




<b>246 Logan Ave B1</b> <b>Toronto Ontario M4M 1J3</b> Toronto E01 South Riverdale Toronto % Dif: 100 <b>Taxes: \$243 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 39</b>		<b>Sold: \$45,000</b> <b>List: \$45,000</b>
Other Other <b>Unit#: 1</b> <b>Corp#: TSCP / 2740</b>	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level: B</b>	<b>Rms:</b> <b>Bedrooms: 0</b> <b>Washrooms: 0</b>
<b>Dir/Cross St:</b> Logan and Queen St E <b>Directions:</b> Queen Street East & Logan <b>Prop Mgmt:</b> Iconpm		

**MLS#:** E12336261      **Sold Date:** 09/19/2025  
**PIN#:** 767400107

<b>Kitchens:</b> <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> <b>Heat:</b> <b>Apx Age:</b> <b>Apx Sqft:</b> 0-499 <b>Sqft Source:</b> 1 <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$56.87 <b>A/C:</b> <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Pets Allowed with Restrictions <b>Interior Feat:</b> None	<b>Balcony:</b> None <b>Ens Lndry:</b> <b>Lndy Lev:</b> <b>Exterior:</b> Other <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <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>
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> One (1) Prime Underground Parking Space Available In The Heart Of The Leslieville!! (There Is No Requirement To Own A Residence In The Building To Own This Parking Space.) Perfect For Local Residents, Local Business Owners In The Area. Climate Controlled And Double Doors Very Secure Condo Parking Garage South Of Queen Street East; Just Steps From The Starbucks, A&W, TD Bank, Pet Valu!! Currently Tenanted At \$200 On Month To Month. <b>Inclusions:</b> (1) Garage Fob <b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-699-9292					

	<b>45 Connaught Ave 304</b> <b>Toronto Ontario M4L 2V8</b> Toronto E01 Greenwood-Coxwell Toronto % Dif: 103 <b>Taxes:</b> \$0 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 33		<b>Sold: \$430,000</b> <b>List: \$419,000</b>
	Condo Apt Apartment <b>Unit#:</b> 4 <b>Corp#:</b> TBD*** / 0	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> 1 In <b>Level:</b> 3	<b>Rms:</b> 2 <b>Bedrooms:</b> 0 <b>Washrooms:</b> 1 1x4x3rd
<b>Dir/Cross St:</b> Queen St/ Coxwell Ave <b>Directions:</b> Queen St/ Coxwell Ave <b>Prop Mgmt:</b> TBD			

<b>MLS#:</b> E12317228		<b>Sold Date:</b> 09/02/2025	
<b>PIN#:</b>			
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$0	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Vinyl Siding	
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Surface / 0	
<b>Apx Age:</b> New	<b>UFFI:</b>	<b>Park/Drive:</b> Surface	
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b> Y	<b>Drive:</b> Surface	
<b>Sqft Source:</b> builder	<b>Retirement:</b> N	<b>Park Type:</b> None	
<b>Exposure:</b> S	<b>HST Applicable to:</b> Included In	<b>Park/Drv Spcs:</b> 0	<b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Sale Price:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b> Y	<b>Prk Lvl/Unit:</b>	
<b>Survey Type:</b> Unknown	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b> Y	
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	<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> Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		
	<b>Interior Feat:</b> Countertop Range, Intercom, Storage	<b>Bldg Amen:</b> Bike Storage	
	<b>Security Feat:</b> Smoke Detector, Alarm System	<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>
<b>Client Remks:</b> Location, Quality and Value - Welcome to Connaught45! The spaciousness of this unit and functionality of its layout is unlike anything you've seen in a new building, a true spacious condo living. This unbelievable brand new boutique building will put you in one of the most desired areas in Leslieville, minutes to The Beaches at a price that can't be beat! If you love boutique living and keeping your monthly costs to a minimum, look no further! Thoughtfully designed and tastefully finished, this one bedroom unit features two bathrooms for extra convenience and to accommodate your guests. Tons of natural light, modern appliances, en-suite laundry, open concept, stone countertops. Comes with locker and bike rack. City transit at your door for easy and convenient commuting. Minutes to downtown, and a light walk / bike ride to the beach, boardwalk, Woodbine Park, bike trails, and plethora of shops, restaurants and other local amenities. All-inclusive building maintenance fee is projected to be some of the lowest in the city, leaving you with more money for your lifestyle. An absolute must-see building with many available units of various configurations to suit your exact needs!			
<b>Inclusions:</b> Electric Light Fixtures, Stainless Steel Fridge, Stove, Range Hood Fan and Dishwasher. White Stacked Clothes Washer/Dryer			
<b>Listing Contracted With:</b> RE/MAX EXPERTS 905-499-8800			



**1190 Dundas St 527**  
**Toronto Ontario M4M 0C5**  
Toronto E01 South Riverdale Toronto % Dif: 95  
**Taxes:** \$1,845.44 / 2024 **For:** Sale **SPIS:** N **DOM:** 48  
**Sold: \$460,000**  
**List: \$485,900**  
Condo Apt **#Shares%:** **Rms:** 3  
Apartment **Locker#:** **Bedrooms:** 1  
**Unit#:** 27 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 2493 **Locker Unit:** 1x4  
**Level:** 5  
**Dir/Cross St:** Dundas/Carlaw  
**Directions:** North East corner of Dundas/Carlaw  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** E12291620 **Sold Date:** 09/03/2025  
**PIN#:**

<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> Builder <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$384.35 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Y <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> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> <b>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
<b>Client Remks:</b> Chic & Bright 1-Bedroom in the Heart of Leslieville Move-In Ready! Discover modern living in one of Toronto's most charming downtown pockets---- Leslieville. This freshly renovated and professionally cleaned 1-bedroom, 1-bathroom suite offers style, function, and location all in one sleek package. With just under 500 square feet of efficiently designed space, this unit features exposed concrete 10-foot ceilings, engineered laminate flooring, and beautiful contemporary finishes throughout. The open-concept layout is filled with natural light, creating a warm and airy feel from the moment you walk in. Balcony over looks quiet courtyard with greenery. Building features Crows Theatre and Piano Piano restaurant. Amenities include 24-hour concierge, rooftop terrace with BBQs and lounge, fully equipped gym, stylish party room, guest suites for visitors, and secure bike storage. Enjoy a turn-key lifestyle with a freshly painted interior and tasteful upgraded lighting, all within walking distance to trendy cafes, restaurants, shops, transit, and all that downtown Toronto has to offer. Perfect for first-time buyers, professionals, or investors looking for low-maintenance, high-style urban living. ***All furniture is FOR SALE, Parking Spot available for Sale in building separately ***					
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232					



<b>150 Logan Ave 447</b> <b>Toronto Ontario M4M 0E4</b> Toronto E01 South Riverdale Toronto % Dif: 92 <b>Taxes:</b> \$2,641.08 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 34		
<b>Sold:</b> \$461,800 <b>List:</b> \$499,900		
Condo Apt Apartment <b>Unit#:</b> 47 <b>Corp#:</b> TSCC / 2985	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 299 <b>Level:</b> 4	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat
<b>Dir/Cross St:</b> Eastern & Logan <b>Directions:</b> S of Logan Ave <b>Prop Mgmt:</b> Del Property Management		

**MLS#:** E12436757 **Sold Date:** 11/04/2025  
**PIN#:** 769850207

<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>Year Built:</b> 2023 <b>Apx Sqft:</b> 0-499 <b>Sqft Source:</b> As per builder floorplan <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$341.41 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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> Electric Car Charger, Ensuite Laundry, Lake/Pond, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Other <b>Security Feat:</b> Security System, Concierge/Security, Monitored	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>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> Exercise Room, Gym, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.07	x 11.48	Open Concept	Window Flr to Ceil	W/O To Terrace
2	Dining	Flat	14.07	x 11.48	Open Concept	Laminate	W/O To Terrace
3	Kitchen	Flat	14.07	x 11.48	Quartz Counter	Ceramic Back Splash	B/I Appliances
4	Prim Bdrm	Flat	8.1	x 9.09	Closet	Laminate	Sliding Doors
5	Study	Flat	2.1	x 4.59	Closet	Laminate	

**Client Remks:** Once the Weston Bread Factory, this heritage landmark was reborn just over two years ago as "Wonder Condos" - a bold, urban statement in the heart of Leslieville. This one-bedroom suite is more than a home - its a canvas. Thoughtfully designed with style and function in mind, its flooded with natural light and built for city living. The open-concept living and dining area flows seamlessly onto the crown jewel of the unit - a 161 sqf. east-facing terrace, your private sun-drenched escape perfect for morning coffee, evening drinks, or soaking up city vibes with unobstructed views. The sleek kitchen features engineered quartz countertops, ceramic backsplash, and integrated appliances, while the bedroom offers sliding doors, ample closet space, and a versatile study nook for work or reading. This is a home you'll actually love coming back to - ideal for first-time buyer, pied-a-terre, or downsizers looking for style and practicality. Leslieville lifestyle at your doorstep: cafes, bakeries, breweries, boutiques, and bars. TTC, Lake Ontario, Distillery District, Canary District, and St. Lawrence Market are all a short walk away.

**Inclusions:** Integrated appliances - fridge, glass cooktop, dishwasher, microwave, stacked washer & dryer, all elfs, window coverings, and one locker.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-366-8800



<b>15 Baseball Pl 508</b> <b>Toronto Ontario M4M 0E6</b> Toronto E01 South Riverdale Toronto % Dif: 93 <b>Taxes:</b> \$2,096.37 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 36			<b>Sold: \$465,000</b> <b>List: \$499,900</b>
Condo Apt Apartment <b>Unit#:</b> 8 <b>Corp#:</b> TSCC / 2823	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 5	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1 1x4xMain	
<b>Dir/Cross St:</b> Queen & Broadview <b>Directions:</b> Queen & Broadview <b>Prop Mgmt:</b> First Service Residential			

**MLS#:** E12465848 **Sold Date:** 11/21/2025  
**PIN#:** 768230068

<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> 6-10 <b>Year Built:</b> 2019 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Builder <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> No <b>Locker:</b> None <b>Maint:</b> \$444.21 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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> N <b>Prop Feat:</b> Ensuite Laundry <b>Interior Feat:</b> Carpet Free, Guest Accommodations, Intercom <b>Security Feat:</b> Security Guard, Concierge/Security	<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>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> Bike Storage, Concierge, Exercise Room, Gym, Outdoor Pool, Community BBQ <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Flat	0	0	Hardwood Floor
2	Den	Flat	8.14	x 4.4	
3	Kitchen	Flat	13.98	x 10.6	Hardwood Floor Stainless Steel Appl Stone Counter
4	Living	Flat	13.52	x 10.17	Hardwood Floor Open Concept W/O To Terrace
5	Dining	Flat	13.98	x 10.6	Hardwood Floor Combined W/Kitchen

**Client Remks:** Welcome to Riverside Square - Urban Living at Its Best in Leslieville. Live in one of Toronto's most exciting and connected communities at Riverside Square, located at the vibrant intersection of Queen & Broadview. This beautifully designed 1-bedroom + den, 1-bathroom suite offers a smart and efficient 501 sq ft layout with absolutely no wasted space, plus a 130 sq ft full-length terrace perfect for entertaining or relaxing under the city skyline - complete with a gas BBQ hookup. Inside, enjoy a stylish loft-inspired design featuring 9-foot exposed concrete ceilings, floor-to-ceiling windows, and hardwood flooring throughout. The modern European-style kitchen includes integrated stainless steel appliances, quartz countertops, and sleek cabinetry. The spacious primary bedroom features an oversized closet, and the front entry closet offers impressive storage - easily doubling as a pantry. Located just steps from the Queen streetcar, you're 15 minutes to downtown, 1 minute to the DVP, and surrounded by the best of Leslieville's shops, cafes, and restaurants. Residents enjoy access to top-tier amenities including a rooftop lounge, gym, outdoor pool, and a strong sense of community. Whether you're a first-time buyer, investor, or downsizer, this unit checks every box for modern, connected urban living.

**Inclusions:** Fridge, Stove, Dishwasher, Microwave hood fan, Washer Dryer, All existing light fixtures

**Listing Contracted With:** HOMELIFE KINGSVIEW REAL ESTATE INC. 905-879-7653

	<b>150 Logan Ave 636</b>		<b>Sold: \$475,000</b>		
	<b>Toronto Ontario M4M 0E4</b>		<b>List: \$498,000</b>		
	Toronto E01 South Riverdale Toronto % Dif: 95				
	<b>Taxes:</b> \$2,239 / 2024 <b>For:</b> Sale		<b>SPIS:</b> N	<b>DOM:</b> 48	
Condo Apt		<b>#Shares%:</b>	<b>Rms:</b> 3		
Apartment		<b>Locker#:</b> 65	<b>Bedrooms:</b> 1		
<b>Unit#:</b> 36		<b>Locker Lev/Unit:</b> 2	<b>Washrooms:</b> 1		
<b>Corp#:</b> TSCC / 2985		<b>Locker Unit:</b>	1x3xMain		
		<b>Level:</b> 6			
<b>Dir/Cross St:</b> Logan Ave. & Eastern Ave.					
<b>Directions:</b> Located on the NW intersection of Logan and Eastern Ave					
<b>Prop Mgmt:</b> Del Property Management					
<b>MLS#:</b> E12324036 <b>Sold Date:</b> 09/22/2025					
<b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>PIN#:</b> 769850327					
<b>Kitchens:</b> 1		<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr		
<b>Fam Rm:</b> N		<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y		
<b>Basement:</b> None		<b>Maint:</b> \$337.09	<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 / 0		
<b>Apx Age:</b> 0-5		<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd		
<b>Year Built:</b> 2023		<b>Elev/Lift:</b>	<b>Drive:</b> Underground		
<b>Yr Built Source:</b> MPAC		<b>Retirement:</b> N	<b>Park Type:</b> None		
<b>Apx Sqft:</b> 0-499		<b>HST Applicable to</b> Included In	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0		
<b>Sqft Source:</b> Builder Floor Plan		<b>Sale Price:</b>	<b>Park \$/Mo:</b>		
<b>Exposure:</b> E		<b>Taxes Incl:</b> <b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b>		
<b>Assessment:</b>		<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>Bldg Amen:</b>		
<b>Spec Desig:</b> Unknown		<b>Cable TV Incl:</b> <b>CAC Incl:</b> Y	<b>Com Elem Incl:</b> Y		
<b>Survey Type:</b> None		<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y			
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b> <b>Energy Cert:</b>			
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b> Clear View, Ensuite Laundry, Pets Allowed with Restrictions			
		<b>Interior Feat:</b> Carpet Free			
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Br	Flat	9.61	x 11.09	Closet
2	Living	Flat	10.3	x 21.49	Laminate
3	Dining	Flat	10.3	x 21.49	Combined W/Dining
4	Kitchen	Flat	10.3	x 21.49	Combined W/Kitchen
<b>Client Remks:</b> This like-new 1-bedroom suite at Wonder Condos has an efficient layout with no wasted space. Enjoy unobstructed east views overlooking Logan Street, and a bright bedroom with oversized windows. The contemporary kitchen features quartz countertops, matching backsplash, and integrated appliances, all complemented by upgraded wood laminate flooring throughout. Step outside to your spacious 162 sq. ft. terrace, ideal for relaxing or entertaining. Just steps from the best of Queen Street East and a short walk to the 24-hour streetcar, with easy access to the DVP and Gardiner for seamless commuting. Building amenities include: 24-hour concierge, Gym, Party room, Rooftop terrace with BBQs and city views, Dog wash station, and visitor parking.					
<b>Inclusions:</b> Refrigerator, Stove, Cooktop, Dishwasher, Over-the-Range Microwave, Washer & Dryer. All Window Coverings. All ELF's.					
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-465-7850					

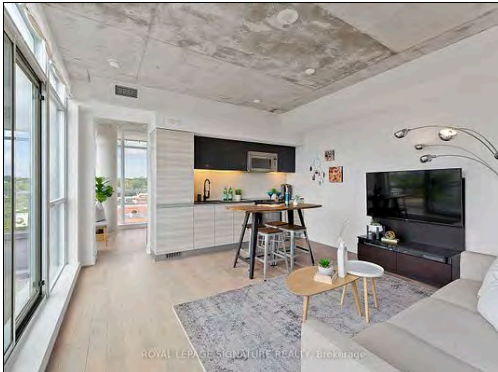



<b>899 Queen St E 605</b> <b>Toronto Ontario M4M 0C8</b> Toronto E01 South Riverdale Toronto % Dif: 99 <b>Taxes:</b> \$2,737.34 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 14		
Condo Apt Apartment Unit#: 5 Corp#: TSCP / 2742	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 6	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xMain
<b>Dir/Cross St:</b> Queen St. E & Logan <b>Directions:</b> Queen St E & Logan <b>Prop Mgmt:</b> GPM Property Management Inc.		

