eastern Ave & Logan Ave. <b>Prop Mgmt:</b> Del			
Rms: 6 <b>Bedrooms:</b> 3 + 1 <b>Washrooms:</b> 2 1x4, 1x3					
<b>MLS#:</b> E11948739 <b>Sold Date:</b> 03/04/2025 <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 / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Builder's Plan <b>Exposure:</b> Sw <b>Assessment:</b> 2024 <b>Spec Desig:</b> Heritage <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$529.76 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Taxes Incl:</b> Y <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions			
<b>Balcony:</b> Terr <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>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <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	Br	Flat	21.98	x 10.99	
2	Br	Flat	12.99	x 8.2	
3	Br	Flat	8.2	x 5.91	
4	Den	Flat	6.56	x 5.91	
<b>Client Remks:</b> e*BRAND NEW* - Builder direct listing. Charming 3 bedroom + Den condo boasting over 940sf of functional living. Large Terrace w/ Downtown Views. Close to shops, eateries, galleries, parksand transit - including the upcoming East Harbour development. Parking and Locker Available INCLUDED. **EXTRAS** Buy from Graywood Developments direct. Full Tarion Warranty. <b>Extras:</b>					
<b>Listing Contracted With:</b> CENTURY 21 ATRIA REALTY INC. 905-883-1988					


**1173 Dundas St E 239**  
**Toronto Ontario M4M 3P1**

Toronto E01 South Riverdale Toronto % Dif: 95

**Taxes:** \$3,462 / 2024 **For:** Sale**SPIS:** N**DOM:** 4**Sold: \$999,000****List: \$1,049,000**

Condo Apt

**#Shares%:****Rms:** 2 + 1

Loft

**Locker#:****Bedrooms:** 1 + 1**Unit#:** 21**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 1442**Locker Unit:**

1x6xMain

**Level:** 3**Dir/Cross St:** Dundas St. E./Carlaw**Prop Mgmt:** Nadlan Harris Property Management**MLS#:** E12004654**Sold Date:** 03/10/2025**PIN#:** 124420102

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$704.55	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Radiant / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Surface / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Surface
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>		<b>Park Type:</b>	None
<b>Sqft Source:</b>	Floor Plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 0
<b>Exposure:</b>	S	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Bldg Amen:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	17.88	x 22.18	Hardwood Floor	Open Concept	Pass Through
2	Living	Main	14.01	x 10.99	Hardwood Floor	Large Window	Open Concept
3	Kitchen	Main	17.88	x 22.18	Modern Kitchen	Centre Island	B/I Appliances
4	Br	Main	14.01	x 11.19	Hardwood Floor	Large Window	Closet
5	Den	2nd	12.89	x 6.99	Tile Floor	Sliding Doors	W/O To Deck

**Client Remks:** Get ready to fall in love with loft living! Welcome to 1173 Dundas St. E. #239 at the famed I-Zone Live Worklofts. With soaring ceilings, approx 1,100 square feet of interior living space, tons and tons of storage throughout, and a brand new rooftop addition and outdoor terrace, this is the loft of your dreams! Step inside and marvel at just how expansive this living space really is. A proper foyer leads you into the oversized chef's kitchen perfect for whipping up your favourite snack or cooking a gourmet meal. Heck - you could even teach a cooking class in here the island is so large! The dining room overlooks the kitchen, and the open concept living room looks out over the atrium below letting in tons of natural light. The bedroom has been sectioned off with built-in closets. A skylight brings more sunshine inside, and light beams down the metal staircase as you head upstairs to the brand new den complete with not one, but two sets of doors opening up to your private, secluded 628 square foot rooftop terrace and cedar deck. Enjoy this space all year round as you entertain and lounge to your heart's content. This building is filled with so much character and is one of only a handful of true hard lofts in the city. Located right between Leslieville and Riverdale - two of the east end's most sought-after neighbourhoods - this location cannot be beat! Transit options abound with streetcars running along Queen St. E. and Gerrard, and let's not forget that the new Gerrard Station for the future Ontario Line is only a 5-minute walk from your front door. All of the best restaurants, shops, and amenities the east end has to offer are right at your doorstep. What more could you ask for? Welcome home!

**Extras:****Listing Contracted With:** ROYAL LEPAGE CONNECT REALTY 416-588-8248



**233 Carlaw Ave 205**  
**Toronto Ontario M4M 3N6**  
Toronto E01 South Riverdale Toronto % Dif: 96  
**Taxes:** \$4,463.61 / 2024 **For:** Sale **SPIS:** N **DOM:** 50

Condo Apt  
Loft  
**Unit#:** 05  
**Corp#:** TSCC / 1956

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:** 2  
**Locker Unit:**  
**Level:** 02

**Rms:** 5  
**Bedrooms:** 2  
**Washrooms:** 2  
1x4, 1x3

**Dir/Cross St:** Queen/Carlaw  
**Directions:** Carlaw North of Queen  
**Prop Mgmt:** ICC Property Management

**MLS#:** E12070961  
**PIN#:** 129560084

**Sold Date:** 05/29/2025

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Year Built:</b> 2007 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> W <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Exclusive <b>Maint:</b> \$1,127.07 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions, Public Transit	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Other / 1 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 11 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level 2 Unit 11 <b>Bldg Amen:</b> Concierge, Exercise Room <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	15.75	x 14.67	Hardwood Floor Gas Fireplace W/O To Balcony
2	Dining	Main	12.93	x 12.83	Hardwood Floor
3	Kitchen	Main	10.93	x 7.25	Centre Island Stainless Steel Appl Quartz Counter
4	Prim Bdrm	Main	14.07	x 9.42	Hardwood Floor 3 Pc Ensuite W/I Closet
5	2nd Br	Main	12.93	x 8.23	

**Client Remks:** Explore one of the City's most authentic hard loft conversions in Leslieville's Garment Factory. This is a bona fide two full bedroom/two full bath loft, 1,128 square feet, with a ton of awesome features: soaring 11.5 foot concrete ceiling, exposed ductwork, hardwood flooring throughout, floor-to-ceiling stone fireplace (gas) and a large (144 sf) balcony with direct gas line hook-up and BBQ. Renovated kitchen with oversized centre island, quartz countertops, stainless steel appliances, including a gas stove. Large primary bedroom with a renovated three-piece ensuite (with heated floors) and walk-in closet with custom built-ins. The second bedroom is also quite generous, with a real window to the outside. The main bathroom has also been completely reno'd. An added bonus the Seller's only appreciated after they moved in, is the indoor parking spot - found on the same 2nd level as the unit, just a short walk down the hall; no elevator to wait for and super convenient when bringing stuff from the car. There's also large concrete block private locker room adjoined to the parking spot. Make sure to check it out when you visit. Great location, steps to vibrant Queen East shops, restaurants and cafes, easy access to the 24hr Queen streetcar TTC, the DVP and the future Ontario Line stations at both Riverdale/Leslie and Gerrard. Well managed building with recent common area renovation. Pet friendly & recycle friendly building too. Includes concierge, exercise room and visitor parking.