**MLS#:** E12410433 **Sold Date:** 10/01/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Ensuite <b>Maint:</b> \$461.79 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Other <b>Security Feat:</b> Security System	<b>Balcony:</b> Jlte <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <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> Bike Storage, Exercise Room, 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
<b>Client Remks:</b> Your Private Retreat Above the Energy of Queen Street. Life at the corner of Queen and Logan is always buzzing, but inside Unit 605 you'll find calm, comfort, and a layout that makes sense. This 611-square-foot, 1-bedroom, 1-bath home was designed to feel welcoming and livable, never like a downtown shoebox. The entryway separates the bathroom from the living area, the kitchen sits at the centre of the unit for cooking and gathering, and the bedroom offers a quiet retreat away from street activity. High ceilings and natural light make the space feel open and airy, while the top-floor location adds privacy along with sweeping north-facing views over treetops and the neighbourhood. From here, you'll catch glowing sunsets and a unique cross-section of the city that feels both vibrant and peaceful. A custom kitchen island doubles your counter space and storage, perfect for dinner prep or casual drinks with friends. The in-unit storage locker makes it easy to tuck away skis, camping gear, and all the seasonal extras Toronto life requires. The building itself is equally thoughtful. Host rooftop dinners under the city lights, enjoy a spotless gym, fire up the BBQ terraces, or take advantage of the dog wash after a park visit. Parcel lockers, bike storage, and attentive management keep day-to-day living seamless, while the community lounge and engaged board foster a true sense of connection among neighbours. Step outside and you are in the heart of Leslieville. Morning coffee at Isle of Coffee, dinner at Lake Inez, tacos at El Hijo de Tizoc, or a pint at Black Lab or Aving, all just minutes away. Stock your fridge at Rowe Farms or Farm Boy, stretch your legs at Jimmy Simpson Park, or bike to Woodbine Beach. Downtown is only 15 minutes by streetcar or bike, though the neighbourhood vibe makes it hard to leave. Unit 605 is a peaceful city home that balances lifestyle, convenience, and comfort.					
<b>Inclusions:</b> All window coverings, all appliances, all light fixtures (minus exclusions),					
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000					

		<b>1190 Dundas St E 1021</b>		<b>Sold: \$520,000</b>			
		<b>Toronto Ontario M4M 0C5</b>		<b>List: \$508,888</b>			
		Toronto E01 South Riverdale Toronto % Dif: 102					
		<b>Taxes:</b> \$2,360.29 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 4					
Condo Apt		#Shares%:		Rms: 4			
Apartment		Locker#:		Bedrooms: 1			
Unit#: 21		Locker Lev/Unit: Level B		Washrooms: 1			
Corp#: TSCC / 2493		Locker Unit: 45		1x4xFlat			
		Level: 10					
Dir/Cross St: Carlaw Avenue & Dundas Street East							
Directions: Carlaw Avenue & Dundas Street East							
Prop Mgmt: First Service Residential - Mohsan (416-466-5238)							
MLS#: E12462241 Sold Date: 10/19/2025							
PIN#:							
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open			
Fam Rm: N		Locker: Owned		Ens Lndry: Y			
Basement: None		Maint: \$491.03		Lndy Lev:			
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick / Concrete			
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: None / 0			
Apx Age: 6-10		UFFI:		Park/Drive:			
Year Built: 2015		Elev/Lift:		Drive:			
Yr Built Source: MPAC		Retirement: Included In		Park Type: None			
Apx Sqft: 500-599		HST Applicable to Sale Price:		Park/Drv Spcs: 0 Tot Prk Spcs: 0			
Sqft Source: 558 Sqft		Taxes Incl:		Park \$/Mo:			
Exposure: Nw		Water Incl: Y		Prk Lvl/Unit:			
Assessment:		Heat Incl: Y Hydro Incl:		Bldg Amen:			
Spec Desig: Unknown		Cable TV Incl: CAC Incl: Y		Bbqs Allowed, Bike Storage, Concierge, Rooftop Deck/Garden, Community BBQ, Elevator			
Survey Type: None		Bldg Ins Incl: Y Prkg Incl:		Com Elem Incl: Y			
Phys Hdcap-Eqp:		Cert Level: Energy Cert:					
		GreenPIS:					
		Prop Feat: Clear View, Electric Car Charger, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit					
		Interior Feat: Carpet Free					
		Security Feat: Carbon Monoxide Detectors, Security Guard, Concierge/Security, Smoke Detector					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.29	x 14.27	W/O To Balcony	Open Concept	Hardwood Floor
2	Dining	Flat	13.29	x 14.27	Combined W/Living	Hardwood Floor	Large Window
3	Kitchen	Flat	13.29	x 14.27	Stainless Steel Appl	Combined W/Dining	Hardwood Floor
4	Br	Flat	11.98	x 8.99	W/W Closet	Hardwood Floor	Vaulted Ceiling
<b>Client Remks:</b> Here Is Your Opportunity To Call Leslieville HOME! Freshly Repainted & Cleaned, This Functional North-West Corner 1 Bedroom Unit Greet's You & Your Guests With A Gallery Wall Where You Can Showcase Your Art Collection Away From The Elements. A Spa-Inspired 4 Piece Bathrooms Allows For Both Quick Showers In The Morning And Spa-Inspired Baths To Recharge And Dial Back Into Your Work-Life Balance. The Modern Kitchen With Panel-Ready Appliances Is Great For Your Meal Prep Or Setting Your Friday Charcuterie Board! Enjoy City Skyline Views & Jaw-Dropping Sunsets You'll Love And Pinch Yourself For Daily! The Full Width Balcony Allows You To Clean Your Windows Anytime You Desire And Includes A Gas Line To BBQ And Host More Of Your Peeps! The Bedroom Fits A Queen Sized Bed With Wall To Wall Closet For More Storage Than The Average Condo This Size. The Condo also includes Ensuite Laundry With Large Format Front-Load Washer & Dryer. Both A Private Bicycle Locker & A Premium Locker On The 8th Floor Are Also Included! Great Amenities Include A Gym, Two Guest Suites, 24hrs Concierge & A Rooftop Terrace With Two Napoleon Communal BBQ's & Ample Lounging Space To Dine Al Fresco With A Larger Group Of Friends& Take In More Views Of The Lake Or The City. The Location Is Hard To Beat With All One Needs From Dining to Running Errands & Public Transit At Your Front Door With Easy Access To The Gardiner, DVP & Current Pape Subway Station. Savvy Buyers Will Appreciate The Future Growth In Value Being Walking Distance From The Future Subway Station Merely Steps Away At Gerrard &Carlaw. It's The Perfect Condo For A First-Time Home Owner, Someone Desiring A Pied-A-Terre Or Investors Alike. Very Easy to show!							
<b>Inclusions:</b> Inclusions: Existing Appliances (Fridge, Stove, Microwave, Built-In Dishwasher). Existing Front Load Washer & Dryer, Existing Elf's & Existing Window Covering.							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355							



140 Broadview Ave 61  
Toronto Ontario M4M 0A8  
Toronto E01 South Riverdale Toronto % Dif: 134  
Taxes: \$2,880.45 / 2025 For: Sale SPIS: N DOM: 4

Sold: \$535,000  
List: \$399,800

Condo Townhouse #Shares%:  
Loft Locker#: Rms: 3  
Unit#: 6 Locker Lev/Unit: B Bedrooms: 1  
Corp#: TSCC / 2339 Locker Unit: 62 & Washrooms: 1  
Level: A 1x4xFlat  
Dir/Cross St: Broadview / Queen St E  
Directions: Broadview / Queen St E  
Prop Mgmt: GPM Property Management Inc.

MLS#: E12447344 Sold Date: 10/10/2025  
PIN#:

Kitchens: 1  
Fam Rm: N  
Basement: None  
Fireplace/Stv: N  
Heat: Forced Air / Gas  
Apx Age: 0-5  
Apx Sqft: 500-599  
Sqft Source: Plans  
Exposure: W  
Assessment:  
Spec Desig: Unknown  
Survey Type: None  
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions  
Locker: Owned  
Maint: \$365.31  
A/C: Central Air  
Central Vac: N  
UFFI:  
Elev/Lift: Retirement:  
HST Applicable to Included In  
Sale Price:  
Taxes Incl: Water Incl: Y  
Heat Incl: Hydro Incl:  
Cable TV Incl: CAC Incl:  
Bldg Ins Incl: Y Prkg Incl: Y  
Cert Level: Energy Cert:  
GreenPIS:  
Prop Feat: Ensuite Laundry, Fenced Yard,  
Library, Park, Pets Allowed with Restrictions,  
Place Of Worship, Public Transit, Rec Centre  
Interior Feat: Other


Balcony: Terr  
Ens Lndry: Y  
Lndy Lev:  
Exterior: Brick  
Gar/Gar Spcs: Underground / 1  
Park/Drive: Undergrnd  
Drive: Underground  
Park Type: Owned  
Park/Drv Spcs: 1 Tot Prk Spcs: 1  
#: 12  
Park \$/Mo:  
Prk Lvl/Unit:  
Bldg Amen: Bbqs Allowed  
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.99	x 16.5	W/O To Patio	Large Window	Open Concept
2	Dining	Flat	14.99	x 16.5	Combined W/Dining	Hardwood Floor	
3	Kitchen	Flat	14.99	x 16.5	Stainless Steel Appl	O/Looks Living	Hardwood Floor
4	Prim Bdrm	Flat	12.66	x 8.99	Double Closet	Hardwood Floor	

Client Remks: Tucked quietly off Broadview, this well-laid-out one-bedroom garden suite offers comfort, function, and charm. Featuring an open-concept layout with room for a home office, high ceilings, and a modern kitchen and bath. Step out to your private terrace with gas BBQ hookup, a perfect spot to unwind. Includes parking and two lockers for added convenience. Enjoy all that Riverside has to offer, steps to Queen St E, Lady Marmalade, streetcar, and minutes to downtown and major highways. Perfect for first-time buyers, investors, or downsizers looking for a peaceful hideaway in a vibrant east-end community.

Inclusions: Microwave, Gas Stove, Fridge, Diswasher, Washer, Dryer, All ELF's.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-699-9292



**1201 Dundas St E 706**  
**Toronto Ontario M4M 1S2**  
 Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$2,496.03 / 2025 **For:** Sale **SPIS:** N **DOM:** 8

**Sold: \$540,000**  
**List: \$548,888**

Condo Apt **#Shares%:** **Rms:** 4 + 1  
 Loft **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 6 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 2273 **Locker Unit:** 1x4xMain  
**Level:** 7

**Dir/Cross St:** Dundas St E. and Carlaw Ave  
**Directions:** Corner of Dundas St E. and Carlaw Ave  
**Prop Mgmt:** Horizon Property Management Inc. 416-332-4988

**MLS#:** E12382382 **Sold Date:** 09/12/2025  
**Assignment:** N **PIN#:** 762730054

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> 11-15 <b>Year Built:</b> 2012 <b>Apx Sqft:</b> 600-699 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Per previous floorplan <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$486.53 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> 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> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls <b>Security Feat:</b> Smoke Detector	<b>Balcony:</b> None <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>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> Party/Meeting Room, Rooftop Deck/Garden, Community BBQ, Elevator <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	8.53	x 7.55	Quartz Counter	O/Looks Dining	Hardwood Floor
2	Living	Main	11.78	x 17.26	Hardwood Floor	Large Window	Combined W/Dining
3	Prim Bdrm	Main	8.99	x 8.86	Large Closet	Large Window	Hardwood Floor
4	Bathroom	Main	9.12	x 5.91	4 Pc Bath	Ceramic Floor	Soaker
5	Den	Main	9.12	x 5.91	Hardwood Floor	Murphy Bed	

**Client Remks:** Welcome to Suite 706 at the Flatiron Lofts a modern, sun-filled 1+1 bedroom in the heart of Leslieville. Featuring exposed concrete 9' ceilings, an open-concept layout, and a den that functions perfectly as a home office or guest space (with Murphy bed included!), this suite checks all the boxes. Large windows flood the living and bedroom areas with natural light, while the kitchen (with Gas Range) flows seamlessly into the living space for easy entertaining. Enjoy reasonable monthly fees in a well-managed, coveted boutique building, complete with a beautiful, serene rooftop terrace offering skyline views and BBQs, a party/meeting room, and ample visitor parking. Live just steps from Gerrard Square, Crows Theatre, Maha's Cafe, Hone Fitness, Jimmie Simpson Park, and all the incredible shops, restaurants, and studios that make Leslieville one of Toronto's most sought-after neighbourhoods. Transit, parks, and local gems are right outside your door! Suite has just been freshly painted and comes with a brand new Microwave/range fan and brand new dishwasher. Turnkey and ready to move in! See attached feature sheet for more details and a full list of nearby spots that will make you fall in love with living here.

**Inclusions:** Existing Appliances: Fridge, Gas Range, New Microwave/Range Fan (Aug 2025), New Dishwasher (Aug 2025), Washer, Dryer, Murphy Bed, Kitchen Pantry, White Shelving Unit along Concrete Wall, Window Roller Blinds, All Electric Light Fixtures.

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888



<b>45 Connaught Ave 401</b> <b>Toronto Ontario M4L 2V8</b> Toronto E01 Greenwood-Coxwell Toronto % Dif: 100 <b>Taxes:</b> \$2,001.60 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 8			<b>Sold: \$541,876</b> <b>List: \$539,900</b>
Condo Apt Apartment <b>Unit#:</b> 01 <b>Corp#:</b> TBD / 0	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 4	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat	
<b>Dir/Cross St:</b> Queen St/Coxwell Ave <b>Directions:</b> Queen St/Coxwell Ave <b>Prop Mgmt:</b> 2459183 Ontario inc			

**MLS#:** E12435342 **Sold Date:** 10/08/2025  
**PIN#:**

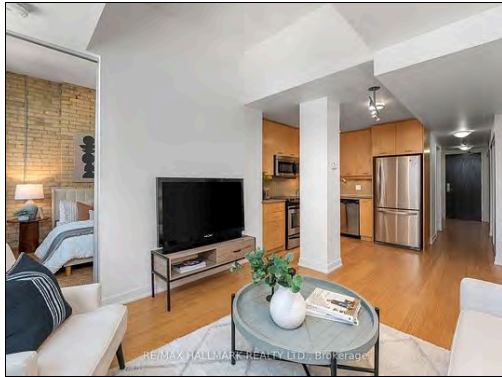
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Floorplans <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$470.50 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> N <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <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> Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Interior Feat:</b> Countertop Range <b>Security Feat:</b> Smoke Detector, Alarm System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Surface / 1 <b>Park/Drive:</b> Surface <b>Drive:</b> Surface <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> Bike Storage <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.4	x 8.4	Broadloom	Combined W/Dining	Open Concept
2	Dining	Flat	12.99	x 8.5	Broadloom	Combined W/Living	
3	Kitchen	Flat	17.45	x 6.1	Stainless Steel Appl	Backsplash	
4	Br	Flat	10.99	x 12.17	Broadloom	Closet	W/O To Balcony

**Client Remks:** An unbeatable east end opportunity - This bright 1-bedroom condo at 45 Connaught Ave offers exceptional value in one of Toronto's most dynamic neighbourhoods. Offering over 600 sq. ft. of functional space, the layout includes an open-concept living and dining area, a modern kitchen with stainless steel appliances and backsplash, and a generously sized bedroom filled with natural light with a walk-out to a large southwest-facing balcony extending your overall living space. Surface parking and an owned locker add everyday convenience. Maintenance fees cover all utilities (hydro, heat, water, and A/C), making this a smart and stress-free choice for buyers, all wrapped up in an incredible area. Stroll to Queen Street for cafes, restaurants, and shopping, spend weekends on the boardwalk at Woodbine Beach or Ashbridge's Bay, and enjoy easy access to nearby parks, schools, and recreation centres. With the TTC just steps away, you're only minutes from downtown while still enjoying the relaxed, community-focused feel of the east end. Opportunities like this are rare - Whether you're buying your first home, investing, or downsizing, this condo delivers lifestyle and value that simply can't be matched. Act fast.

**Inclusions:** All appliances (fridge, cooktop, built-in hoodrange, dishwasher), Washer & Dryer. Taxes not yet assessed.

**Listing Contracted With:** Signature Elite Realty Ltd. 416-269-5529



**201 Carlaw Ave 239**  
**Toronto Ontario M4M 2S1**  
 Toronto E01 South Riverdale Toronto % Dif: 93  
**Taxes:** \$2,850.45 / 2025 **For:** Sale **SPIS:** N **DOM:** 28

**Sold: \$555,000**  
**List: \$599,900**

Condo Apt **#Shares%:** Rms: 4  
 Loft **Locker#:** B91 **Bedrooms:** 1 + 1  
**Unit#:** 39 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 2073 **Locker Unit:** 1x4xMain  
**Level:** 2

**Dir/Cross St:** Queen & Carlaw  
**Directions:** Queen & Carlaw  
**Prop Mgmt:** 360 Community Management

**MLS#:** E12462898 **Sold Date:** 11/12/2025  
**PIN#:**

<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> 600-699 <b>Sqft Source:</b> MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Other,Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$501.92 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B56 <b>Bldg Amen:</b> Bbqs Allowed, 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	Main	11.19	x 10.96	Combined W/Kitchen
2	Kitchen	Main	13.02	x 8.2	Combined W/Living
3	Br	Main	10.27	x 10.66	
4	Den	Main	10.96	x 7.81	
5	Bathroom	Main	7.48	x 4.72	

**Client Remks:** This is the real deal - an authentic conversion loft that checks all the boxes! 1+ Den w/ owned parking and locker included! This prime Leslieville loft in The Printing Factory features original exposed brick, bamboo floors, sunny western exposure, and a completely separate office/den perfect for the busy professional! The layout is smart and functional, featuring an open-concept kitchen with quartz counters and stainless steel appliances, A stacked washer/dryer, and lots of ensuite storage (plus a locker!). Set in the heart of Leslieville at Carlaw and Queen, you'll enjoy vibrant cafes, restaurants, shops, and easy transit at your doorstep, with quick access to downtown, the DVP, and the Beaches. This is authentic loft living, industrial roots blended seamlessly with modern design.

**Inclusions:** Fridge, stove, dishwasher, microwave, stacked washer & dryer, all window coverings & elfs.

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



<b>45 Connaught Ave 202</b> <b>Toronto Ontario M4L 2V8</b> Toronto E01 Greenwood-Coxwell Toronto % Dif: 103 <b>Taxes:</b> \$3,300 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 9			<b>Sold: \$565,000</b> <b>List: \$549,000</b>
Condo Apt Apartment <b>Unit#:</b> 02 <b>Corp#:</b> TBD / 0	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 2	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat	
<b>Dir/Cross St:</b> Queen St/Coxwell Ave <b>Directions:</b> Queen St/Coxwell Ave <b>Prop Mgmt:</b> 2459183 Ontario Inc.			

**MLS#:** E12494718 **Sold Date:** 11/09/2025  
**PIN#:**


<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> New <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Builder <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$477 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <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> Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Interior Feat:</b> Countertop Range <b>Security Feat:</b> Smoke Detector, Alarm System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Vinyl Siding <b>Gar/Gar Spcs:</b> Surface / 1 <b>Park/Drive:</b> Surface <b>Drive:</b> Surface <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> Bike Storage <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	11.71	x 13.29	Broadloom Open Concept
2	Dining	Flat	10.3	x 11.35	Broadloom Combined W/Living W/O To Balcony
3	Kitchen	Flat	10.3	x 4.04	Stainless Steel Appl Backsplash
4	Br	Flat	10.3	x 11.15	Broadloom Closet Window

**Client Remks:** Modern Living in the Heart of Leslieville - Where Style, Function, and Location Align. Welcome to this brand-new condominium, offering thoughtfully designed living space and a bright, open-concept layout ideal for modern urban living. The spacious living and dining area flows seamlessly into a contemporary kitchen with stainless steel appliances, tiled backsplash, and plenty of storage. The bedroom is spacious and filled with natural light, while a living room walk-out to the balcony extends the living area, creating the perfect spot for morning coffee or evening relaxation. Enjoy everyday ease with ensuite laundry and all-inclusive maintenance fees that cover hydro, heat, water, and air conditioning - a truly low-maintenance, worry-free lifestyle. Located just steps from Queen Street East, Woodbine Beach, Ashbridge's Bay, and Toronto's best parks, with shops, restaurants, and TTC transit at your door and downtown only minutes away, this home offers unbeatable convenience. Perfect for first-time buyers or investors, this suite delivers exceptional value, rentability, and long-term appeal-one of the best price-per-square-foot opportunities in the city. Price includes HST and builder/development closing costs. UPGRADES AVAILABLE - Premium Flooring ( to be carpet free ) + Oven. Add Parking for an additional \$30,000 while spaces are available

**Inclusions:** All appliances (fridge, cooktop, built-in hoodrange, dishwasher), Washer & Dryer. Taxes not yet assessed. Surface parking spot for 1 car available for additional \$30,000.

**Listing Contracted With:** Signature Elite Realty Ltd. 416-269-5529

	<b>1209 Queen St E 5</b> <b>Toronto Ontario M4M 3H4</b> Toronto E01 South Riverdale Toronto % Dif: 95 <b>Taxes:</b> \$2,725 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 17			<b>Sold: \$570,000</b> <b>List: \$599,000</b>	
	Condo Townhouse 3-Storey <b>Unit#:</b> 5 <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> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 2 2x4		
	<b>Dir/Cross St:</b> Leslie/Queen <b>Directions:</b> Leslie/Queen <b>Prop Mgmt:</b> ROYALE GRANDE PROPERTY MANAGEMENT				
<b>MLS#:</b> E12375148 <b>Sold Date:</b> 09/19/2025 <b>PIN#:</b> 114420021					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Baseboard / Electric <b>Apx Age:</b> <b>Year Built:</b> 1978 <b>Apx Sqft:</b> 1000-1199 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$810 <b>A/C:</b> None <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> <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>Interior Feat:</b> Carpet Free			
<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> <b>Drive:</b> <b>Park Type:</b> Exclusive <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>					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
<b>Client Remks:</b> Power of Sale**Prime Location**Ample Natural Light**Walkout to Private Balcony**3 Bedroom**Spacious Bedrooms and Living Area**Perfect to Renovate the Way you Dream**Property and Contents Being Sold As Is Where Is**Buyer and Buyer Agent Verify All Measurements**LA relates to Seller**Seller with Take Back Mortgage at 7.99% with 15% down**Motivated Seller**Don't Miss Out!!					
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232					



**1190 Dundas St E 318**  
**Toronto Ontario M4M 0C5**  
 Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$2,567.88 / 2024 **For:** Sale **SPIS:** N **DOM:** 21  
**Sold: \$580,000**  
**List: \$590,000**  
 Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 66 **Bedrooms:** 1 + 1  
**Unit#:** 318 **Locker Lev/Unit:** 4 **Washrooms:** 1  
**Corp#:** TSCP / 2493 **Locker Unit:** 1x4xFlat  
**Level:** 3  
**Dir/Cross St:** Dundas St E & Carlaw Ave  
**Directions:** Dundas St & Carlaw Ave  
**Prop Mgmt:** Crossbridge Condominium Services 416 510-8700

**MLS#:** E12407162 **Sold Date:** 10/07/2025  
**PIN#:** 764930061

<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> 2015 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 600-699 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> W <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$611.53 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> N <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor	<b>Balcony:</b> None <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>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> #76 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> LEVEL B <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.9	x 9.97	Hardwood Floor	West View	Window Flr to Ceil
2	Dining	Main	24.9	x 9.97	Hardwood Floor	Open Concept	West View
3	Kitchen	Main	24.9	x 9.97	Hardwood Floor	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	Main	10.3	x 9.15	Hardwood Floor	Large Closet	Window Flr to Ceil
5	Den	Main	9.42	x 9.15	Hardwood Floor	Large Closet	
6	Foyer	Main	5.38	x 3.48	Hardwood Floor		

**Client Remks:** Forget everything you know about city condos. This isn't just a unit; it's a lifestyle. This is your moment to get into one of Toronto's hottest neighborhoods. We're talking about a bright, sleek 1-bedroom plus den that's been designed for modern living. Those windows? They're a feature, not a detail. Floor-to-ceiling glass gives you insane west-facing views and fills the entire space with natural light. The design is all edge. The concrete loft-style ceilings give it a cool, unique vibe, and the open-concept layout is perfect for entertaining. The kitchen is clean and modern, and the den? It's not a closet. The oversized 9x10 ft den is big enough to be your home office, dining room, or even a second bedroom flexibility you wont find in most condos. And the amenities? They're on another level. This building gives you a rooftop terrace with BBQs, a full gym, and a 24-hour concierge. A dedicated parking spot and locker are also included, because those are non-negotiable. This isn't just a unit; it's a launchpad for your life. And then there's the location: Leslieville. Once an industrial hub, now the East End's cultural hotspot. We're talking morning coffee from indie cafes like Te Aro, brunch at Maha's or Lady Marmalade, and dinner at Descendant Pizza or MARU Japanese Bistro. And for those nights out, its rooftop drinks at The Broadview Hotel. All of this is just steps from your door. You also get top-tier amenities, including a rooftop terrace with BBQs, a full gym, and a 24-hour concierge. A dedicated parking spot and locker are also included. Plus, you're just a 15-minute streetcar ride to Union Station & the Financial District. The value here is undeniable. The only question is, are you ready to own it?

**Inclusions:** Built-In Fridge, and Dishwasher. Stove and Microwave/Range Hood Combo. Front-Load Fridgidaire Washer & Dryer in Laundry Room. All Window Coverings & All Electric Light Fixtures.

**Listing Contracted With:** RE/MAX EXCEL ADVANTAGE REALTY 905-597-0800



**45 Baseball Pl 611**  
**Toronto Ontario M4M 0H1**  
 Toronto E01 South Riverdale Toronto % Dif: 99  
**Taxes:** \$2,767.50 / 2025 **For:** Sale **SPIS:** N **DOM:** 19  
**Sold:** \$583,000  
**List:** \$589,900  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 11 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 3009 **Locker Unit:** 1x4xFlat  
**Level:** 06  
**Dir/Cross St:** Queen/ Broadview  
**Directions:** Building Entrance on Baseball Place  
**Prop Mgmt:** Crossbridge Condominium Services 416-519-3830

**MLS#:** E12361053 **Sold Date:** 09/11/2025  
**Assignment:** N **Fractional Ownership:** N **PIN#:**

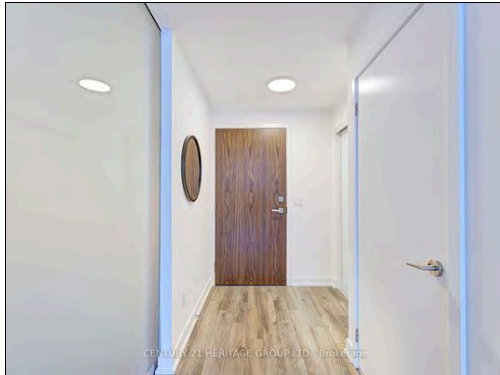
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Year Built:</b> 2023 <b>Yr Built Source:</b> Plans <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Builder's Plan - 660 + 80 sf = 740 sf <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b> N	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$443.51 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> Y <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Concierge/Security, Security System, Smoke Detector	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>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	Flat	22.01	x 10.01	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	22.01	x 10.01	Laminate	Combined W/Living	
3	Kitchen	Flat	22.01	x 10.01	B/I Appliances	Quartz Counter	Backsplash
4	Prim Bdrm	Flat	11.52	x 8.99	Laminate	Double Closet	Window Flr to Ceil
5	2nd Br	Flat	9.51	x 8.99	Laminate	Double Closet	Sliding Doors

**Client Remks:** Experience modern urban living at Riverside Square. This two-bedroom condo is flooded with natural light from its sunny south-facing exposure and oversized windows. The smartly designed 740 sf suite including full 80 sf balcony provide a perfect balance of indoor and outdoor space. You'll love the sleek, high-end finishes throughout, including a designer kitchen with integrated appliances, quartz countertops, and stylish laminate flooring. Located in the heart of Riverside, you're just steps from Queen Street's most fashionable shops and a short walk to streetcar lines for a quick 20-minute commute to the Financial District & Subway. Minutes to DVP & Gardiner. Plus, enjoy incredible amenities like an outdoor pool, rooftop terrace, and a well-equipped gym.

**Inclusions:** Newer Integrated [Fridge, Stove, Dishwasher, Over-the-Range Microwave], Washer & Dryer. All Window Coverings & Electric Light Fixtures.

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

	<b>30 Baseball PI 522</b> <b>Toronto Ontario M4M 0E8</b> Toronto E01 South Riverdale Toronto % Dif: 97 <b>Taxes:</b> \$2,820.28 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 62		<b>Sold: \$610,000</b> <b>List: \$629,000</b>		
	Condo Apt Apartment <b>Unit#:</b> 22 <b>Corp#:</b> TSCP / 2926	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 5	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat		
<b>Dir/Cross St:</b> Queen & Broadview <b>Directions:</b> Queen & Broadview <b>Prop Mgmt:</b> Crossbridge Condominium Services					
<b>MLS#:</b> E12401931 <b>Sold Date:</b> 11/14/2025 <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> MPAC <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> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$688.88 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free			
<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>Drive:</b> Underground <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>
<b>Client Remks:</b> A bright, airy, and urban 2-bedroom, 2-bathroom suite located in a lively and vibrant neighborhood, offering both comfort and convenience. The primary bedroom features an ensuite bathroom. The suite also boasts a spacious balcony off the living room perfect for morning coffee or small gatherings. Enjoy easy access to Queen Street, Broadview Avenue, and the DVP, all within walking distance. A wide selection of shops, restaurants, cafes, and entertainment options are right at your doorstep. Convenient access to the TTC ensures a quick commute to the downtown core. Outstanding building amenities include a rooftop outdoor pool, sun deck/garden, lounge, professional gym, guest suite, and 24-hour concierge service.					
<b>Inclusions:</b> Fridge, Stove, Dish Washer, Rangehood, Washer/Dryer, Window Coverings, ELFs					
<b>Listing Contracted With:</b> CENTURY 21 HERITAGE GROUP LTD. 905-764-7111					



<b>25 Baseball PI 1006</b>			<b>Sold: \$618,000</b>		
<b>Toronto Ontario M4M 0E7</b>			<b>List: \$499,000</b>		
Toronto E01 South Riverdale Toronto % Dif: 124					
<b>Taxes:</b> \$2,850.45 / 2025		<b>For:</b> Sale		<b>SPIS:</b> N	<b>DOM: 3</b>
Comm Element Condo	<b>#Shares%:</b>		<b>Rms:</b> 5		
Apartment	<b>Locker#:</b>		<b>Bedrooms:</b> 2		
<b>Unit#:</b> 17	<b>Locker Lev/Unit:</b> Level B		<b>Washrooms:</b> 1		
<b>Corp#:</b> TSCC / 2823	<b>Locker Unit:</b> 172		1x4xFlat		
		<b>Level:</b> 10			
<b>Dir/Cross St:</b> Queen & Broadview					
<b>Directions:</b> Queen & Broadview					
<b>Prop Mgmt:</b> First Service Residential-416-519-9938					

**MLS#:** E12380038 **Sold Date:** 09/07/2025  
**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$585.28	<b>Lndy Lev:</b>	Main
<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>	Undergrnd
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Drive:</b>	Underground
<b>Sqft Source:</b>	MPAC + Builder	<b>Retirement:</b>	Included In	<b>Park Type:</b>	Owned
<b>Exposure:</b>	S	<b>HST Applicable to</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>		<b>Sale Price:</b>		<b>#:</b>	45
<b>Spec Desig:</b>	Unknown	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Survey Type:</b>	Unknown	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b>	Level B
<b>Phys Hdcap-Eqp:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y	<b>Bldg Amen:</b>	Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
		<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b> Y	<b>Com Elem Incl:</b>	Y
		<b>Cert Level:</b>	<b>Energy Cert:</b>		
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, River/Stream, School		
		<b>Interior Feat:</b>	Carpet Free		
		<b>Security Feat:</b>	Smoke Detector, Carbon Monoxide Detectors		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.56	x 10.56	W/O To Balcony	South View	Laminate
2	Dining	Flat	21.56	x 10.56	Combined W/Living	Open Concept	Laminate
3	Kitchen	Flat	21.56	x 10.56	Combined W/Dining	Modern Kitchen	B/I Appliances
4	Prim Bdrm	Flat	10.86	x 9.94	Window Flr to Ceil	South View	B/I Closet
5	2nd Br	Flat	10.79	x 9.74	Glass Doors	B/I Closet	Laminate

**Client Remks:** A Rarely Offered Luxury Two Bedroom Suite Located In The Heart Of Torontos Vibrant Riverside Square: Future Growth Potential! With The Ontario Line Under Development And The East Harbour Transit Hub Coming Soon, This Area Is Poised For Major Growth & Making This An Even Better Investment \* Large 665 Sqft 2 Bedrooms - Incredible Unobstructed Forever City & South Riverside Views \* Fantastic, Bright and Airy Open Concept Layout With Soaring 9 Feet Ceilings and Fresh New Paint Throughout \* Primary Bedroom W/ Expansive Floor-To-Ceiling Windows That Flood The Space With Natural Light \* Living Room Walkout To Balcony W/ Unobstructed Clear South View \* High-End Modern Kitchen W/ Built-In Appliances & Quartz Countertop & Backsplash \* One Owned Parking and One Owned Locker Included \* Breathtaking Rooftop Infinity Pool, Terrace, Gym, Games Room, Party Room, Yoga Studio, And More \* 24-Hour Concierge \* Steps To Queen Street East, Surrounded By Cafes, Restaurants, And Shops, With Easy Access To TTC Streetcars \* Easy Access To DVP/Gardiner Express \* 99 Walk Score \* Move-In Ready \* Must See!!