**Extras:**

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




**22 Frances Loring Lane 1**  
**Toronto Ontario M4M 3E8**
**Sold: \$1,015,000**  
**List: \$1,025,000**

Toronto E01 South Riverdale Toronto % Dif: 99

**Taxes:** \$3,576.45 / 2024 **For:** Sale**SPIS:** N**DOM:** 13

Condo Townhouse

**#Shares%:****Rms:** 6

3-Storey

**Locker#:** #80**Bedrooms:** 3**Unit#:** 29**Locker Lev/Unit:** A**Washrooms:** 2**Corp#:** TSCP / 2065**Locker Unit:** 267

1x2xMain, 1x4x2nd

**Level:** 2**Dir/Cross St:** Broadview Ave And Dundas St E**Directions:** Enter Complex from Mary Ann Shadd Lane, West to France Loring Lane**Prop Mgmt:** The Meritus Group Management: 905-275-9575**MLS#:** E11989211**Sold Date:** 03/11/2025**PIN#:** 130650077

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$614.80	<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>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / None
<b>Sqft Source:</b>		<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
1,161 Sq Ft As Per Floor Plan		<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Exposure:</b>	Ew	<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	A/178
<b>Assessment:</b>		<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Visitor Parking
<b>Spec Desig:</b>	Unknown	<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
<b>Survey Type:</b>	None	<b>GreenPIS:</b>			
<b>Phys Hdcap-Eqp:</b>		<b>Prop Feat:</b>			
		Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.84	x 9.68	Combined W/Dining
2	Dining	Main	10.17	x 7.51	Combined W/Living
3	Kitchen	Main	13.68	x 7.91	Quartz Counter
4	Prim Bdrm	2nd	17.16	x 8.99	Double Closet
5	2nd Br	2nd	10.6	x 8.01	Closet
6	3rd Br	3rd	13.09	x 12.83	W/O To Terrace

**Client Remks:** A rare find in South Riverdale! A stunning 3-storey modern townhome located in a quiet enclave. Enjoy amazing space and plenty of natural light in this 3-bed, 2-bath home with 2 outdoor spaces! One space is east facing with plenty of space for outdoor dining, and the other is a west facing rooftop deck with glorious sunset & CN Tower/city views! The main floor boasts open concept living & dining, plus a convenient powder room. The large kitchen is a chef's delight, with stainless steel appliances, stone countertops, breakfast bar, and plenty of storage space. On the second floor you'll find two ultra functional bedrooms and an updated main bath. The top floor provides so many options; a flexible space that can be used as a third bedroom, large office, gym, or additional family room with a walk out to the rooftop oasis. One underground parking space and a locker are included. Enjoy all the shops and restaurants that Leslieville and Riverside have to offer. Just minutes to the Canary/Distillery District, downtown, the Beaches, and the Danforth. Easy access to the DVP and Gardiner. The TTC is practically at your door. Stay active on the walking and bike trails that connect to paths throughout the city. Offers gratefully accepted anytime.

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



**150 Broadview Ave 21**  
**Toronto Ontario M4M 0A9**  
 Toronto E01 South Riverdale Toronto % Dif: 94  
**Taxes:** \$4,877.27 / 2024 **For:** Sale **SPIS:** N **DOM:** 28  
**Sold: \$1,035,000**  
**List: \$1,099,000**

Condo Townhouse **#Shares%:** Rms: 6 + 1  
 3-Storey **Locker#:** #93 **Bedrooms:** 2  
**Unit#:** 9 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** TSCC / 2339 **Locker Unit:** 93 1x2xMain, 1x4x2nd  
**Level:** 2

**Dir/Cross St:** Queen St E / Broadview  
**Prop Mgmt:** Gpm Property Management Inc. (905-669-0222)

**MLS#:** E11987024 **Sold Date:** 03/25/2025  
**Assignment:** N **Fractional Ownership:** N **PIN#:** 763390084

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$607.14	<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> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1200-1399	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b>	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
Builders floor plans attached	<b>Heat Incl:</b>	<b>#:</b> #36
<b>Exposure:</b> S	<b>Cable TV Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b> Level B Unit 36
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b> N	<b>Cert Level:</b>	<b>Com Elem Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	


#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Ground	6.43	x 3.51	Tile Floor
2	Kitchen	Main	9.09	x 12.89	2 Pc Bath
3	Dining	Main	15.78	x 12.89	Hardwood Floor
4	Living	Main	16.67	x 9.74	Hardwood Floor
5	Prim Bdrm	2nd	15.78	x 9.74	Hardwood Floor
6	2nd Br	2nd	10	x 10	Skylight
7	Den	2nd	8.45	x 8.37	Hardwood Floor
8	Laundry	3rd	7.64	x 3.51	W/O To Terrace

**Client Remks:** Welcome To Riverside Towns! A Boutique Townhome Community In The Vibrant Riverside/Leslieville Neighborhood Of Toronto. This Spacious 1200 sq /ft Town With Rooftop Terrace & Skyline View Is A Rare Find With Premium Finishes Throughout. Open Concept Plan Offers A Main Floor Powder Room, Modern Kitchen With Caesar Stone Countertops, Stainless Steel Appliances, Gas Range, Peninsula Island With Enough Seating & Counter Space For Food Preparation, Breakfast Dining, Homework & More! Center Dining Room Is Large Enough To Entertain Family & Friends Plus It Features A Built-in Pantry For Ample Storage. Main Living Area Features 3 Palladian Windows Flooding The Space With Natural Light & Ample Room For Large Scale Furnishings. Upstairs On The Second Level, You'll Find Two Generously Sized Bedrooms Plus a Den/Office Space To Accommodate Work From Home Professionals. The Spacious Primary Suite Floods With Natural Light From Double Picture Windows & Features His & Hers Wardrobes. The Second Bedroom Includes A Built-In Murphy Bed, Double Closet & Skylight. The Main 4-Piece Bath Is A Generous Size with Ceramic Tiles Throughout. Up One More Flight You Will Find The Laundry Room & Walk -Out To The Main Feature Of This Gorgeous Home...The 350 Sq Ft Rooftop Terrace With Views Of Downtown Toronto. An Urban Oasis Ideal For Entertaining Or Casual Lounging, Comes Complete With Gas BBQ Hook Up & Water Line. Enjoy Easy Access To The DVP & Transit At Your Doorstep. This Prime Location Is Next To The Iconic Broadview Hotel And Surrounded By Riverside & Leslieville's Trendy Coffee Shops, Bars, Restaurants, & Boutiques. Riverdale Park Is Within Walking Distance & Additionally Easy Access To Dundas Street Bike Lanes, Martin Goodman Trail & The New Portlands Development Project With Access To The Lake! 24-Hour Ttc Service Via King St, Queen St, Broadview Station & Ontario Line Subway Slated For Completion In 2030. Easy 30 Min Walk To Dtn Core, Make This Location Unbeatable!