**Inclusions:** All Existing: B/I Fridge, B/I Dishwasher, Stainless Steel Stove, Range Hood. Stacked Washer/Dryer. All Electric Light Fixtures and Window Coverings. One Owned Parking and One Owned Locker Included,

**Listing Contracted With:** FOREST HILL REAL ESTATE INC., 416-929-4343



1331 Queen St E 402			Sold: \$620,000		
Toronto Ontario M4L 0B1			List: \$639,900		
Toronto E01 South Riverdale Toronto % Dif: 97					
Taxes: \$2,767.50 / 2025		For: Sale	SPIS: N	DOM: 9	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#:	Bedrooms: 1 + 1			
Unit#: 2	Locker Lev/Unit: A	Washrooms: 1			
Corp#: TSCC / 2865	Locker Unit: Leve	1x3xMain			
	Level: 4				
Dir/Cross St: Queen St. E. & Leslie St.					
Directions: n/a					
Prop Mgmt: Crossbridge Condominium Services					

**MLS#:** E12473612      **Sold Date:** 10/30/2025  
**PIN#:** 768650039


<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$661.50	<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 / Other	<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>Year Built:</b>	2021	<b>Elev/Lift:</b>		<b>Drive:</b>	Underground
<b>Apx Sqft:</b>	600-699	<b>Retirement:</b>		<b>Park Type:</b>	None
<b>Roof:</b>	Unknown	<b>HST Applicable to</b>	Not Subject to HST	<b>Park/Drv Spcs:</b>	0
<b>Foundation:</b>	Concrete, Other	<b>Sale Price:</b>		<b>Tot Prk Spcs:</b>	0
<b>Sqft Source:</b>	Builders Floor Plan	<b>Taxes Incl:</b>		<b>Park \$/Mo:</b>	
<b>Exposure:</b>	N	<b>Water Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Assessment:</b>		<b>Hydro Incl:</b>		<b>Bldg Amen:</b>	
<b>Spec Desig:</b>	Unknown	<b>CAC Incl:</b>		Bbqs Allowed, Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking	
<b>Survey Type:</b>	None	<b>Y Prkg Incl:</b>			
<b>Phys Hdcap-Eqp:</b>		<b>Energy Cert:</b>			
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Beach, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		
		<b>Exterior Feat:</b>	Patio	<b>Interior Feat:</b>	Carpet Free
		<b>Security Feat:</b>	Carbon Monoxide Detectors, Concierge/Security, Security System, Smoke Detector		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6	x 4.43	Hardwood Floor	Double Closet	
2	Living	Main	15.49	x 10.6	Hardwood Floor	W/O To Balcony	North View
3	Dining	Main	15.49	x 10.6	Hardwood Floor	Open Concept	Combined W/Living
4	Kitchen	Main	12.83	x 10.6	Centre Island	Breakfast Bar	Quartz Counter
5	Prim Bdrm	Main	12.07	x 9.91	Semi Ensuite	His/Hers Closets	W/O To Balcony
6	Bathroom	Main	8.01	x 4.99	3 Pc Bath	Semi Ensuite	
7	Den	Main	8.66	x 6.99	Separate Rm	Hardwood Floor	
8	Other	Main	19.91	x 5.51	Balcony	North View	

**Client Remks:** Discover A Rare Gem Nestle Within a Boutique George Residence, Right In The Heart of Leslieville. This Executive 1 + 1 Suite Epitomizes Urban Chic Lifestyle. You Will Love the Mix Of Style, Function, Comfort & A Thoughtfully Designed Floor Plan That Offers Specious Room, Timeless Quality Finishes, Floor-to-Ceiling Windows, High Ceilings & Ample Storage Throughout. Spanning approximately 700 sq. ft. Of Living Space With Two Walk-Outs Leading To Over 100 sq. ft. Private Urban Yard Fitted W/Full Size Gas BBQ. Stunning Principal Room Will Impress You With Spacious Uninterrupted Flow & Show Stopper Grand Kitchen Ideal For Entertaining - The Oversized Centre Island, Breakfast Bar, Quartz Counters & Backsplash, Soft Closing Euro-Style Cabinetry with Extended 8-Ft Upper Cabinets, 4 Burner Gas Range Make It Both Functional & Stylish. Spacious Primary Retreat Is Fitted With 3-Piece Semi-Ensuite That Features Wall-to-Wall Shower, Two Double Closets & Walk-out To Balcony. Versatile Separate Room Den Is Perfectly Suited For Home Office Or Guest Room. Entrance Foyer Includes a Large Double Closet For Convenient Storage. Engineered Hardwood Floors Flow Throughout. Suite Is Equipped With Front Load Ensuite Laundry. A Locker For Additional Storage Is Included. This Premium Building Offers Fantastic Amenities Such As A Gorgeous Outdoor Terrace Fitted w/Lounge, Kitchen, BBQs, Fire Pit & Fitness Area, Party Room, Gym, Concierge, Dog Wash Station & Visitors Parking. Conveniently Situated with All Amenities At Your Doorstep, Walk, Bike & Pet Friendly Community. This Is An Exceptional Opportunity To Embrace The Vibrant Lifestyle of Leslieville & Beaches Without Maintaining A House.

**Inclusions:** Stainless Steel Fridge, Stainlell Steel 4 Burner Gas Range & Hood Vent, Integrated Dishwasher, Stainless Steel Built-In Microwave, Front Load Washer & Dryer, Napoleon Gas BBQ, Window Treatments, All Electric Light Fixtures

**Listing Contracted With:** HOMELIFE/REALTY ONE LTD. 416-922-5533

	<b>45 Baseball Pl 304</b>				<b>Sold: \$620,000</b>	
	<b>Toronto Ontario M4M 0H1</b>				<b>List: \$638,000</b>	
	Toronto E01 South Riverdale Toronto % Dif: 97					
	<b>Taxes:</b> \$3,091.76 / 2025		<b>For:</b> Sale		<b>SPIS:</b> N	<b>DOM:</b> 28
Condo Apt		#Shares%:		Rms: 5		
Apartment		Locker#:		Bedrooms: 2		
Unit#: 4		Locker Lev/Unit:		Washrooms: 2		
Corp#: TSCC / 3009		Locker Unit:		1x4xFlat, 1x3xFlat		
		Level: 3				
Dir/Cross St: Queen St/ Broadview Ave						
Directions: Queen St/ Broadview Ave						
Prop Mgmt: First Service Residential						
MLS#: E12336224 Sold Date: 09/08/2025						
PIN#:						
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open		
Fam Rm: N		Locker: None		Ens Lndry: Y		
Basement: None		Maint: \$534.95		Lndy Lev:		
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick / Concrete		
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: Underground / 1		
Apx Age: 0-5		UFFI:		Park/Drive:		
Year Built: 2023		Elev/Lift: Y		Drive:		
Apx Sqft: 600-699		Retirement:		Park Type: Owned		
Sqft Source: Builder		Accessibility: Elevator		Park/Drv Spcs: 0		
Exposure: W		Feat:		Tot Prk Spcs: 1		
Assessment:		HST Applicable to Included In		Park \$/Mo:		
Spec Desig: Other		Sale Price:		Park Lvl/Unit:		
Survey Type: Unknown		Taxes Incl:		Bldg Amen:		
Phys Hdcap-Eqp:		Water Incl: Y		Gym, Outdoor Pool, Party/Meeting Room,		
		Heat Incl: Y		Rooftop Deck/Garden, Community BBQ,		
		Cable TV Incl: CAC Incl:		Elevator		
		Bldg Ins Incl: Y		Com Elem Incl: Y		
		Prkg Incl: Y				
		Energy Cert:				
		GreenPIS:				
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit				
		Interior Feat: Carpet Free				
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Br	Flat	10.5	x 8.99	3 Pc Ensuite	Window
2	2nd Br	Flat	10.01	x 8.99	Large Closet	Sliding Doors
3	Living	Flat	21.98	x 10.5	Combined W/Dining	W/O To Balcony
4	Dining	Flat	21.98	x 10.5	Combined W/Living	Open Concept
5	Kitchen	Flat	21.98	x 10.5	Combined W/Dining	B/I Appliances
Client Remks: Bright 2-bedroom, 2-bathroom condo in Riverside Square with functional open concept layout, balcony, and an underground parking space. 670 Sqft plus a 40 sqft balcony. Features a modern kitchen and access to premium amenities including a rooftop pool with panoramic skyline views, gym, and party room. Steps to top restaurants, cafes, shops, Queen streetcar, minutes to DVP, and future Ontario Line!!						
Inclusions: One parking spot. All Existing Appliances and Window Coverings.						
Listing Contracted With: HC REALTY GROUP INC. 905-889-9969						



<b>25 Baseball Pl 810</b>			<b>Sold: \$638,000</b>		
<b>Toronto Ontario M4M 0E7</b>			<b>List: \$650,000</b>		
Toronto E01 South Riverdale Toronto % Dif: 98					
<b>Taxes:</b> \$2,933.40 / 2025		<b>For:</b> Sale		<b>SPIS:</b> N	<b>DOM: 3</b>
Condo Apt		<b>#Shares%:</b>		<b>Rms:</b> 4	
1 Storey/Apt		<b>Locker#:</b>		<b>Bedrooms:</b> 2	
<b>Unit#:</b> 36		<b>Locker Lev/Unit:</b> Level A		<b>Washrooms:</b> 2	
<b>Corp#:</b> TSCP / 2823		<b>Locker Unit:</b> 16		1x4xFlat, 1x3xFlat	
		<b>Level:</b> 8			
<b>Dir/Cross St:</b> Queen St. E & Broadview Ave.					
<b>Directions:</b> Queen St. E & Broadview Ave.					
<b>Prop Mgmt:</b> Crossbridge Condominium Services					

**MLS#:** E12387267 **Sold Date:** 09/10/2025  
**PIN#:** 768230192

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$602.97	<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>Year Built:</b>	2019	<b>Elev/Lift:</b>		<b>Drive:</b>	Underground
<b>Apx Sqft:</b>	700-799	<b>HST Applicable to</b>	Included In	<b>Park Type:</b>	Owned
<b>Lot Size Source:</b>	MPAC	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 1
<b>Sqft Source:</b>	MPAC	<b>Taxes Incl:</b>	Water Incl: Y	<b>#:</b>	54
<b>Exposure:</b>	S	<b>Heat Incl:</b>	Y Hydro Incl: Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	CAC Incl:	<b>Prk Lvl/Unit:</b>	P2
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y Prkg Incl: Y	<b>Bldg Amen:</b>	Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
<b>Survey Type:</b>	Unknown	<b>Cert Level:</b>	Energy Cert:	<b>Com Elem Incl:</b>	Y
<b>Phys Hdcap-Eqp:</b>		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		
		<b>Interior Feat:</b>	Auto Garage Door Remote		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	10.53	x 9.91	
2	Kitchen	Flat	14.44	x 9.25	
3	Prim Bdrm	Flat	10.4	x 9.35	
4	2nd Br	Flat	11.32	x 9.35	

**Client Remks:** Dream Condo Alert! Experience urban living at its finest in this spacious corner unit at Riverside Square Condos in South Riverdale. Welcome to 25 Baseball Place, part of Streetcar's renowned Riverside Square development. This 710 sq.ft. unit, plus a 90 sq.ft. balcony, features two bedrooms, each room is enhanced by floor to ceiling windows that fill the space with natural light and feature generous double closet space for added comfort and functionality. The primary bedroom features two closets and a stylish modern ensuite with walk in glass shower. Enjoy soaring 9' exposed concrete ceilings and engineered hardwood flooring throughout. The second bathroom features an extra deep tub and lots of storage space in both bathrooms. The modern designer kitchen features stainless steel and integrated appliances, quartz countertops and offers plenty of room for a kitchen island or dining table. Perfect for hosting dinner parties! The living room is generously sized, ideal for a full seating area and entertainment setup, and leads to a spacious balcony with views of the lake. This fantastic unit also includes one parking space and a convenient storage locker. Located minutes from downtown with easy access to the Gardiner, Lake Shore Blvd, DVP, and two 24-hour TTC lines and the future home of the Ontario Line. Enjoy the vibrant Queen St. E. shops, nearby beach, and scenic bike trails.

**Inclusions:** All Existing ELF's, Blinds, Appliances In The Kitchen ( Fridge, Stove & B/I Dishwasher ), Washer & Dryer. Auto Garage Door Opener & Remote.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 905-845-4267



<b>25 Baseball PI 710</b>		<b>Sold: \$643,000</b>
<b>Toronto Ontario M4M 0E7</b>		<b>List: \$649,000</b>
Toronto E01 South Riverdale Toronto % Dif: 99		
<b>Taxes:</b> \$2,933 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM: 2</b>
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6
Apartment	<b>Locker#:</b> P236	<b>Bedrooms:</b> 2
<b>Unit#:</b> 35	<b>Locker Lev/Unit:</b> B	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC / 2823	<b>Locker Unit:</b> 84	1x4xMain, 1x3xMain
<b>Level:</b> 7		
<b>Dir/Cross St:</b> Queen And Broadview		
<b>Directions:</b> Queen And Broadview		
<b>Prop Mgmt:</b> Crossbridge Property Management		

**MLS#:** E12450029 **Sold Date:** 10/09/2025  
**PIN#:** 768230014

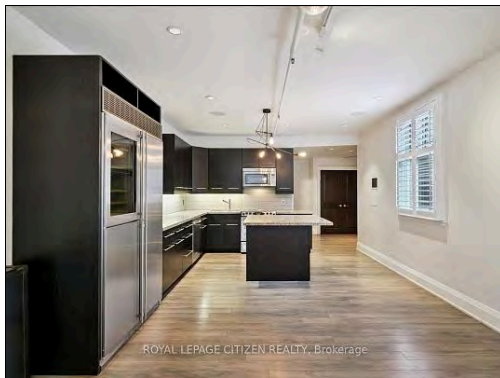
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> As per MPAC <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$619.63 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Concierge/Security	<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 / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> P2-8 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level B/134 <b>Bldg Amen:</b> Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	16.63	x 9.61	Open Concept Combined W/Living Modern Kitchen
2	Living	Main	11.68	x 10.2	Open Concept Window Flr to Ceil W/O To Balcony
3	Dining	Main	16.63	x 9.61	Open Concept Combined W/Kitchen Vinyl Floor
4	Prim Bdrm	Main	10.07	x 9.02	Vinyl Floor Ensuite Bath Double Closet
5	2nd Br	Main	11.55	x 9.02	Vinyl Floor Closet Window Flr to Ceil

**Client Remks:** You can't strike out when you buy this condo!! Welcome to 25 Baseball Place Suite 710 - a pitcher-perfect two-bedroom, two-bathroom corner unit condo that will turn you into a true superfan. Featuring a large living room ideal for watching the ball game or enjoying all the natural light pouring in from the floor-to-ceiling windows on two exposures. The proper foyer leads to the designer chef's kitchen with stainless steel appliances and tons of storage making it easy to whip up ballpark-worthy nachos and hot dogs. Step out onto the massive balcony and enjoy the clear view from your very own private box. With two family-sized bedrooms including a primary bedroom with its own ensuite bathroom, plus an additional guest bathroom, this condo has the ideal layout to comfortably fit your entire team roster. Unlike at the Rogers Centre, there's no fighting for parking with your very own parking space, and you can keep all your Jays paraphernalia in your handy storage locker. An ultra-convenient location next to the on-ramp for the Don Valley Parkway and steps transit and all of Riverside's best restaurants, bars, and shops make this unit a home run!

**Inclusions:** Integrated Fridge, S/S Stove, Microwave, Integrated B/I Dishwasher, All Elf's , Washer/Dryer, All Window Coverings.

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



**326 Carlaw Ave 201**  
**Toronto Ontario M4M 3N8**  
 Toronto E01 South Riverdale Toronto % Dif: 109  
**Taxes:** \$4,306.04 / 2025 **For:** Sale **SPIS:** N **DOM:** 28  
**Sold:** \$650,000  
**List:** \$599,000  
 Condo Apt **#Shares%:** **Rms:** 6  
 Loft **Locker#:** **Bedrooms:** 1  
**Unit#:** 2 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCC / 1422 **Locker Unit:** 1x5xMain  
**Level:** 3  
**Dir/Cross St:** Carlaw Ave & Dundas St E  
**Directions:** Carlaw Ave & Dundas St E  
**Prop Mgmt:** Nadlan-Harris Property Management Inc.

**MLS#:** E12329906 **Sold Date:** 09/04/2025  
**PIN#:** 124420082

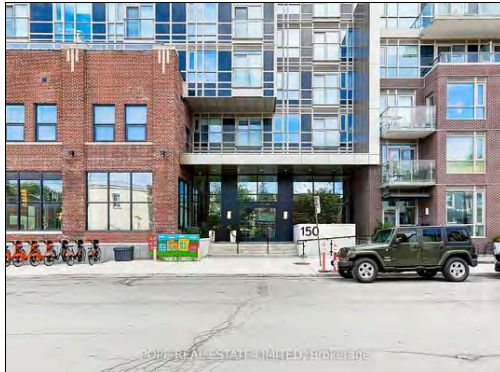
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> Floorplan <b>Exposure:</b> Sw <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$1,058.41 <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>Accessibility:</b> Bath Grab Bars <b>Feat:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions, Public Transit <b>Exterior Feat:</b> Deck, Patio, Privacy <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 28 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.91	x 12.24	Double Closet
2	Living	Main	23.65	x 13.42	Combined W/Dining Laminate
3	Dining	Main	9.25	x 13.42	Combined W/Family Laminate
4	Kitchen	Main	15.32	x 13.42	Combined W/Living Stainless Steel Appl
5	Br	Main	19.16	x 13.42	W/O To Patio Double Closet
6	Bathroom	Main	8.76	x 8.07	5 Pc Bath

**Client Remks:** Designed for the doers, dreamers, and disruptors - this iconic Leslieville loft delivers bold design and unbeatable outdoor space in one of Toronto's most sought-after live/work buildings. Perched atop the famed i-Zone development, this rare loft redefines urban living with over 1,100sf of sun-drenched, open-concept interior space and designer upgrades throughout. But the true showstopper? A massive private rooftop terrace with sweeping skyline views. Your personal retreat in the heart of the city. Whether you're hosting unforgettable rooftop dinners, working under the open sky, or relaxing with a book at sunset, this space sets a new standard for indoor-outdoor living. Plus, a second terrace off the primary bedroom offers even more private outdoor space. Inside, every detail has been elevated: 4-piece stainless steel appliance package with industrial-grade fridge and temperature-controlled wine storage, granite countertops with centre island, high-end grey wood laminate flooring, pot lights, Edson bulb fixtures, 3 individually controlled AC units, and a sleek built-in speaker system, custom iron radiant heat boxes, French doors, large closets, new custom doors, and California shutters round out the experience. Set in the vibrant heart of Leslieville, steps from Queen East and public transit and minutes to Lake Ontario, Gardiner Expressway and the DVP, this unit is fully connected to the city and offers the perfect blend of energy and escape. A dream for creatives, entrepreneurs, and anyone craving something truly original. This isn't just a condo, it's a statement. A rare opportunity to own one of Toronto's most distinctive lofts, complete with a skyline view you'll never get tired of. Includes 1 Underground Parking.

**Inclusions:** Stainless Steel Stove & Cook Top, Microwave/Hood Fan, Dishwasher and Double Door Fridge with Wine Storage, Front Load Washer and Dryer, All Electrical Light Fixtures, All Window Coverings, Two Wall Mounted TV Brackets, BBQ. Integrated Sound & Speaker System Sold As is Where Is. Seller and Seller Agent Do not Represent or Warrant the Condition of the Wall Mount iPad and integrated speakers and Sound System.

**Listing Contracted With:** ROYAL LEPAGE CITIZEN REALTY 905-597-0466

		<b>150 Logan Ave 509</b>		<b>Sold: \$670,000</b>		
		<b>Toronto Ontario M4M 0E4</b>		<b>List: \$679,990</b>		
		Toronto E01 South Riverdale Toronto % Dif: 99				
		<b>Taxes:</b> \$3,363.23 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 5				
Condo Apt		#Shares%:		Rms: 5		
Apartment		Locker#: 5-58		Bedrooms: 2		
Unit#: 9		Locker Lev/Unit: 5		Washrooms: 2		
Corp#: TSCC / 2985		Locker Unit: 58		1x3xFlat, 1x4xFlat		
		Level: 5				
Dir/Cross St:		Eastern Avenue & Logan Avenue				
Directions:		Eastern Avenue & Logan Avenue				
Prop Mgmt:		DEL PM, 437-880-7811, security, 437-880-7809				
<b>MLS#:</b> E12491870 <b>Sold Date:</b> 11/04/2025						
<b>PIN#:</b>						
<b>Kitchens:</b> 1		<b>Pets Perm:</b> Yes-with Restrictions		<b>Balcony:</b> Open		
<b>Fam Rm:</b> N		<b>Locker:</b> Owned		<b>Ens Lndry:</b> Y		
<b>Basement:</b> None		<b>Maint:</b> \$536.68		<b>Lndy Lev:</b>		
<b>Fireplace/Stv:</b> N		<b>A/C:</b> Central Air		<b>Exterior:</b> Brick		
<b>Heat:</b> Heat Pump / Other		<b>Central Vac:</b> N		<b>Gar/Gar Spcs:</b> Underground / 1		
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>		
<b>Year Built:</b> 2023		<b>Elev/Lift:</b>		<b>Drive:</b>		
<b>Yr Built Source:</b> MPAC		<b>Retirement:</b>		<b>Park Type:</b> Owned		
<b>Apx Sqft:</b> 600-699		<b>HST Applicable to</b> Included In		<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1		
<b>Sqft Source:</b> 657 sf & 60 sf balcony		<b>Sale Price:</b>		<b>Park \$/Mo:</b>		
<b>Exposure:</b> W		<b>Taxes Incl:</b>		<b>Prk Lvl/Unit:</b> lvl b, unit 123		
<b>Assessment:</b>		<b>Water Incl:</b> Y		<b>Bldg Amen:</b>		
<b>Spec Desig:</b> Unknown		<b>Heat Incl:</b> Y <b>Hydro Incl:</b>		Concierge, Gym, Party/Meeting Room, Rooftop		
<b>Survey Type:</b> None		<b>Cable TV Incl:</b> Y		Deck/Garden		
<b>Phys Hdcap-Eqp:</b>		<b>CAC Incl:</b> Y		<b>Com Elem Incl:</b> Y		
		<b>Y Prkg Incl:</b> Y				
		<b>Energy Cert:</b>				
		<b>GreenPIS:</b>				
		<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions				
		<b>Interior Feat:</b> Built-In Oven, Countertop Range, Primary Bedroom - Main Floor, Separate Heating Controls, Separate Hydro Meter, Carpet Free				
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Foyer	Flat	12.11	x 3.31	Closet	Vinyl Floor
2	Living	Flat	22.08	x 9.91	Combined W/Dining	Vinyl Floor W/O To Balcony
3	Dining	Flat	22.08	x 9.91	Combined W/Living	Vinyl Floor West View
4	Kitchen	Flat	22.08	x 9.91	Modern Kitchen	B/I Appliances Combined W/Dining
5	Prim Bdrm	Flat	9.91	x 9.09	Vinyl Floor	3 Pc Ensuite Double Closet
6	2nd Br	Flat	9.09	x 7.32	Vinyl Floor	Sliding Doors Double Closet
<b>Client Remks:</b> Wonder Condos, a landmark address in Leslieville. A historic bakery reimagined into a low rise residential condominium & completed in 2023 by Alterra, Graywood Developments, Diamond & Schmitt Architects & GBKA Architects. Formerly a bakery for very over 125 years, where the the Weston Bakery produced the iconic Wonder Bread for many years, and now home to 286 apartments over 8 floors. Wonder is well situated to access all of the offerings in Leslieville including the coffee shops, lounges, restaurants, brunch spots and a host of many other shops. Steps to the East Harbour, future site of the new transit hub - GO & the Ontario Line & nearby Biidaasige Park. This well maintained apartment showcases approximately 657 sf of interior space & a 60 sf west facing balcony overlooking a leafy tree lined street complete with postcard skyline views of the city. There are 2 bedrooms, 2 bathrooms, a neutral decor palette, 9 ft smooth ceilings, vinyl floors throughout, a modern kitchen complete with quartz counter, tile backsplash, valance lighting & built-in appliances, overhead lighting in the bedrooms and upgraded roller shades-including black out shades. The primary bedroom featuring west views, a double closet & a 3 pc ensuite. The second bedroom features sliding glass doors & a double closet. There is a large walk-in laundry room complete with stackable front loading washer & dryer, a walkout to a west facing balcony from the living room, 1 parking space & 1 storage locker located on the same floor as the apartment The building features 24hr concierge, approximately 6,000 sf of indoor & outdoor amenity space complete with an attractive lobby, well equipped gym, co-working space, party room, lounge, outdoor roof deck & BBQ grilling area.						
<b>Inclusions:</b> built-in refrigerator, built-in glass cooktop, built-in ove,, built-in microwave, built-in dishwasher, stackable front loading washer/dryer, all existing electric light fixtures & roller shades.						
<b>Listing Contracted With:</b> POPE REAL ESTATE LIMITED 416-479-0712						



**150 Logan Ave 311**  
**Toronto Ontario M4M 0E4**  
 Toronto E01 South Riverdale Toronto % Dif: 112  
**Taxes:** \$3,498 / 2025 **For:** Sale **SPIS:** N **DOM:** 10

**Sold: \$670,000**  
**List: \$599,311**

Condo Apt #Shares%  
 1 Storey/Apt Locker#: 109  
 Unit#: 11 Locker Lev/Unit: Level A  
 Corp#: TSCC / 2985 Locker Unit: #107  
 Level: 3 Rms: 5  
 Bedrooms: 2  
 Washrooms: 2  
 1x4xFlat, 1x3xFlat

**Dir/Cross St:** Eastern Ave & Carlaw Ave  
**Directions:** North Side of Logan Ave  
**Prop Mgmt:** Del Property Management

**MLS#:** E12485528 **Sold Date:** 11/07/2025  
**PIN#:** 769850115

<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> 2023 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-799 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> 705 (builder) <b>Exposure:</b> E <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$569 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>Accessibility</b> <b>Feat:</b> Accessible Public Transit Nearby,Elevator,Parking,Open Floor Plan,Wheelchair Access <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Exterior Feat:</b> Awnings, Landscaped, Paved Yard, Patio <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, In-Law Suite, Separate Hydro Meter, Storage	<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>Drive:</b> Underground, Private, Reserved/Assigned <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> #9 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A, 9 <b>Bldg Amen:</b> Bike Storage, Concierge, Gym, 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	Foyer	Flat	16.11	x 5.54	B/I Closet
2	Living	Flat	11.78	x 10.14	Large Window
3	Kitchen	Flat	11.55	x 9.55	B/I Appliances
4	Dining	Flat	11.55	x 9.55	Combined W/Kitchen
5	Prim Bdrm	Flat	12.3	x 8.89	3 Pc Ensuite
6	2nd Br	Flat	9.51	x 8.4	Large Closet
7	Laundry	Flat	3.71	x 3.31	Closet

**Client Remks:** Own a slice of WONDER - where no detail was spared, complete with PRIVATE UNDERGROUND PARKING and an EXCLUSIVE LOCKER for seasonal storage. Experience contemporary urban living at 150 Logan Ave - one of Leslieville's newest boutique-style condominiums, completed in 2023. Perfectly located in Toronto's vibrant and popular east-end, this seven-storey mid-rise blends contemporary architecture with the neighbourhood's lively charm. This real 2-bedroom suite offers over 700 sqft of bright, open-concept living space - and you can truly feel the difference among other units in the building. Enjoy floor-to-ceiling windows, 9-foot ceilings, and east-facing exposure that welcomes the sunrise each morning. Step out onto your private balcony overlooking the landscaped courtyard - an ideal place to start your day or unwind at dusk, accessible from both the living room and the primary bedroom - a premium feature. Inside, you'll find neutral-toned modern flooring, sleek integrated kitchen appliances that blend seamlessly with the cabinetry for a minimalist aesthetic, and two stylish bathrooms, each with a shower (one with a relaxing tub). The primary bedroom features an ensuite bath and surprising yet generous closet space, while the second bedroom offers its own ample storage. Residents enjoy access to exclusive amenities, including a rooftop terrace with fire-pit/BBQ area, a fully equipped gym, study library/work lounge, party room, 24hr concierge, dog wash station, and designated bike storage. Set within one of Toronto's most walkable neighbourhoods, Wonder Condos offers effortless access to the streetcar, cafes, restaurants, retail, and parks. With a Walk Score of 93, Transit Score 86, and Bike Score 98, this home captures the best of Leslieville living - boutique charm, modern design, and urban convenience in perfect balance. \*UNIT COMES WITH TARIION WARRANTY CERTIFICATE (transferable to next owner)\*

Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 12/01/2025 5:19:30 PM

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

<b>Inclusions:</b> Fridge, Stove, Dishwasher, Microwave Range, Window Coverings
<b>Listing Contracted With:</b> RE/MAX PROFESSIONALS INC. 416-232-9000



**38 Boston Ave 4**  
**Toronto Ontario M4M 2T9**  
 Toronto E01 South Riverdale Toronto % Dif: 108  
**Taxes:** \$3,152.08 / 2025 **For:** Sale **SPIS:** N **DOM:** 16  
**Sold:** \$680,000  
**List:** \$629,000  
 Condo Townhouse **#Shares%:** **Rms:** 3  
 Stacked Townhse **Locker#:** **Bedrooms:** 1  
**Unit#:** 17 **Locker Lev/Unit:** Level C **Washrooms:** 1  
**Corp#:** TSCC / 2073 **Locker Unit:** Unit 1x4xMain  
**Level:** Lev  
**Dir/Cross St:** Queen St. E / Carlaw Ave  
**Directions:** Enter from Boston Ave, there is street parking available.  
**Prop Mgmt:** 360 Community Management

**MLS#:** E12437861 **Sold Date:** 10/17/2025  
**PIN#:**

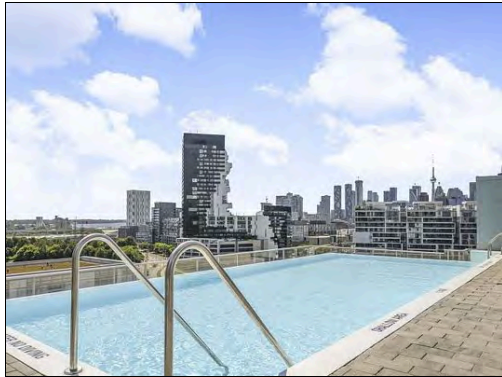
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$542.70 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> 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> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> None	<b>Balcony:</b> Terr <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> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> Unit 43 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.63	x 14.76	Bamboo Floor	Large Window	W/O To Terrace
2	Kitchen	Main	9.94	x 8.96	Bamboo Floor	Breakfast Area	Open Concept
3	Breakfast	Main	9.94	x 8.96	Bamboo Floor	Open Concept	Combined W/Living
4	Br	Main	12.3	x 11.61	Bamboo Floor	Large Closet	O/Looks Frontyard

**Client Remks:** Welcome to The Printing Factory Lofts! Discover the best of urban living in this stylish 1-bedroom loft-style townhouse, perfectly situated in the heart of vibrant Leslieville. This unique residence features an expansive corner terrace ideal for entertaining or relaxing outdoors. Inside, the open-concept layout is filled with natural light from large windows and finished with bamboo flooring, granite countertops, and sleek stainless steel appliances. A custom-built staircase with under-stair storage adds both functionality and elegance. The primary bedroom opens to a peaceful courtyard walkout, offering a private retreat within the city. Just steps from Queen Street, you'll enjoy an eclectic mix of boutique shops, cafes, and restaurants all within walking distance. Summertime living is unmatched here: immerse yourself in the Beaches Jazz Festival, Cherry Beach, Woodbine Beach, and the city's largest off-leash dog park. Soon, you'll also be among the first to experience PlayPark-Canada's first year-round, three-acre world-class park dedicated to outdoor play. Surrounded by trails and green spaces, this location is a dream for outdoor enthusiasts and dog owners alike. With 24-hour transit at your doorstep and quick access to the DVP, this townhouse seamlessly blends tranquility with connectivity.