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181



	<b>326 Carlaw Ave 215</b>		<b>Sold: \$1,045,000</b>	
	<b>Toronto Ontario M4M 3N8</b>		<b>List: \$1,049,900</b>	
	Toronto E01 South Riverdale Toronto % Dif: 100			
	<b>Taxes:</b> \$4,542.08 / 2024		<b>For:</b> Sale	<b>SPIS:</b> N
	<b>DOM: 30</b>			
	Condo Apt	<b>#Shares%:</b>	Rms: 6	
	Loft	<b>Locker#:</b>	<b>Bedrooms:</b> 2	
	<b>Unit#:</b> 31	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 2	
	<b>Corp#:</b> TSCC / 1442	<b>Locker Unit:</b>	1x3xMain, 1x5xMain	
		<b>Level:</b> 3		
<b>Dir/Cross St:</b> Carlaw / Dundas				
<b>Directions:</b> Carlaw				
<b>Prop Mgmt:</b> Nadlan Harris Property Management				

MLS#: E12147387	Sold Date: 06/13/2025
PIN#:	

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> Y	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,070.87	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Wall Unit	<b>Exterior:</b> Brick
<b>Heat:</b> Radiant / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Surface / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Surface
<b>Apx Sqft:</b> 1200-1399	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> previous listing	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> W	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b> CAC Incl:	<b>Prk Lvl/Unit:</b> Level 1/Unit 69
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Cert Level:</b> <b>Energy Cert:</b>	Party/Meeting Room, Rooftop Deck/Garden, Elevator
<b>Phys Hdcap-Eqp:</b>	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b>	
	Ensuite Laundry, Family Room, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	24.25	x 11.84	Centre Island
2	Dining	Main	13.55	x 8.27	Combined W/Living
3	Living	Main	12.76	x 12.24	Combined W/Dining
4	Prim Bdrm	Main	12.01	x 9.25	W/I Closet
5	2nd Br	Main	9.25	x 8.01	Murphy Bed

**Client Remks:** Step into this stunning, light-filled urban retreat where contemporary design meets industrial charm in the iconic I-Zone lofts, situated in the heart of vibrant Leslieville. 2 bedrooms, 2 full baths, 1 parking space. 1255 sq ft. Enhanced with Montreal-style tumbled brick veneer feature walls and original steel beams, this open-concept space blends character and sophistication seamlessly. Stunning ultra-sexy kitchen with gleaming black stone countertops, an oversized island and ample storage to keep everything organized. Soaring ceilings and large west-facing windows flood the home with natural light, highlighting the maple hardwood floors throughout. The spacious primary bedroom offers a walk-in closet and a luxurious five-piece ensuite featuring an oversized shower enclosure and rain showerhead. The second bedroom includes a built-in Murphy bed. Convenient three-piece bathroom off the kitchen for your guests. Located just steps from the future Ontario Line subway station, the DVP & the Queen streetcar Don't miss this unique opportunity to live in a historic space that's as stylish as it is functional.

<b>Extras:</b>
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-465-7850


**46 Boston Ave 1**  
**Toronto Ontario M4M 2T9**
**Sold: \$1,050,000**  
**List: \$1,049,000**

Toronto E01 South Riverdale Toronto % Dif: 100

**Taxes:** \$4,220.21 / 2024 **For:** Sale**SPIS:** N**DOM:** 10

Condo Townhouse

**#Shares%:****Rms:** 6

Stacked Townhse

**Locker#:****Bedrooms:** 2 + 1**Unit#:** 57**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 2073**Locker Unit:** 119

1x4xLower, 1x3xLower

**Level:** 1**Dir/Cross St:** Queen/Carlaw**Prop Mgmt:** 360 Community Management Ltd**MLS#:** E11922455**Sold Date:** 01/24/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$910.86	<b>Lndy Lev:</b>	Lower
<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>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1200-1399	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	1258 MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	E	<b>Heat Incl:</b>		<b>#:</b>	10
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	LEVEL A UNIT 30
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Arts Centre, Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.66	x 10.66	B/I Appliances Breakfast Area
2	Family	Main	16.99	x 14.67	Above Grade Window
3	Den	Main	10.5	x 10.07	W/O To Balcony
4	Prim Bdrm	Lower	10.07	x 14.67	Ensuite Bath W/O To Terrace
5	2nd Br	Lower	10.01	x 12.34	Murphy Bed Closet

**Client Remks:** Welcome to this airy and spacious loft townhouse at the iconic Printing Factory Lofts in the heart of vibrant Leslieville an exceptional alternative to a small detached house on quiet and green BOSTON AVE. This beautifully renovated 2-bedroom plus den, 2-bathroom home blends modern sophistication with cozy charm, perfect for professionals, young families, or anyone seeking a stylish urban lifestyle. High ceilings, an open layout, and ample storage both in-suite and in the main building make it as practical as it is beautiful. Steps from trendy cafes, artisanal bakeries, boutique shops, gyms, and top restaurants, its also close to daycares, dog parks, and Jimmy Simpson Park with its community center and tennis courts. Enjoy two farmers' markets at Withrow and Greenwood Parks, along with warm, welcoming neighbours, a great community, and convenient transit options.

**Extras:** Some Furniture can be sold with property, ask LA for items. Tons of Storage; Ensuite Locker plus a locker in the building! One large Terrace and a Balcony! BBQ hook up on Terrace. Floor Plans Attached to Listing.

**Listing Contracted With:** HOUSESIGMA INC. 647-360-2330





**630 Queen St E Ph807**  
**Toronto Ontario M4M 1G3**  
Toronto E01 South Riverdale Toronto % Dif: 96  
**Taxes:** \$4,244.58 / 2024 **For:** Sale **SPIS:** N **DOM:** 19

**Sold: \$1,050,000**  
**List: \$1,099,000**

**Condo Apt** **#Shares%:** **Rms:** 5  
**Loft** **Locker#:** 52 **Bedrooms:** 2  
**Unit#:** 7 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 2304 **Locker Unit:** B 1x4xMain, 1x3xMain  
**Level:** 8

**Dir/Cross St:** Queen St E & Broadview Ave  
**Directions:** Queen St E & Broadview Ave  
**Prop Mgmt:** CT Quality Property Management Inc.

**MLS#:** E12160501 **Sold Date:** 06/08/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$1,064.01	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete
<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> Undergrnd
<b>Apx Sqft:</b> 900-999	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> 946 sqft	<b>Taxes Incl:</b> <b>Retirement:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> Se	<b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y	<b>#:</b> 4
<b>Assessment:</b>	<b>Cable TV Incl:</b> <b>CAC Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b> A
<b>Survey Type:</b> Unknown	<b>Cert Level:</b> <b>Energy Cert:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b>	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Open Concept	Combined W/Dining	W/O To Terrace
2	Dining	Main	0	0	Open Concept	Combined W/Living	W/O To Terrace
3	Kitchen	Main	0	0	Open Concept	Stainless Steel Appl	
4	Prim Bdrm	Main	0	0	3 Pc Ensuite	W/I Closet	W/O To Terrace
5	2nd Br	Main	0	0	Double Closet	Large Window	Hardwood Floor

**Client Remks:** Welcome to Penthouse 807 at Sync Lofts! A rare gem in Riverdale, one of Toronto's most vibrant neighbourhoods. This bright and beautifully laid-out condo offers a unique blend of urban living and natural tranquility in a quiet, boutique building with so much at your door. This stunning corner penthouse boasts 2 bedrooms and 2 bathrooms, Floor-to-ceiling windows that flood the unit with light from sunrise onward and zero wasted space! No long hallways, just a smart, split-bedroom layout that maximizes every square inch of space. Step out onto your huge private terrace, offering unobstructed views of lush green canopy stretching across Leslieville or south towards the Lake. The perfect setting for unforgettable summertime BBQs and peaceful morning coffees. Just steps from Riverdale Park, Joel Weeks Park, Riverside Commons, and an off-leash dog park, with the Don Trail network and DVP just minutes away. Stroll to Leslieville's best restaurants, cafes, and markets, or follow the aroma of fresh baked bread from Blackbird Bakery every morning. The Canary and Distillery Districts are also an easy walk, connecting you to Toronto's cultural heartbeat. Multiple TTC routes (504, 501, 503) make commuting effortless, but with this kind of lifestyle, you might not want to leave home. Whether you're hosting friends on the terrace, relaxing in the quiet of a leafy neighbourhood, or grabbing brunch down the block, this space brings you the best of east-end living, with sky-high charm. Includes all existing appliances, window coverings and light fixtures. Underground parking and locker included.

**Extras:**

**Listing Contracted With:** PROPERTY.CA INC. 416-583-1660




**1331 Queen St E 604**  
**Toronto Ontario M4L 0B1**
**Sold: \$1,053,000**  
**List: \$999,000**

Toronto E01 Greenwood-Coxwell Toronto % Dif: 105

**Taxes:** \$5,128.62 / 2024 **For:** Sale**SPIS:** N**DOM:** 3

Condo Apt

**#Shares%:****Rms:** 6

Apartment

**Locker#:** 56**Bedrooms:** 2 + 1**Unit#:** 4**Locker Lev/Unit:** A**Washrooms:** 2**Corp#:** TSCC / 2865**Locker Unit:** 56

2x4xMain

**Level:** 6**Dir/Cross St:** Queen + Leslie**Directions:** Queen + Leslie**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** E12054019**Sold Date:** 04/04/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$1,117.07	<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>	0-5	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floorplans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	S	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	\$0
<b>Assessment:</b>	2024	<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	LevelA/Unit 28
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prkg Incl:</b>	
<b>Survey Type:</b>	None	<b>Cert Level:</b>		<b>Energy Cert:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Bike Storage, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator
		<b>Prop Feat:</b>	Ensuite Laundry, Pets Allowed with Restrictions	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.19	x 12.43	Hardwood Floor Centre Island Stone Counter
2	Dining	Main	11.06	x 6.33	Hardwood Floor Open Concept Combined W/Living
3	Living	Main	13.32	x 12.99	Hardwood Floor Open Concept W/O To Terrace
4	Prim Bdrm	Main	12.93	x 10.56	Hardwood Floor 4 Pc Ensuite W/I Closet
5	2nd Br	Main	12.3	x 9.38	Hardwood Floor W/O To Terrace B/I Closet
6	Den	Main	11.65	x 9.94	Hardwood Floor Open Concept Combined W/Laundry

**Client Remks:** Your condo search stops here! NO. 604 at boutique George Condos Situated in the hottest part of Toronto's East End, Leslieville! Whether downsizing from a home, or looking for a condo with the proportions and grace found in a house, this is the one! The private south facing terrace offers 180-degree sweeping views that will leave you in awe! City skyline, lake and neighbourhood treetop views! Early morning sunrises and cotton candy sunsets can be enjoyed from this incredible outdoor lounge space. That ever-coveted Gas BBQ is perfect for alfresco dining and entertaining on warm summer evenings. Purchased from conception, designed with function and livability in mind. This coveted floorplan spans across 1155 square feet. The highly organized kitchen boasts incredible storage and centre island, sprawling counter space and gas cooking - every chef's dream! The primary suite, a retreat in itself with a spacious spa-like 4 piece ensuite with double vanity, glass shower and heated floors for extra comfort. The second bedroom features built-in closets and sliding door access to the terrace. The spacious den, perfect for a second sitting room, those who work from home, or even a nursery! Tens of thousands spent on builder upgrades, and additional outfitting by the current owners. Closet organizers and roller blinds. There is nothing to do - move right in and enjoy the summer on this terrace! Ideal parking, just steps from the elevator, and on the same level as the locker. State of the art amenities in the building, including concierge service, a gym, a party room, outdoor terrace with BBQs, an outdoor gym, a dog wash station and so much more! With an exceptional walk score, you're just steps away from some of the city's best dining, cafes and boutique shops. Just a short walk to green space and the beach. 24 hour TTC with the 501 Queen Streetcar.

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



**1173 Dundas St E 131**  
**Toronto Ontario M4M 3P1**  
**Sold: \$1,060,000**  
**List: \$1,188,000**

Toronto E01 South Riverdale Toronto % Dif: 89

**Taxes:** \$4,019.92 / 2025 **For:** Sale **SPIS:** N **DOM:** 98

Condo Apt **#Shares%:** **Rms:** 4  
Loft **Locker#:** **Bedrooms:** 1  
**Unit#:** 47 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 1442 **Locker Unit:** 1x3xMain, 1x4xUpper  
**Level:** 1

**Dir/Cross St:** Dundas St/Carlaw Ave

**Directions:** N

**Prop Mgmt:** Nadlan-Harris Property Management Inc

**MLS#:** E12006048

**Sold Date:** 06/12/2025

**PIN#:** 124420047

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b>
<b>Basement:</b> None	<b>Maint:</b> \$874.35	<b>Lndy Lev:</b> Upper
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Wall Unit	<b>Exterior:</b> Brick
<b>Heat:</b> Radiant / 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> 1400-1599	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> Owner	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> N	<b>Heat Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b> A21
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Cert Level:</b>	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b> N	<b>GreenPIS:</b> N	
	<b>Prop Feat:</b>	
	Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	19.09	x 8.01	Concrete Floor
2	Dining	Main	12.99	x 10.99	Concrete Floor
3	Living	Main	21.42	x 19	Concrete Floor
4	Prim Bdrm	Upper	13.85	x 12.01	Hardwood Floor 4 Pc Ensuite W/I Closet
5	Family	Upper	10.24	x 21	Hardwood Floor
6	Bathroom	Upper	8.83	x 4.82	3 Pc Bath
7	Bathroom	Main	8.92	x 4.76	3 Pc Bath