**Inclusions:** All Existing Stainless Steel Appliances: Panasonic Microwave Range Hood, Kitchen Aid Dishwasher, Kitchen Aid Stove, LG Fridge, Black Front Load Stacked Samsung Washer & Dryer. All Existing Light Fixtures, All Window Coverings, Granite Counters, Bamboo Floors, Custom Oak Staircase With Storage, Weber BBQ, Custom Outdoor Oak Loveseat.

**Listing Contracted With:** HOMEPIN REALTY INC. 905-604-3225



<b>15 Baseball PI 501</b> <b>Toronto Ontario M4M 0E6</b> Toronto E01 South Riverdale Toronto % Dif: 97 <b>Taxes:</b> \$2,956.02 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 18			<b>Sold: \$680,000</b> <b>List: \$699,900</b>
Condo Apt Loft <b>Unit#:</b> 1 <b>Corp#:</b> TSCP / 2823	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 5	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xMain, 1x3xMain	
<b>Dir/Cross St:</b> Queen St. E. & Broadview <b>Directions:</b> Queen St. E. & Broadview <b>Prop Mgmt:</b> First Service Residential 416-519-9938			

**MLS#:** E12409824 **Sold Date:** 10/05/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 792 sf + 100 sf balcony <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$601.32 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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> Cul De Sac, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Carpet Free, Separate Hydro Meter	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Rental <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> \$180 <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	23	x 10.6	Laminate	Window Flr to Ceil	W/O To Balcony
2	Dining	Flat	23	x 10.6	Laminate	Combined W/Living	Open Concept
3	Kitchen	Flat	23	x 10.6	Laminate	Stainless Steel Appl	Centre Island
4	Prim Bdrm	Flat	10.6	x 10.01	Laminate	W/I Closet	3 Pc Ensuite
5	2nd Br	Flat	9.61	x 9.61	Laminate	Ne View	W/O To Balcony

**Client Remks:** Welcome to Riverside Square, ideally located at the gateway of the Queen Street Bridge and Don Valley in Toronto's thriving East End. This modern NE corner 2-bedroom, 2-bath suite features laminate flooring throughout, an open-concept living and dining area with soaring 11 ft exposed concrete ceilings, floor-to-ceiling, wall-to-wall windows, a sleek kitchen with center island, and two open balconies. Residents enjoy extensive amenities including a rooftop infinity pool, terrace, gym, games room, party room, yoga studio, and more. Steps to trendy restaurants, cafes, shops, parks, and schools, with easy access to the Queen streetcar, DVP, and Gardiner Expressway. A vibrant community rich in history and character, Riverside is the perfect place to call home!

**Inclusions:** All existing kitchen appliances incl. Stainless steel fridge, stove, dishwasher & microwave; Stacked washer & dryer. All ELF's. All window blinds.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY YMSL REALTY 416-495-4366



**1190 Dundas St E 809**  
**Toronto Ontario M4M 0C5**  
 Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$2,827 / 2025 **For:** Sale **SPIS:** N **DOM:** 47  
**Sold:** \$687,000  
**List:** \$699,999  
 Condo Apt **#Shares%:** **Rms:** 5 + 1  
 Apartment **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 09 **Locker Lev/Unit:** **Washrooms:** 1  
**Corp#:** TSCP / 2493 **Locker Unit:** 1x4xMain  
**Level:** 08  
**Dir/Cross St:** Dundas St E/ Carlaw Ave  
**Directions:** North East Corner of Carlaw and Dundas  
**Prop Mgmt:** Crossbridge Condominium Services 416 510-8700

**MLS#:** E12440425 **Sold Date:** 11/18/2025  
**PIN#:**

<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> Floor Plans <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> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$633.28 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Other	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Ndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> C4 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C4 <b>Bldg Amen:</b> Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.89	x 10.43	Open Concept South View
2	Kitchen	Main	10.76	x 9.97	Breakfast Bar Centre Island Quartz Counter
3	Dining	Main	10.76	x 9.97	Combined W/Kitchen
4	Prim Bdrm	Main	9.15	x 10.79	W/W Closet Wood Floor Large Closet
5	2nd Br	Main	10.14	x 8.89	W/W Closet Large Closet Wood Floor
6	Den	Main	4.86	x 9.42	B/I Desk Open Concept
7	Foyer	Main	13.39	x 3.51	Closet Combined W/Laundry

**Client Remks:** The Carlaw is a sought after mid-rise building with impressive amenities well situated in the centre of vibrant Leslieville. This unit offers Southern exposure giving you views of both downtown and eastern greenery. There is no wasted space in this well designed 2+1 bed layout. The kitchen and upgraded island offer a desirable space for both dining and cooking. The two bedrooms offer extensive closet space with upgraded organizing systems plus a well sized den for your home office. Your separate foyer provides additional closet space and ensuite laundry. 9 Ft Exposed Concrete Ceilings and Floor To Ceiling Windows envelop this thoughtfully put together unit. The building offers all the outdoor space you need with a huge rooftop terrace with BBQs and indoor/outdoor lounge area. Other premium amenities including 24-hour concierge, gym, media room, guest suites. The iconic Crows Theatre and Piano Piano right in the building. You're steps from some of the best cafes, shops, restaurants, and parks the city has to offer. Great transit options and easy highway access for transportation.

**Inclusions:** Parking, Fridge, Stove, Washer-Dryer, All Electrical Light Fixtures, Window Coverings, kitchen island, built in desk and cabinet  
**Listing Contracted With:** REAL ESTATE HOMEWARD 416-698-2090



<b>30 Baseball PI 1201</b> <b>Toronto Ontario M4M 0E8</b> Toronto E01 South Riverdale Toronto % Dif: 99 <b>Taxes:</b> \$2,796.78 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 25			<b>Sold: \$690,000</b> <b>List: \$699,900</b>
Condo Apt Apartment <b>Unit#:</b> 01 <b>Corp#:</b> TSCC / 0	<b>#Shares%:</b> <b>Locker#:</b> 143 <b>Locker Lev/Unit:</b> P2 <b>Locker Unit:</b> <b>Level:</b> 12	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3xFlat, 1x4xFlat	
<b>Dir/Cross St:</b> Queen St E & Broadview Ave <b>Directions:</b> Riverside Square <b>Prop Mgmt:</b> Crossbridge Condominium Services 416-354-1979			

**MLS#:** E12502890 **Sold Date:** 11/24/2025  
**PIN#:**


<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> New <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$693.32 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 153 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3 <b>Bldg Amen:</b> Concierge, Gym, Outdoor Pool, 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	Foyer	Main	4.5	x 5.11	Hardwood Floor Double Closet
2	Kitchen	Ground	10.99	x 9.81	Hardwood Floor Open Concept Window Flr to Ceil
3	Living	Ground	11.4	x 10.5	Hardwood Floor W/O To Balcony Open Concept
4	Prim Bdrm	Ground	11.2	x 8.99	Hardwood Floor 3 Pc Ensuite Double Closet
5	2nd Br	Ground	9.51	x 8.9	Hardwood Floor Large Window Double Closet

**Client Remks:** Sought After Riverside Square Location. Loft Style 2-Bedroom, 2-Bathroom Corner Unit with Rare Soaring 9 Foot Ceilings with Large, Private Balcony with Unobstructed Views overlooking Riverside Square/Park/City View to West. Tucked away on the 12th Floor. Quiet and Private. Upgrades Include: Hardwood Flooring Throughout, Gas Stove + Stainless Steel Microwave Vent, Corian Counters and Backsplash, Cabinets in Kitchen and Bathrooms, Gas BBQ Hook Up on Large Balcony (over 100 Square Feet of Outdoor Living Space), Custom Blinds in Living Room, Primary and 2nd Bedrooms (Black-out Blinds in Bedrooms). Electric Light Fixtures in Kitchen, Living, Primary, 2nd Bedroom. Rarely Offered and now Available. Balcony offers unobstructed views of City/Greenland/Park/Riverside Square.

**Inclusions:** Stainless Steel Fridge, Gas Stove, Microwave + Vent, Kitchen Island, All Electric Light Fixtures, Custom Blinds, Gas BBQ Hook Up, Washer and Dryer

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



**625 Queen St E 503**  
**Toronto Ontario M4M 1G4**  
 Toronto E01 South Riverdale Toronto % Dif: 97  
**Taxes:** \$3,378 / 2025 **For:** Sale **SPIS:** N **DOM:** 1

**Sold: \$695,000**  
**List: \$719,900**

Condo Apt **#Shares%:** **Rms:** 5  
 Loft **Locker#:** B-24 **Bedrooms:** 2  
**Unit#:** 03 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** TSCC / 2007 **Locker Unit:** 24 1x4, 1x2  
**Level:** 5

**Dir/Cross St:** Queen/Broadview  
**Directions:** Queen & Broadview  
**Prop Mgmt:** Icon Property Management

**MLS#:** E12551074 **Sold Date:** 11/18/2025  
**PIN#:**

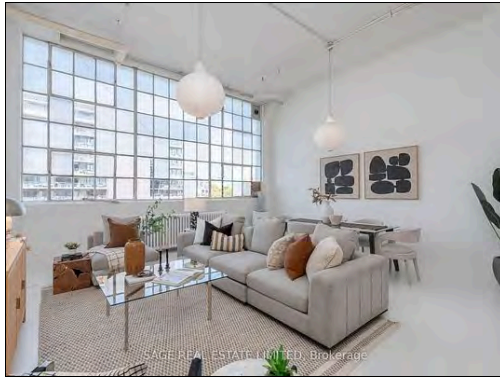
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> MPAC <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$819 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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, Public Transit, River/Stream <b>Interior Feat:</b> Other <b>Security Feat:</b> Security System	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B-24 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, 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	12.76	x 10.79	Concrete Floor	Combined W/Kitchen	W/O To Balcony
2	Kitchen	Main	11.61	x 10.79	Concrete Floor	Centre Island	Combined W/Living
3	Prim Bdrm	Main	13.12	x 11.06	Window	Concrete Floor	Combined W/Laundry
4	Br	Main	12.43	x 9.61	4 Pc Ensuite	Window	
5	Bathroom	Main	5.15	x 9.28	4 Pc Ensuite		
6	Bathroom	Main	3.05	x 6.27	2 Pc Bath		

**Client Remks:** Stunning Edge Lofts 2 bedroom, 2 washroom, south-east corner suite, large balcony along with a rare and high demand underground parking & locker (directly in front of the parking space). Perfectly situated in Riverside at Queen St E & The Don Valley, just west of Leslieville. This bright and airy unit is on the quiet side of the building. Open concept layout includes 10-ft smooth ceilings with pot lights, polished concrete floors, and floor-to-ceiling windows. The modern kitchen features stone countertops, a glass tile backsplash, stainless steel appliances, an under-mounted sink, and a spacious island with a breakfast bar. Two spacious bedrooms share an ensuite with a deep soaker tub, and the primary includes his & hers closets for optimal storage. A separate powder room, front entry coat closet, and built-in storage solutions add practicality. Enjoy warm summer nights on your large private balcony, ideal for dining or relaxing. Convenient visitor parking. This unit offers unbeatable access to downtown and transit, with the DVP on-ramp right outside, the Queen streetcar along with the upcoming Metrolinx Ontario Line just steps away! Walking distance to The Broadview Hotel, and all the trendy shops & restaurants Queen St E has to offer. Meticulously maintained and freshly painted, just move in and enjoy loft living at its finest!

**Inclusions:** Fridge, stove, dishwasher, microwave, front loading washer & dryer all window coverings, all elfs including an amazing tier dropped chandelier!

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



<b>245 Carlaw Ave 403</b> <b>Toronto Ontario M4M 2S1</b> Toronto E01 South Riverdale Toronto % Dif: 98 <b>Taxes:</b> \$3,257.65 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 12			<b>Sold: \$712,000</b> <b>List: \$724,900</b>
Condo Apt Loft <b>Unit#:</b> 4 <b>Corp#:</b> MTCC / 1208	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 4	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xFlat	
<b>Dir/Cross St:</b> Carlaw Ave / Dundas St E <b>Directions:</b> Carlaw Ave / Dundas St E <b>Prop Mgmt:</b> Esbin Property Management Inc.			

**MLS#:** E12451649 **Sold Date:** 10/20/2025  
**PIN#:**


<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> 970 Sq ft <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Ensuite <b>Maint:</b> \$565.63 <b>A/C:</b> Other <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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, Rec Centre, School <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Surface <b>Drive:</b> Surface <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
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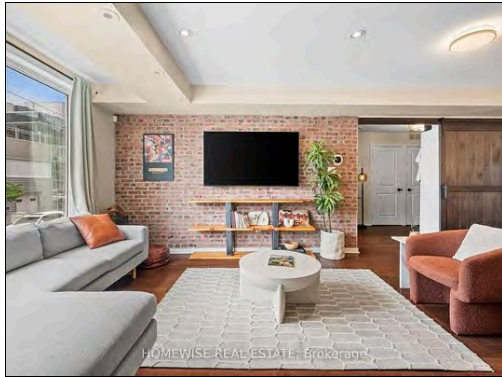
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.39	x 19.19	Concrete Floor	Open Concept	Large Window
2	Dining	Flat	19.39	x 19.19	Concrete Counter	Open Concept	Large Window
3	Kitchen	Flat	10.63	x 8.01	Tile Floor	Eat-In Kitchen	
4	Prim Bdrm	Flat	19.32	x 11.32	Hardwood Floor	Closet	O/Looks Living

**Client Remks:** Step into an authentic hard-loft experience at the legendary Wrigley Lofts, a heritage landmark rooted in Toronto's industrial past. Originally built in 1916 as the Wrigley Chewing Gum factory and converted in 1998, this storied building preserves its timeless character with a marble-clad lobby, original industrial detailing, and oversized freight elevators that speak to its history. This spacious live/work loft offers soaring 14-foot ceilings, dramatic mushroom columns, and expansive original warehouse windows that flood the interior with natural light throughout the day. Polished concrete floors enhance the loft's raw aesthetic, while the open layout and mezzanine bedroom create both scale and intimacy. The suite includes an eat-in kitchen, a four-piece bathroom, a stacked washer/dryer, in-suite AC, freshly painted surfaces, and a private storage room. Parking is also included. Perfectly positioned in vibrant Leslieville, you're steps from independent cafes, restaurants, 24-hour TTC, and the future Ontario Line yet living here feels like a world apart. This is more than a home: it's a piece of authentic Toronto history designed for those who appreciate the beauty of industrial architecture.

**Inclusions:** 4 curtain sheers for the windows will be installed in 2 weeks- Parking Included. Fridge, Stove, Hood Fan, In-Suite Ac Unit. Washer/Dryer. Window Coverings. Ensuite Locker/Storage Room. Floor Plan Attached.