**Client Remks:** Industrial Chic Meets Modern Comfort: Live-Work Loft in Vibrant Leslieville! Discover the perfect blend of raw industrial charm and contemporary living in this stunning double-floor loft condo. With soaring ceilings up to 18 feet, massive windows flooding the space with natural light, and striking features like exposed beams, visible ductwork, and polished concrete flooring on the main level, this unit is a true urban sanctuary. The newly furnished kitchen boasts a sleek backsplash, stainless steel appliances, and a modern design that is as functional as it is stylish. The spacious living room offers versatility use it as a home office, then effortlessly transform it into an inviting entertainment space or cozy living area. Upstairs, the primary bedroom on the mezzanine features a glass railing that overlooks the living space, creating an open, airy vibe. Enjoy ample storage with a walk-in closet and unwind in the 4-piece ensuite bathroom, designed to let natural light flow through. Includes an underground parking spot, with a communal party room for events rental, and convenient loading docks for easy access. Low maintenance fees include heat & water, making this loft as practical as it is beautiful. Located in the heart of Leslieville, you are just minutes from public transit, trendy boutiques, restaurants on Queen Street, and easy access to the DVP, Downtown Core, Financial District, and The Beach. Don't miss this rare opportunity to own a unique live-work space that combines style, functionality, and an unbeatable location. Everything you need for a seamless, stylish lifestyle! Schedule a viewing today and experience the Leslieville lifestyle

**Extras:**

**Listing Contracted With:** HOMELIFE NEW WORLD REALTY INC. 416-490-1177



<b>326 Carlaw Ave 106</b> <b>Toronto Ontario M4M 3N8</b> Toronto E01 South Riverdale Toronto % Dif: 100 <b>Taxes:</b> \$2,696.64 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 0			<b>Sold: \$1,089,000</b> <b>List: \$1,089,000</b>		
Condo Apt	#Shares%:	Rms:	4		
Loft	Locker#:	Bedrooms:	1		
<b>Unit#:</b> 6	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b>	2		
<b>Corp#:</b> TSCC / 1442	<b>Locker Unit:</b>	1x4x2nd, 1x2xMain			
	<b>Level:</b> 1				
<b>Dir/Cross St:</b> Carlaw Ave & Dundas St E					
<b>Prop Mgmt:</b> Nadlan-Harris Property Management Inc					

<b>MLS#:</b> E11951579	<b>Sold Date:</b> 02/02/2025
<b>PIN#:</b> 124420006	

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> Y	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$793.46	<b>Lndy Lev:</b> Upper
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Radiant / 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> 900-999	<b>Elev/Lift:</b> Y <b>Retirement:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> MPAC	<b>Taxes Incl:</b> <b>Water Incl:</b> Y	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> Se	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>#:</b> 41
<b>Assessment:</b>	<b>Cable TV Incl:</b> <b>CAC Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Prk Lvl/Unit:</b> A-41
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b> <b>Energy Cert:</b>	<b>Bldg Amen:</b>
	<b>GreenPIS:</b>	Bbqs Allowed, Party/Meeting Room, Rooftop
	<b>Prop Feat:</b>	Deck/Garden, Visitor Parking
	Ensuite Laundry, Family Room, Park, Pets	<b>Com Elem Incl:</b> Y
	Allowed with Restrictions, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	7.64	x 7.02	Open Concept	Hardwood Floor	Cathedral Ceiling
2	Living	Main	15.19	x 18.41	Open Concept	Hardwood Floor	Cathedral Ceiling
3	Dining	Main	10.79	x 9.02	Open Concept	B/I Shelves	Large Window
4	Kitchen	Main	10.79	x 10.1	Open Concept	Centre Island	Breakfast Bar
5	Prim Bdrm	2nd	15.29	x 14.53	4 Pc Ensuite	Combined W/Laundry	B/I Closet
6	Other	3rd	13.48	x 28.71	W/O To Roof	Balcony	Se View

<b>Client Remks:</b> Client RemarksStep into this stunning 3-level live/work hard loft in Leslieville's coveted i-Zone building, where industrial charm meets modern sophistication. Spanning 956 sqft, this bright and airy open-concept space boasts soaring 17ft cathedral ceilings, exposed beams, and rich hardwood floors that create a striking ambiance. The modern kitchen is a chefs dream, featuring integrated appliances, sleek Corian countertops, an island with a breakfast bar, a dedicated dining area, and a discreet 2pc bath. Ascend to the spacious second-floor bedroom, complete with a 4pc ensuite bath and in-suite laundry, overlooking the skylit living area below. Cap it all off with an impressive 300 sqft rooftop terrace perfect for entertaining or unwinding with south east city views. Don't miss this opportunity to own a piece of Leslieville's industrial heritage, reimagined for contemporary living!							
<b>Extras:</b> second floor storage under stairs, additional storage & hose bibb on rooftop terrace, BBQs allowed							
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-465-7850							



<b>201 Carlaw Ave 242</b> <b>Toronto Ontario M4M 2S3</b> Toronto E01 South Riverdale Toronto % Dif: 100 <b>Taxes:</b> \$3,833.95 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 2		<b>Sold: \$1,098,000</b> <b>List: \$1,098,000</b>
Condo Apt Apartment <b>Unit#:</b> 43 <b>Corp#:</b> TSCC / 2073	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> c <b>Locker Unit:</b> <b>Level:</b> 2	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3x2nd, 1x2xMain
<b>Dir/Cross St:</b> Queen and Carlaw <b>Prop Mgmt:</b> 360 Community Management Ltd.		

<b>MLS#:</b> E11945929	<b>Sold Date:</b> 01/31/2025
<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> 11-15 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> 1050 sq ft <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$743.15 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Alum Siding / Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 155 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3 <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.99	x 11.78	Modern Kitchen
2	Prim Bdrm	2nd	14.76	x 14.76	Large Closet
3	2nd Br	2nd	11.48	x 10.73	Vaulted Ceiling

**Client Remks:** Welcome to this stunning condo in the Printing Factory Lofts. Experience the perfect blend of historic charm and modern luxury in this 2-bed, 2-bath, loft conversion located in the heart of trendy Leslieville. Boasting 1,050 sq ft of thoughtfully designed living space, this split-level unit feels like a townhouse, being on the second floor with no one above you, you rarely need the elevator, rather take the grand front staircase. Renovated in 2017, the home features a sleek Scavolini kitchen and bathrooms, European kitchen appliances, wide plank white oak flooring throughout, and vaulted second storey with massive skylights that flood the space with natural light. The main floor is ideal for entertaining, with a full-sized kitchen and island, proper dining area, and a spacious living room complete with a built-in bar and media console. Step out onto the south-facing balcony, equipped with a gas line for BBQs, and enjoy serene views of the private inner courtyard filled with mature plants and trees a quiet retreat from the citys hustle and bustle. Additional highlights include ample storage, pot lights with Hue smart lighting on the main floor, parking with bicycle lock-up for two, and a locker. Just steps to Leslievilles vibrant restaurants, shops, and parks, this home offers the perfect combination of urban convenience and stylish living. Dont miss this rare opportunity to own a piece of Leslievilles heritage!

**Extras:**

<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD. 416-322-8000
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**154 Logan Ave**  
**Toronto Ontario M4M 2N3**  
**Sold: \$1,105,000**  
**List: \$1,179,900**

Toronto E01 South Riverdale Toronto % Dif: 94

**Taxes:** \$6,316 / 2024 **For:** Sale **SPIS:** N **DOM:** 33

Condo Townhouse **#Shares%:** **Rms:** 6 + 1  
 2-Storey **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 32 **Locker Lev/Unit:** B(P) **Washrooms:** 3  
**Corp#:** TSCC / 2985 **Locker Unit:** 190 1x2xMain, 1x3x2nd,  
**Level:** 1 1x4x2nd

**Dir/Cross St:** Logan Ave/Eastern Ave

**Directions:** Eastern Ave/Queen St E To Logan Ave

**Prop Mgmt:** Del Property Management (437-880-7811)

**MLS#:** E12057377

**Sold Date:** 05/05/2025

**PIN#:** 769850032

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<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> \$932.84	<b>Lndy Lev:</b> Upper
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Electric	<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>Park Type:</b> Owned / Owned
<b>Sqft Source:</b>	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
Builder Floor Plans - Interior S.F: 1412,	<b>Heat Incl:</b>	<b>#:</b> 90
Exterior S.F: 242, Total S.F: 1654	<b>Cable TV Incl:</b>	<b>#:</b> 91
<b>Exposure:</b> E	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cert Level:</b>	<b>Prk Lvl/Unit:</b> B(P2) / B(P2)
<b>Spec Desig:</b> Unknown	<b>GreenPIS:</b>	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Prop Feat:</b>	Bbqs Allowed, Concierge, Games Room, Gym,
<b>Phys Hdcap-Eqp:</b>	Arts Centre, Beach, Ensuite Laundry, Lake/Pond,	Party/Meeting Room, Rooftop Deck/Garden
	Library, Park, Pets Allowed with Restrictions,	<b>Com Elem Incl:</b> Y
	Public Transit	


#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.27	x 3.44	Closet
2	Living	Main	27.26	x 18.5	Open Concept
3	Dining	Main	27.26	x 18.5	Open Concept
4	Kitchen	Main	27.26	x 18.5	B/I Appliances
5	Prim Bdrm	2nd	10.66	x 10.01	3 Pc Ensuite
6	2nd Br	2nd	9.58	x 8.99	Large Closet
7	Den	2nd	8.43	x 6	Enclosed Closet

**Client Remks:** Bright And Spacious Condo Townhome At The Iconic Wonder Condos, Offering Direct Unit Access Through The Front Terrace. This Contemporary Layout Is Perfect For Entertaining And Modern Living, With TWO Underground Parking Spots. A Seamless Blend Of Historical Charm And Luxury, The Residence Integrates The Original Wonder Bread Factory Facade With Modern Design. Located In The Heart Of Leslieville, The Exceptional Townhome Offers High Ceilings, Premium Flooring, And An Upgraded Kitchen With B/I Appliances, Sleek Cabinetry, Quartz Countertops, & A Center Island With Seating. The Living Room Opens To A Large Terrace, While A Convenient Office/Media Nook Provides The Perfect Work-From-Home Space. Upstairs, Find Two Generously Sized Bedrooms And A Large Enclosed Den For Versatility. The Primary Bedroom Features Dual Closets, A Luxurious Ensuite, And A Private Balcony. The Second Bedroom Includes A Large Closet And Oversized Window, With An Additional Full Bathroom With A Tub. The Upper Level Also Includes A Spacious Laundry Room With Extra Storage. Wonder Condos Is Ideally Located Near All Leslieville's Desirable Amenities, Including Restaurants, Bars, Shops, Jimmie Simpson Park & Rec Centre. With Easy Access To Ttc, Major Highways, Bike Paths, The Beach, & Downtown, This Location Offers Unparalleled Urban Convenience. It Has A Walk Score Of 95, A Bike Score Of 95, And A Transit Score Of 89, With The Upcoming Ontario Relief Line Subway Station Within Walking Distance. Includes TWO Underground Parking Spots And One Storage Locker. Seller Currently Leases Out The Second Parking Space. Excellent Source Of Income. \*\*EXTRAS\*\* Enjoy State-Of-The-Art Amenities Including A Co-Working Space, Fitness Centre, Family Room, Dog Wash Station, A STUNNING Rooftop With Party Room, BBQ's, And City Skyline Views, Plus A 24-Hour Concierge, Bike Storage & More.

**Extras:**

**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181



	<div>150 Logan Ave 532</div> <div>Toronto Ontario M4M 0E4</div> <div>Toronto E01 South Riverdale Toronto % Dif: 96</div> <div>Taxes: \$3,641.67 / 2024 For: Sale SPIS: N DOM: 11</div> <div>Sold: \$1,130,000</div> <div>List: \$1,174,900</div>						
	<div>Condo Apt #Shares%: Rms: 5</div> <div>Apartment Locker#: Bedrooms: 3</div> <div>Unit#: 32 Locker Lev/Unit: Washrooms: 2</div> <div>Corp#: TSCC / 2985 Locker Unit: 1x4xMain, 1x3xMain</div> <div>Level: 5</div> <div>Dir/Cross St: Eastern and Logan</div> <div>Directions: Eastern and Logan</div> <div>Prop Mgmt: Del Property Management</div>						
<div>MLS#: E12018080 Sold Date: 03/24/2025</div> <div>PIN#:</div>							
<div>Kitchens: 1</div> <div>Fam Rm: N</div> <div>Basement: None</div> <div>Fireplace/Stv: N</div> <div>Heat: Heat Pump / Gas</div> <div>Apx Age: 0-5</div> <div>Apx Sqft: 1000-1199</div> <div>Sqft Source:</div> <div>1030sf interior + Approx. 300+sf Terrace with gas line for BBQ</div> <div>Exposure: Ne</div> <div>Assessment:</div> <div>Spec Desig: Unknown</div> <div>Survey Type: None</div> <div>Phys Hdcap-Eqp:</div>		<div>Pets Perm: Restrict</div> <div>Locker: Owned</div> <div>Maint: \$790.15</div> <div>A/C: Central Air</div> <div>Central Vac: N</div> <div>UFFI:</div> <div>Elev/Lift:</div> <div>Retirement:</div> <div>Taxes Incl: Water Incl: Y</div> <div>Heat Incl: Hydro Incl:</div> <div>Cable TV Incl: CAC Incl: Y</div> <div>Bldg Ins Incl: Prkg Incl: Y</div> <div>Cert Level: Energy Cert:</div> <div>GreenPIS:</div> <div>Prop Feat:</div> <div>Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School, Terraced</div>			<div>Balcony: Terr</div> <div>Ens Lndry: Y</div> <div>Lndy Lev:</div> <div>Exterior: Alum Siding / Brick</div> <div>Gar/Gar Spcs: Underground / 1</div> <div>Park/Drive: Undergrnd</div> <div>Park Type: Owned</div> <div>Park/Drv Spcs: 1 Tot Prk Spcs: 1</div> <div>Park \$/Mo:</div> <div>Prk Lvl/Unit:</div> <div>Bldg Amen:</div> <div>Bbqs Allowed, Concierge, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking</div> <div>Com Elem Incl: Y</div>		
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	20.18	x 20.9	Combined W/Dining	Combined W/Living	Open Concept
2	Prim Bdrm	Main	9.68	x 8.6	3 Pc Ensuite	Overlook Patio	Hardwood Floor
3	2nd Br	Main	9.38	x 9.25	Closet	Hardwood Floor	
4	3rd Br	Main	9.25	x 9.58	Closet	W/O To Balcony	Hardwood Floor
<div>Client Remks: Historic Charm Meets Modern Luxury at Wonder Condos! Discover the perfect blend of history and contemporary living in the iconic Old Wonder Bread Factory, now transformed into New Wonder Condos. This spacious 3-bedroom, 2-bathroom corner unit offers 1033 square feet of interior living space, a large terrace with gas line hook up, and a balcony with a coveted Northeast-facing orientation. With excellent transit options nearby, including streetcar lines and buses, you're well-connected to the rest of Toronto, making commuting a breeze. 1 parking Spot &amp; locker Included. Extras: Fridge, Stove, Dishwasher, Washer &amp; Dryer, All ELF's</div> <div>Extras:</div> <div>Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016</div>							