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

			<b>1190 Dundas St E 504</b> <b>Toronto Ontario M4M 0C5</b> Toronto E01 South Riverdale Toronto % Dif: 97 <b>Taxes:</b> \$3,197 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 8 <b>Sold: \$720,000</b> <b>List: \$738,800</b>		
<b>Condo Apt</b> <b>Apartment</b> <b>Unit#:</b> 4 <b>Corp#:</b> TSCC / 2493			<b>#Shares%:</b> <b>Locker#:</b> 5-16 <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 5		<b>Rms:</b> 6 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat
<b>Dir/Cross St:</b> Carlaw Ave & Dundas St E <b>Directions:</b> East <b>Prop Mgmt:</b> First Service Residential					
<b>MLS#:</b> E12543234 <b>Sold Date:</b> 11/21/2025 <b>PIN#:</b> 764930214					
<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> 2015 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-799 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Builder Floor Plan <b>Exposure:</b> N <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>			<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$711.13 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <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> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free, Separate Hydro Meter		<b>Water Incl:</b> Y <b>Hydro Incl:</b> <b>CAC Incl:</b> <b>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 / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3-112 <b>Bldg Amen:</b> Concierge, Gym, Party/Meeting Room <b>Com Elem Incl:</b>
<b>Waterfront:</b> None					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Kitchen	Flat	9.84	x 12.14	Open Concept
2	Living	Flat	9.84	x 4.92	W/O To Balcony
3	Dining	Flat	9.19	x 11.48	Combined W/Living
4	Prim Bdrm	Flat	9.51	x 9.51	3 Pc Ensuite
5	2nd Br	Flat	8.2	x 10.17	Double Closet
6	Den	Flat	10.17	x 75.46	Hardwood Floor
<b>Client Remks:</b> Bright, airy, and impeccably designed. This loft at The Carlaw offers two generous bedrooms, two full bathrooms, and a den that can serve as a dedicated home office or flex space. It's perfectly suited for modern 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 daily 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 the space. The locker is conveniently located on the same floor as the unit. Building amenities include a rooftop terrace with a picture-perfect City Skyline View, a fully equipped gym, a party room, and a 24-hour concierge. This loft offers a rare blend of effortless living in the East End, with Crows Theatre and the newly opened Piano Piano just downstairs. The best of Leslieville's shops, cafes, parks, and transit are within steps. Don't miss out on this incredible opportunity. Welcome home.					
<b>Inclusions:</b> Refrigerator, Stove/Oven (sold as is), Dishwasher, Washer/Dryer, Window Coverings, Light Fixtures, Balcony tiles and Planter Boxes					
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000					



**63 Carroll St**  
**Toronto Ontario M4M 3G2**  
 Toronto E01 South Riverdale Toronto % Dif: 96  
**Taxes:** \$3,348.15 / 2025 **For:** Sale **SPIS:** N **DOM:** 27  
**Sold: \$729,900**  
**List: \$760,000**  
 Condo Townhouse **#Shares%:**  
 Bungalow **Locker#:**  
**Unit#:** 16 **Locker Lev/Unit:**  
**Corp#:** TSCC / 2065 **Locker Unit:**  
**Level:** 1  
**Rms:** 5  
**Bedrooms:** 1 + 1  
**Washrooms:** 2  
 1x4xGround, 1x2xGround  
**Dir/Cross St:** Dundas/Dvp  
**Directions:** Dundas/Dvp  
**Prop Mgmt:** MERITUS GROUP MANAGEMENT INC.

**MLS#:** E12465453 **Sold Date:** 11/12/2025  
**PIN#:** 130650016

<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> 800-899 <b>Sqft Source:</b> Estimated <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$644.72 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions <b>Exterior Feat:</b> Patio, Porch <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor <b>Security Feat:</b> Alarm System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Wood <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 152 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 1 <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	39.07	x 10.99	Combined W/Dining Window 2 Pc Bath
2	Dining	Main	39.07	x 10.99	Combined W/Living Combined W/Kitchen
3	Kitchen	Main	12.01	x 7.02	Stainless Steel Appl
4	Prim Bdrm	Main	16.08	x 12.01	4 Pc Ensuite His/Hers Closets
5	Den	Main	11.98	x 7.02	Closet

**Client Remks:** 898 SQFT of unbeatable value with non cookie cutter living in the city! Live in one of the best areas in Toronto. With your own private entrance, tucked away on a quiet residential street, you will be greeted with an incredibly bright and updated spacious bungalow townhouse! This Very Rare, Large & Open Livable Space is calling your name. Massive Primary Bedroom with ensuite, open concept kitchen and a large den with potential to be a second bedroom! Bright, Sunfilled, Functional, & Exceptionally Maintained with numerous cosmetic updates. Mins To Downtown, Trendy Leslieville Boutiques, Shops, Restaurants, Bistros, Bike Paths & So Much More. Next To Dvp And Minutes To Ttc. 1 Parking included. Offers anytime!

**Listing Contracted With:** HOMEWISE REAL ESTATE 647-812-5813



<b>1331 Queen St E 509</b> <b>Toronto Ontario M4L 0B1</b> Toronto E01 Greenwood-Coxwell Toronto % Dif: 100 <b>Taxes:</b> \$4,283.22 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 63		
Condo Apt Apartment <b>Unit#:</b> 9 <b>Corp#:</b> TSCC / 2865	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 5	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 2x4
<b>Dir/Cross St:</b> Queen & Leslie <b>Directions:</b> East of Leslie on South Side of Queen <b>Prop Mgmt:</b> First Service Residential		

**MLS#:** E12339397 **Sold Date:** 10/14/2025  
**PIN#:** 768650062

<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> 900-999 <b>Sqft Source:</b> Mpac <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> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$926.24 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> In Addition To <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Other <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 30 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.4	x 10.5	
2	Dining	Main	8.76	x 7.51	
3	Kitchen	Main	13.16	x 8.07	
4	Prim Bdrm	Main	12.5	x 8.76	
5	2nd Br	Main	12.01	x 8.5	

**Client Remks:** Welcome to This Urban Sanctuary At Leslieville's George Condos. This Sensational Suite Has 9Ft Ceilings, 2 Bedroom and 2 Large Bathrooms & W/O To Huge Private Terrace! The Kitchen offers large Centre-Island, Gas Range & Modern Cabinetry. Dining Room Can Be Used As A Den/+1. Amenities Include: A Rooftop Terrace W/An Indoor/Outdoor Lounge, Bbq, Gym, & Pet Washing Station.

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



**90 Broadview Ave 502**  
**Toronto Ontario M4M 0A7**  
 Toronto E01 South Riverdale Toronto % Dif: 97  
**Taxes:** \$3,497.77 / 2024 **For:** Sale **SPIS:** N **DOM:** 2  
**Sold:** \$740,000  
**List:** \$765,000  
 Condo Apt **#Shares%:** **Rms:** 7  
 Apartment **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 2 **Locker Lev/Unit:** C **Washrooms:** 1  
**Corp#:** TSCC / 2311 **Locker Unit:** 81 1x4xMain  
**Level:** 5  
**Dir/Cross St:** Queen & Broadview  
**Directions:** West side of Broadview South of Queen St. E  
**Prop Mgmt:** FIRST SERVICE RESIDENTIAL

**MLS#:** E12477990 **Sold Date:** 10/25/2025  
**PIN#:** 763110092

<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> 700-799 <b>Sqft Source:</b> MPAC <b>Exposure:</b> E <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$630.96 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> None <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>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> C/8 <b>Bldg Amen:</b> Concierge, Party/Meeting Room, Elevator <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.98	x 6.76	Laminate Closet
2	Living	Main	21.03	x 15.91	Large Window Laminate Open Concept
3	Dining	Main	21.03	x 15.91	Laminate Open Concept
4	Kitchen	Main	21.03	x 15.91	Stone Counter Stainless Steel Appl Open Concept
5	Prim Bdrm	Main	9.09	x 8.99	Large Closet Laminate Sliding Doors
6	Den	Main	9.19	x 8.69	Laminate
7	Bathroom	Main	8.69	x 5.71	4 Pc Bath Stone Counter Tile Floor

**Client Remks:** Welcome to The Ninety at 90 Broadview Ave! Unit 502 is an exceptional 1 + 1 bedroom loft-style condo in one of Toronto's most desirable east-end neighbourhoods. This beautifully designed suite offers a perfect blend of character and modern comfort, featuring exposed concrete, floor-to-ceiling windows, and a bright open-concept layout that's ideal for both relaxing and entertaining. The modern kitchen is a true centerpiece with full-sized stainless-steel appliances, stone countertops, and a large island that's perfect for cooking or casual dining. The large living & dining area is perfect for hosting dinner parties or simply relaxing at the end of the day. The spacious primary bedroom includes an extra-large closet and plenty of natural light, while the versatile den is large enough to function as a second bedroom, guest room, or home office, making it a flexible and functional space that adapts to your lifestyle. The 4-piece bathroom features stone counters, an oversized sink, and designer finishes that add a touch of luxury. With its seamless flow between the living, dining, and kitchen areas, this home feels open and airy - an authentic loft experience with the convenience of condo living. Enjoy boutique-style amenities including a concierge, party room, outdoor terrace with BBQs, visitor parking, and secure bike storage. Located in the heart of Riverside, you're steps from Queen Street East, surrounded by some of Toronto's best cafes, restaurants, and shops. Enjoy brunch at White Lily Diner, a cocktail at The Broadview Hotel, or coffee from Dark Horse Espresso Bar, all within walking distance. With the Queen streetcar right outside and easy access to the DVP and Gardiner Expressway, commuting downtown or exploring the city is effortless. Plus parking and a locker, Unit 502 at 90 Broadview Ave offers the best of Toronto loft living - sophisticated, spacious, and perfectly connected to everything the east end has to offer.

**Inclusions:** Stainless Steel Fridge, Gas Stove, Dishwasher, Over Range Microwave. All Electric Light Fixtures, All Window Coverings. Art hanging equipment

**Listing Contracted With:** THE WEIR TEAM, BROKERAGE INC. 647-351-3313



<b>1321 Gerrard St E 8</b> <b>Toronto Ontario M4L 1Y8</b> Toronto E01 Greenwood-Coxwell Toronto % Dif: 110 <b>Taxes:</b> \$4,211.88 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 8		
Condo Townhouse 3-Storey <b>Unit#:</b> 13 <b>Corp#:</b> TSCC / 2656	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> 4 <b>Level:</b> 1	<b>Rms:</b> 8 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x2xMain, 1x4x2nd
<b>Dir/Cross St:</b> Gerrard & Greenwood <b>Directions:</b> On Gerrard, between Greenwood & Highfield <b>Prop Mgmt:</b> Maple Ridge Community Management		

**MLS#:** E12471054 **Sold Date:** 10/28/2025  
**PIN#:** 766560008

<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> 2017 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$665.87 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Upper <b>Exterior:</b> Brick / Brick Veneer <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 4 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome to your Leslieville daydream - a 3-storey stunner serving up 1,060 sq ft of pure good vibes. With 2 bedrooms, 2 bathrooms, and two epic outdoor spaces (yes, a main floor terrace and a rooftop patio), this modern townhouse checks all the right boxes and then some. Step inside to bright, open living that flows like your favourite weekend brunch cocktail. The sleek kitchen is ready to fuel lazy Sunday breakfasts, cozy dinner parties, or that ambitious sourdough experiment. Two airy bedrooms and a spa-inspired bath make winding down as easy as walking home from a night at Lake Inez. And the rooftop? Your personal summer stage. Perfect for golden hour hangs, rooftop garden dreams, and Friday night cheers. Plus, you've got underground parking, storage, and bike storage - because this is Leslieville, and brunch is best reached on two wheels. Step outside and the neighbourhood flexes hard: Maha's Brunch, Lake Inez, and Left Field Brewery are just around the corner. Morning coffee, afternoon pints, and late-night bites are quite literally at your doorstep. East-end energy, served daily. And it's waiting for you on the best block in Leslieville. <b>Inclusions:</b> Stainless Steel Appliances (Fridge, Stove, Dishwasher, Hood Vent), All Electric Light Fixtures, All Window Coverings (except staging curtains), Ring Doorbell, Patio Furniture and BBQ.					
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000					



**1331 Gerrard St 4**  
**Toronto Ontario M4L 1Y8**  
 Toronto E01 Greenwood-Coxwell Toronto % Dif: 94  
**Taxes:** \$4,048 / 2025 **For:** Sale **SPIS:** N **DOM:** 52  
**Sold: \$755,000**  
**List: \$799,999**  
 Condo Townhouse **#Shares%:** **Rms:** 5  
 Stacked Townhse **Locker#:** 13 **Bedrooms:** 2  
**Unit#:** 2 **Locker Lev/Unit:** #13A **Washrooms:** 2  
**Corp#:** TSCP / 2656 **Locker Unit:** A 1x4x2nd, 1x2xMain  
**Level:** 1  
**Dir/Cross St:** Greenwood and Gerrard  
**Directions:** Use GPS for directions  
**Prop Mgmt:** Maple Ridge Community Management (905-507-6726)

**MLS#:** E12404873 **Sold Date:** 11/06/2025  
**PIN#:**

<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> 6-10 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> 1082 <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$678 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> <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, School <b>Interior Feat:</b> None	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Brick Veneer <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 13 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 13 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.8	x 10.5	W/O To Balcony
2	Dining	Main	9.51	x 13.12	Large Window
3	Kitchen	Main	9.51	x 8.2	Stainless Steel Appl Stone Counter Breakfast Bar
4	Prim Bdrm	2nd	13.12	x 9.51	Large Closet
5	2nd Br	2nd	13.12	x 9.51	Large Closet
6	Other	3rd	9.84	x 22.64	

**Client Remks:** Great location and great value, one of two end units. This gem of a home offers nearly 1,100 sq.ft. of beautifully designed living space. plus a massive 221 sq.ft. rooftop terrace with breathtaking 360-degree city views. Enjoy the convenience of underground parking, safely tucked away from the elements, along with generous on site storage. Located in the heart of the ever-popular Gerrard strip, you're just steps away from the city's best local hot spots, including Lane Inez, Godspeed Brewery, and Maha's Brunch, with countless other shops and restaurants within easy walking distance.

**Inclusions:** All Existing Light Fixtures, Window Coverings and Appliances Included.  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



<b>11 Frances Loring Lane 8</b> <b>Toronto Ontario M4M 3E8</b> Toronto E01 South Riverdale Toronto % Dif: 99 <b>Taxes:</b> \$3,211.21 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 21		
Condo Townhouse Stacked Townhse <b>Unit#:</b> 23 <b>Corp#:</b> TSCP / 2065	<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> 2 <b>Washrooms:</b> 2 1x4xMain, 1x2xMain
<b>Dir/Cross St:</b> Dundas St. E. & Broadview Ave <b>Directions:</b> Dundas St. E. & Broadview Ave <b>Prop Mgmt:</b> Meritus Group Management Inc		

**MLS#:** E12356932 **Sold Date:** 09/11/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Foundation:</b> Concrete <b>Sqft Source:</b> MPAC <b>Exposure:</b> Ew <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$631.63 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</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>Exterior Feat:</b> Patio, Porch <b>Interior Feat:</b> Other	<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> Private <b>Drive:</b> Private <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> Bbqs Allowed <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	17.09	x 11.22	
2	Dining	Main	8.23	x 7.91	
3	Kitchen	Main	9.06	x 8.56	
4	Bathroom	Main	4.66	x 4.4	
5	Prim Bdrm	Main	12.43	x 8.4	
6	2nd Br	Main	12.6	x 8.4	

**Client Remks:** A stylish and spacious ground-floor condo townhouse offering over 800 sq. ft. of thoughtfully designed urban living in the heart of Riverdale. This 2-bedroom, 2-bathroom home features a bright open-concept layout with west-facing exposure, a walk-in closet in the primary bedroom, ensuite laundry, generous kitchen and closet storage throughout. Enjoy seamless indoor-outdoor living with an oversized private walk-out patio and a charming front terrace complete with a gas BBQ hookup perfect for entertaining. The modern kitchen is equipped with stainless steel appliances, a powerful range hood with built-in microwave, and a dishwasher. Parking and locker are included. Situated steps from Leslieville, Queen Streets trendy shops, cafes, transit, near future Ontario Line and just minutes to the DVP, this home offers unmatched convenience in one of Toronto's most vibrant communities. An ideal choice for first-time buyers, young families, or down-sizers seeking comfort, style, and a walkable lifestyle.