**665 Queen St E 605**  
**Toronto Ontario M4M 0G3**

Toronto E01 South Riverdale Toronto % Dif: 101

**Taxes:** \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 51**Sold:** \$1,163,000**List:** \$1,149,990

Condo Apt

**#Shares%:****Rms:** 6

Apartment

**Locker#:****Bedrooms:** 2 + 1**Unit#:** 16**Locker Lev/Unit:****Washrooms:** 3**Corp#:** N/R / 0**Locker Unit:**

1x4xMain, 1x3xMain,

**Level:** 6

1x2xMain

**Dir/Cross St:** Queen St. E & Don Valley Pkwy**Prop Mgmt:** First Service Residential**MLS#:** E11825225**Sold Date:** 01/23/2025**Assignment:** N**Fractional Ownership:** N **PIN#:****Kitchens:**

1

**Fam Rm:**

N

**Basement:**

None

**Fireplace/Stv:**

N

**Heat:**

Heat Pump / Gas

**Apx Age:**

New

**Apx Sqft:**

1000-1199

**Sqft Source:**

1090 sq + Terrace As Per Builder's Floor Plan

**Exposure:**

Nw

**Assessment:****Spec Desig:**

Unknown

**Phys Hdcap-Eqp:**

N

**Pets Perm:**

Restrict

**Locker:**

Owned

**Maint:**

\$803.01

**A/C:**

Central Air

**Central Vac:**

N

**UFFI:**

No

**Elev/Lift:**Y **Retirement:**

N

**Taxes Incl:****Water Incl:**

Y

**Heat Incl:**Y **Hydro Incl:**

Y

**Cable TV Incl:**Y **Prkg Incl:**

Y

**Bldg Ins Incl:**Y **Energy Cert:**

N

**Cert Level:****GreenPIS:****Prop Feat:**

Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School

**Balcony:**

Terr

**Ens Lndry:**

Y

**Lndy Lev:**

Main

**Exterior:**

Brick / Concrete

**Gar/Gar Spcs:**

Underground / 1

**Park/Drive:**

Undergrnd

**Park Type:**

Owned

**Park/Drv Spcs:**1 **Tot Prk Spcs:** 1**Park \$/Mo:****Prk Lvl/Unit:****Bldg Amen:**

Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden


**Com Elem Incl:**

Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	25.49	x 12.5	Window Flr to Ceil	Open Concept	W/O To Balcony
2	Dining	Flat	25.49	x 12.5	Combined W/Living	Wood Floor	Open Concept
3	Kitchen	Flat	25.49	x 12.5	Modern Kitchen	Centre Island	Combined W/Dining
4	Prim Bdrm	Flat	9.51	x 12.01	W/O To Terrace	3 Pc Ensuite	W/I Closet
5	Den	Flat	0	0	Separate Rm	Wood Floor	
6	2nd Br	Flat	10.01	x 8.99	Wood Floor	Large Closet	Window Flr to Ceil

**Client Remks:** Riverside Square, Brand New Boutique Building with amazing amenities by Streetcar Developments. A Gorgeous 2 BED + DEN with 2.5 baths at 1090sq ft + 550sq ft outdoor wrap around terrace with GAS BBQ HOOK UP. Great for entertaining, 9ft exposed concrete ceilings, expansive windows, engineered hardwood floors. In a dynamic location minutes to the city core, beaches, bike trails, the Don Valley Park System, Queen St 24H Streetcar TTC line. Includes 1 parking and 1 locker. Full Tarion Warranty. **\*\*EXTRAS\*\*** Upgraded kitchen cabinets, engineered hardwood floors, gas bbq hook up on terrace, Intergrated Fridge and D/W, front loading Washer/Dryer

**Extras:****Listing Contracted With:** BAKER REAL ESTATE INCORPORATED 416-923-4621

	<b>1190 Dundas St E 104</b>		<b>Sold: \$1,240,000</b>		
	<b>Toronto Ontario M4M 1S3</b>		<b>List: \$999,000</b>		
	Toronto E01 South Riverdale Toronto % Dif: 124				
	<b>Taxes:</b> \$4,986 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 7				
Condo Townhouse		<b>#Shares%:</b>	<b>Rms:</b> 6		
2-Storey		<b>Locker#:</b> 27	<b>Bedrooms:</b> 3		
<b>Unit#:</b> 6		<b>Locker Lev/Unit:</b> 5	<b>Washrooms:</b> 3		
<b>Corp#:</b> TSCC / 2493		<b>Locker Unit:</b> 44	1x2xFlat, 1x4x2nd,		
		<b>Level:</b> 1	1x3x2nd		
<b>Dir/Cross St:</b> Carlaw & Dundas St E					
<b>Directions:</b>					
Park on Carlaw near the Crows theatre and walk down the alley just north of the theatre on the east side of Carlaw Ave to the townhouse. Do not go through the lobby of the condo.					
<b>Prop Mgmt:</b> Crossbridge Condominium Services 416-466-5238					
<b>MLS#:</b> E11980646 <b>Sold Date:</b> 02/27/2025					
<b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>PIN#:</b>					
<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$832.89	<b>Lndy Lev:</b>	Upper
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Concrete
<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>	Undergrnd
<b>Year Built:</b>	2015	<b>Elev/Lift:</b>	N	<b>Park Type:</b>	Owned
<b>Yr Built Source:</b>	MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Apx Sqft:</b>	1200-1399	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Sqft Source:</b>	MPAC	<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	B-P2-048
<b>Exposure:</b>	W	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bbqs Allowed, Guest Suites, Gym, Rooftop
<b>Assessment:</b>		<b>Cert Level:</b>		<b>Deck/Garden</b>	
<b>Spec Desig:</b>	Unknown	<b>GreenPIS:</b>	N	<b>Com Elem Incl:</b>	Y
<b>Survey Type:</b>	None	<b>Prop Feat:</b>			
<b>Phys Hdcap-Eqp:</b>	N	Ensuite Laundry, Pets Allowed with Restrictions			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Living	Ground	14.73	x 9.51	
2	Dining	Ground	24.7	x 14.53	
3	Kitchen	Ground	24.7	x 14.53	
4	2nd Br	Ground	12.34	x 9.48	
5	Prim Bdrm	2nd	12.6	x 10.79	
6	3rd Br	2nd	10.89	x 10.37	
<b>Client Remks:</b> Welcome to 1190 Dundas St E, TH#104 A Striking Urban Retreat in Prime Leslieville! Step into this stunning, contemporary townhome and experience the best of modern city living in one of Leslieville's most sought-after communities. Nestled in a private courtyard, this sun-drenched 3-bedroom, 3-bathroom home is a true standout, blending sleek design with ultimate comfort. Exceptional Design & Features: Soaring 11.5 ft ceilings on the main floor, creating an airy, loft-like feel. Exposed concrete ceilings, pot lights, and a large skylight for incredible natural light. Wide-plank engineered hardwood floors throughout for a sophisticated touch. Gorgeous modern kitchen with quartz countertops, a waterfall island with breakfast bar, and premium appliances. Custom millwork & built-in banquette in the dining area perfect for hosting dinner parties. The luxurious primary retreat boasts double closets and a spa-style ensuite, offering a serene escape at the end of the day. Step outside to your expansive private terrace, complete with a gas BBQ hookup and power, ideal for entertaining or unwinding under the stars. All this, plus a prime location in the coveted Pape School District, moments from Leslieville's vibrant shops, cafes, and transit.					
<b>Extras:</b>					
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-462-1888					



**1000 Dundas St E 9**  
**Toronto Ontario M4M 1R7**  
**Sold: \$1,350,000**  
**List: \$1,299,000**

Toronto E01 South Riverdale Toronto % Dif: 104

**Taxes:** \$3,454.85 / 2025 **For:** Sale **SPIS:** N **DOM:** 9

Condo Townhouse

**#Shares%:**

**Rms:** 7

3-Storey

**Locker#:**

**Bedrooms:** 3

**Unit#:** 9

**Locker Lev/Unit:**

**Washrooms:** 3

**Corp#:** YCC / 514

**Locker Unit:**

1x4x2nd, 1x3xLower,

**Level:** 1

1x2x3rd

**Dir/Cross St:** Dundas/Degrassi

**Prop Mgmt:** Castle Hill Property Mgmt 905-251-0482

**MLS#:** E11956709

**Sold Date:** 02/13/2025

**PIN#:** 115140009

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Part Bsmt	<b>Maint:</b>	\$325	<b>Lndy Lev:</b>	Lower
<b>Fireplace/Stv:</b>	Y	<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>	Built-In / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Private
<b>Apx Sqft:</b>	1800-1999	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	feet	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 3
<b>Exposure:</b>	S	<b>Heat Incl:</b>		<b>#:</b>	9
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Phys Hdcap-Eqp:</b>	N	<b>Cert Level:</b>		<b>Bldg Amen:</b>	
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>			
		Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions			

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	15.81	x 10.79	Hardwood Floor Fireplace W/O To Deck
2	Dining	Ground	15.81	x 11.88	Combined W/Living Hardwood Floor Open Concept
3	Kitchen	Ground	11.29	x 11.65	Centre Island Stainless Steel Appl Large Window
4	Prim Bdrm	2nd	15.81	x 11.68	Semi Ensuite W/I Closet Vaulted Ceiling
5	2nd Br	2nd	15.78	x 10.93	Closet Window Hardwood Floor
6	3rd Br	3rd	15.81	x 15.98	2 Pc Bath Skylight W/O To Deck
7	Laundry	Lower	8.79	x 11.84	3 Pc Bath Access To Garage

**Client Remks:** This is a rare opportunity to own a charming townhouse tucked away in a peaceful enclave in South Riverdale. Set back from the main street. This meticulously maintained home combines convenience and quality living that will suit all. This spacious, bright & renovated townhouse has 3 Bedrooms, 2.5 bathrooms, rare garage entry to laundry room and a gorgeous bathroom with glass shower. Upon entry to the main floor you walk in to this beautiful open concept, well designed living space with a renovated kitchen, large island, pot lights, hardwood floors and living area with wood burning fireplace and w/o to peaceful deck. Walk up floating staircase to second floor with 2 bedrooms. Primary bedroom has vaulted ceiling, entire wall of storage, walk in closet , semi-ensuite & pocket door. The unique third floor loft bedroom includes a wall of custom built-ins, two working stations, 2 piece bathroom and access to another deck. Don't miss out on the chance to make this townhouse your new home. **\*\*EXTRAS\*\*** 3 Parking Spots, Bosch Refrigerator, Bosch DW,GE Oven, LG Microwave, Electrolux Washer & Dryer,ELF's,3rd Floor Built-Ins/W 2 Working Stations, Primary Bedroom Wall To Wall Cupboards With Vanity, CAC, Humidifier, , GD&O,

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-494-7653



**245 Carlaw Ave 210A**  
**Toronto Ontario M4M 2S1**  
Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$5,164.39 / 2024 **For:** Sale **SPIS:** N **DOM:** 6

**Sold: \$1,650,000**  
**List: \$1,679,000**

Condo Apt  
Loft  
**Unit#:** 15  
**Corp#:** TSCC / 1208

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:**  
**Locker Unit:**  
**Level:** 2

**Rms:** 6  
**Bedrooms:** 2  
**Washrooms:** 2  
1x5xMain, 1x2x2nd

**Dir/Cross St:** Queen St E & Carlaw Ave  
**Prop Mgmt:** Esbin Property Management Inc.

**MLS#:** E11927495  
**PIN#:** 122080057

**Sold Date:** 01/22/2025

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Other <b>Apx Age:</b> <b>Apx Sqft:</b> 1800-1999 <b>Sqft Source:</b> Builder floor plans <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$1,085.07 <b>A/C:</b> None <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Surface / 1 <b>Park/Drive:</b> None <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.48	x 14.57	Open Concept B/I Bookcase 5 Pc Bath
2	Dining	Main	9.88	x 18.41	Open Concept Large Window
3	Family	Main	14.63	x 18.41	Open Concept Large Window
4	Kitchen	Main	14.01	x 18.31	Stainless Steel Appl Centre Island Double Sink
5	Office	Main	9.42	x 12.53	Window
6	Br	2nd	13.94	x 11.55	2 Pc Ensuite W/I Closet

**Client Remks:** Chew on this! This is your chance to own this stunning, rarely offered loft in the iconic Wrigley Building. Originally built in a factory producing Wrigley's Chewing Gum, then converted to Live/Work Hard Lofts in 1998 when new owners were able to customize each unit to their liking, this Loft is TRULY one-of-a-kind. Featuring an expansive layout with 14-foot ceilings, versatile living space and a sleek, open-concept kitchen, this Hard-Loft has absolutely everything you need. Perfect for relaxing or entertaining friends and family, and located in Leslieville, one of Toronto's most sought-after neighbourhoods. Don't miss your unique chance to own a rare gem, and true piece of Toronto's rich history.

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK RICHARDS GROUP REALTY LTD. 416-699-0303