**Inclusions:** Stainless Steel: Fridge, Stove, Microwave, dishwasher. Stacked Washer and Dryer, murphy bed, front hall white closet, Outdoor storage. All electrical light fixtures and window coverings

**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 416-637-8000



<b>326 Carlaw Ave 233</b>		<b>Sold: \$760,000</b>
<b>Toronto Ontario M4M 3N8</b>		<b>List: \$790,000</b>
Toronto E01 South Riverdale Toronto % Dif: 96		
<b>Taxes:</b> \$3,876 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM: 7</b>
Comm Element Condo	<b>#Shares%:</b>	<b>Rms:</b> 4
Loft	<b>Locker#:</b>	<b>Bedrooms:</b> 1
<b>Unit#:</b> 233	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 1
<b>Corp#:</b> TSCC / 1442	<b>Locker Unit:</b>	1x4xGround
	<b>Level:</b> 3	
<b>Dir/Cross St:</b> Carlaw Ave. & Dundas St.		
<b>Directions:</b> Carlaw Ave. & Dundas St.		
<b>Prop Mgmt:</b> Nadlan Harris Property Management Company		

**MLS#:** E12533320 **Sold Date:** 11/18/2025  
**PIN#:** 124420107

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> 1168 <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Heritage <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$894.15 <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Waterfront <b>Interior Feat:</b> Carpet Free, Floor Drain, Storage	<b>Balcony:</b> Terr <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> <b>Drive:</b> Reserved/Assigned <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 37 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome to Leslieville loft livin' - a 2-storey 1,162 sq ft (\$679 per sq ft!) stunner in the legendary I-Zone building. True industrial work/live loft lifestyle. 14.5-ft ceilings, exposed steel beams that scream industrial chic, and two skylights that will keep you feeling bright and sunny. Got stuff? Don't worry theres custom built-ins galore. Got style? Perfect, this space was practically made for creatives of all sorts. Entrepreneurs, artists, or anyone who simply wants to brag about living in a loft this ones for you. Head upstairs to a bedroom big enough for a king (or at least a person who sleeps like one). Step right out to your private 160 sqft terrace perfect for rooftop wine nights, morning yoga, or BBQ'ing. Major bonus: Secure, separately deeded underground parking because we know Leslieville street parking is survival of the fittest. Perks you didn't know you needed: Historic freight elevator that makes moving in almost fun, Rooftop terrace with privacy and sun. True live/work zoning (hello tax write-offs). Location? Steps to Queen East, coffee shops, catch the game at the Bodega downstairs, the beach, future subway stations, and every park for dog owners & lovers! This is a rare one - and trust us, units in this building don't hit the market often. Grab it before someone else claims your dream loft. <b>Inclusions:</b> Fridge, Stove, Oven, Dishwasher, Stacked Washer / Dryer, Brand New ductless A/C Unit <b>Listing Contracted With:</b> RARE REAL ESTATE 416-233-2071					



<b>1209 Queen St E 29</b> <b>Toronto Ontario M4M 3H4</b> Toronto E01 South Riverdale Toronto % Dif: 110 <b>Taxes:</b> \$2,725 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 20		<b>Sold: \$768,000</b> <b>List: \$699,999</b>
Condo Townhouse 3-Storey <b>Unit#:</b> 29 <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 1x2xMain, 1x3x2nd
<b>Dir/Cross St:</b> Leslie St and Queen St E <b>Directions:</b> Leslie St and Queen St E <b>Prop Mgmt:</b> Royale Grande Property Management		

**MLS#:** E12488274 **Sold Date:** 11/17/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1978 <b>Apx Sqft:</b> 1200-1399 <b>Foundation:</b> Concrete <b>Sqft Source:</b> 1200 sqft <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Ensuite <b>Maint:</b> \$810 <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fenced Yard, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre <b>Exterior Feat:</b> Controlled Entry, Landscaped, Patio, Privacy, Security Gate <b>Interior Feat:</b> Carpet Free, Storage	<b>Balcony:</b> Open <b>Ens Lndry:</b> <b>Lndy Lev:</b> Lower <b>Exterior:</b> Alum Siding <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 20 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P1 <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking, Other, Playground <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Ground	15.09	x 12.47	
2	Foyer	Ground	9.97	x 5.97	
3	Living	Main	12.99	x 12.6	
4	Dining	Main	9.68	x 5.97	
5	Kitchen	Main	12.6	x 9.97	
6	Prim Bdrm	2nd	12.6	x 10.27	
7	Br	3rd	12.6	x 7.97	

**Client Remks:** Welcome Home! This Bright, Modern, Newly Renovated Townhome is everything you have been looking for. Featuring three large bedrooms, two bathrooms, underground parking, a massive ensuite storage unit and freshly landscaped fenced in backyard this private gated community is a hidden gem amongst the best of Leslville. Over \$100k spent on interior upgrades in addition to Brand New Windows, Siding, Fencing and more. Surrounded by Public Transportation, Cafe's Restaurants, Schools and minutes from Major Highways. Incredible Value and a Must See Property!

**Inclusions:** Brand New Stainless Steel Fridge, Oven, Dishwasher, Washer and Dryer, Hot Water Heater Brand New Energy Efficient Heat Pump and Ductless A/C Units

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



**11 Frances Loring Lane 1**  
**Toronto Ontario M4M 3E8**  
 Toronto E01 South Riverdale Toronto % Dif: 99  
**Taxes:** \$3,204 / 2025 **For:** Sale **SPIS:** N **DOM:** 17  
**Sold: \$770,000**  
**List: \$779,000**  
 Condo Townhouse **#Shares%:**  
 Stacked Townhse **Locker#:** 213 **Rms:** 6  
**Unit#:** 22 **Locker Lev/Unit:** A **Bedrooms:** 2  
**Corp#:** TSCC / 2065 **Locker Unit:** 213 **Washrooms:** 2  
**Level:** 1 1x2xMain, 1x3xMain  
**Dir/Cross St:** Queen St E & Broadview Ave  
**Directions:** Park on Carroll or Munro  
**Prop Mgmt:** Meritus Group Management Inc - 905-275-9575

**MLS#:** E12431890 **Sold Date:** 10/16/2025  
**PIN#:** 130650022

<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>Lot Size Source:</b> MPAC <b>Sqft Source:</b> 823 + 2 terraces (MPAC) <b>Exposure:</b> Ew <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$777.83 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Storage Area Lockers, Ventilation System <b>Security Feat:</b> Monitored	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 117 <b>#:</b> 118 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A-117 / A-118 <b>Bldg Amen:</b> Bbqs Allowed <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Come find out what's behind door #1... full of surprises, this 2 bedroom, 2 bathroom townhouse in the coveted Rivertowne community offers not just the home, but the lifestyle you've been searching for. Enjoy your morning coffee on the private east-facing back patio and golden-hour drinks on the west-facing front terrace as friends and neighbours pass by to say hi. If happy hour on the patio turns into a spontaneous dinner party, you have the perfect open flow space to entertain all night. Picture walking home from work everyday through the tree-lined footpaths in this warm community, right up to your front door - no elevator waits involved. Inside and out, its the best of both condo convenience and freehold neighbourhood vibe. The kind of place you can grow into as life unfolds, in a neighbourhood you'll never want to leave. South Riverdale's energy, charm and endless amenities are at your doorstep. For the green-seekers: Joel Weeks Park sits at the foot of your street, Jimmie Simpson Park is just around the corner, and Riverdale Park - with its iconic city skyline views - is only a short stroll away. For the vibe-seekers: Queen East offers lively shops, trendy cafes, and one of Torontos best food scenes. And for the workaholics: don't stress - you're still just minutes from Downtown. Not one but TWO parking spots (one presently rented out for \$125/ month - think extra income!), a storage locker and high-speed Beanfield internet included in maintenance fees (no lag for your Netflix binge). It's no wonder why this townhouse is #1 in both the address, and your heart. No agent? No problem. Reach out directly - we'd be happy to arrange a private showing. <b>Inclusions:</b> Stainless steel fridge, stove, microwave, fridge, wine fridge (as-is), stacked washer/dryer, entryway wardrobe, closet storage unit in 2nd bedroom, all electric light fixtures, all window coverings, <b>Listing Contracted With:</b> REAL ESTATE HOMEWARD 416-698-2090					



<b>90 Broadview Ave PH-913</b> <b>Toronto Ontario M4M 0A7</b> Toronto E01 South Riverdale Toronto % Dif: 98 <b>Taxes:</b> \$3,815.68 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 18			<b>Sold: \$805,000</b> <b>List: \$819,000</b>
Condo Apt Loft <b>Unit#:</b> 13 <b>Corp#:</b> TSCC / 2311	<b>#Shares%:</b> <b>Locker#:</b> 37 <b>Locker Lev/Unit:</b> D <b>Locker Unit:</b> 37 <b>Level:</b> 9	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 1 1x4xFlat	
<b>Dir/Cross St:</b> Queen & Broadview <b>Directions:</b> Riverdale South <b>Prop Mgmt:</b> Icon Property Management			

**MLS#:** E12361807 **Sold Date:** 09/12/2025  
**PIN#:** 763110243

<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>Year Built:</b> 2012 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-799 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> Ne <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$620.57 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Retirement:</b> <b>Accessibility</b> None <b>Feat:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> N <b>GreenPIS:</b> N <b>Prop Feat:</b> Electric Car Charger, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Bar Fridge, Carpet Free <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> P2-25 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B-25 <b>Bldg Amen:</b> Bbqs Allowed, Car Wash, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	9.25	x 7.25	Stainless Steel Appl
2	Dining	Flat	6.27	x 9.84	Open Concept
3	Living	Flat	9.25	x 9.84	W/O To Balcony
4	Prim Bdrm	Flat	11.75	x 12.83	Window Flr to Ceil
5	2nd Br	Flat	11.52	x 10.99	Sliding Doors
6	Bathroom	Flat	4.82	x 11.75	4 Pc Bath

**Client Remks:** An Incredible Opportunity To Own One Of South Riverdale's Most Exquisite Suites - A Well-Appointed, Ingeniously Designed, Breathtaking Two-Bedroom Penthouse In The Ninety. Abundance Of Natural Light Throughout W/ Floor To Ceiling Windows & Soaring 11-Foot Ceilings. Opulent Modern Kitchen. Grand Living & Dining Room W/ Walk Out To Spacious Terrace W/Natural Gas. Spa-Like Bathroom. Exposed Concrete Ceilings & Accent Walls, Built-in Modern Closets in both bedrooms, Wine Fridge in the Kitchen, Viking Gas Stove Top & Oven, Hardwood Flooring Throughout. Walking distance to Broadview Hotel, Cafes, Restaurants, Dog Park with TTC 24 hours Street Cars. Walking distance to TTC New Ontario Line with GO station. High Speed Internet is included in the maintenance fees

**Inclusions:** Includes All Top Of The Line Appliances. Fridge, Gas Stove, Microwave, Range Hood, Wine Fridge, Dishwasher, Butchers Block, Front Loading Washer & Dryer, Lighting Fixtures, Window Coverings, Custom Wardrobes Throughout, Honeycomb shelves in the dining room, Parking & Locker.

**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



**88 Colgate Ave 321**  
**Toronto Ontario M4M 0A6**  
 Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$3,820 / 2024 **For:** Sale **SPIS:** N **DOM:** 2  
**Sold: \$810,000**  
**List: \$829,900**  
**Condo Apt** **#Shares%:** **Rms:** 5  
**Apartment** **Locker#:** **Bedrooms:** 2  
**Unit#: 21** **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#: TSCC / 2415** **Locker Unit:** 36 **1x3xFlat, 1x4xFlat**  
**Level:** 4  
**Dir/Cross St:** Queen St E & Carlaw Ave  
**Directions:** Queen & Carlaw  
**Prop Mgmt:** Nadlan Harris Property Management

**MLS#:** E12480560 **Sold Date:** 10/26/2025  
**PIN#:** 764150124

<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> 6-10 <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> MPAC <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> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$742 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Indy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B/46 <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Dining	Flat	17.32	x 10.43	Combined W/Living South View Open Concept
2	Living	Flat	10.47	x 9.74	Combined W/Dining W/O To Balcony Open Concept
3	Kitchen	Flat	8.92	x 9.25	Stainless Steel Appl Open Concept
4	Prim Bdrm	Flat	10.66	x 16.37	His/Hers Closets Large Window 4 Pc Ensuite
5	2nd Br	Flat	9.58	x 11.68	Window Closet

**Client Remks:** Fabulous "Showcase lofts"! 2 bed, 2 bath gem in the heart of prime Leslieville and the best-priced unit with parking and locker in a long time! This sun-soaked, south-facing suite features a gorgeous exposed brick feature wall, smooth 9ft ceilings, and laminate floors throughout. The open-concept kitchen is equipped with a gas stove, white stone countertops, an undermounted oversized sink and ample storage making it as functional as it is stylish. Enjoy beautiful treetop views and an oversized balcony with electrical outlets! Perfect for al fresco dining on warm summer nights. Spacious primary suite with his & hers closets, a luxurious 4-piece ensuite featuring a deep soaker tub, plus a second bedroom and an additional modern 3-piece bath with a glass shower enclosure. There's also a convenient front entry storage area and coat closet. Building amenities are second to none, enjoy a world-class gym, party room, 24 security, bbqs in the back courtyard and more. Just steps from the best part of Queen St E, you're in the beating heart of Leslieville with shops, cafes, restaurants, and transit at your doorstep.

**Inclusions:** Miele fridge, gas stove, dishwasher, over-the-range microwave, washer, dryer, all elfs (minus the dining table see exclusions) and window coverings. The locker is on the same floor as the unit.

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



<b>1331 Queen St E 508</b> <b>Toronto Ontario M4L 0B1</b> Toronto E01 Greenwood-Coxwell Toronto % Dif: 96 <b>Taxes:</b> \$3,783.88 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 67		
Condo Apt Apartment <b>Unit#:</b> 08 <b>Corp#:</b> TSCC / 2865	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 24 <b>Level:</b> 5	<b>Rms:</b> 6 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3xMain, 1x4xMain
<b>Dir/Cross St:</b> Queen St E & Greenwood <b>Directions:</b> Queen St E & Greenwood <b>Prop Mgmt:</b> Crossbridge Condominium Services		

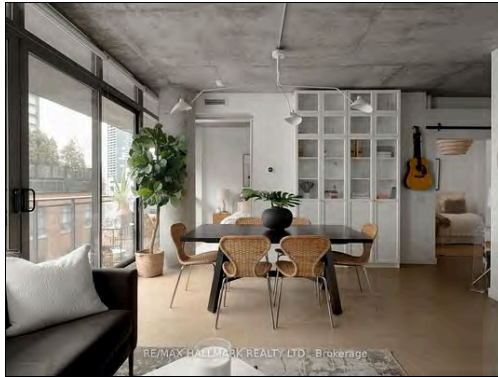
**MLS#:** E12330981 **Sold Date:** 10/13/2025  
**PIN#:** 768650061

<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> 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> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$922.43 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Primary Bedroom - Main Floor	<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>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 10 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	x 12.66	Large Window Combined W/Dining Open Concept
2	Dining	Main	0	x 12.66	Large Window Combined W/Kitchen Open Concept
3	Kitchen	Main	0	x 12.66	Large Window Combined W/Living Backsplash
4	Prim Bdrm	Main	0	x 12.66	W/O To Patio Large Closet Pot Lights
5	2nd Br	Main	0	x 8.76	Large Closet Hardwood Floor Window
6	Foyer	Main	0	0	Large Closet Pot Lights Hardwood Floor

**Client Remks:** Incredible Two Bedroom, Two Bathroom Unit in Leslieville With Exceptional Floor Plan And Sunny South Facing Views! 875 Sqft Inside + 216 Sqft Outside, Including CN Tower Views. This Spacious & Updated Unit Features Open Concept Kitchen With Versatile Oversized Island, Stainless Steel Appliances And Modern Cabinetry. Functional Living / Dinning Space With Large South Facing Windows And Terrace. Separate Bedroom Area With Large Closet, Ensuite Bathroom And Private Door To Patio. Concierge, Party Room With Huge Outdoor Patio & Gorgeous Views, Indoor/Outdoor Gym. Conveniently Located In Trendy Leslieville Including Shops, Restaurants, 24hr TTC, Easy Access to Hwy And Minutes To Downtown.

**Inclusions:** Stainless Steel Appliances , A/C, Furnace, Washer / Dryer, Locker And Parking Spot, ELF's & All Window Coverings  
**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-465-7527



<b>90 Broadview Ave 607</b>			<b>Sold: \$816,000</b>		
<b>Toronto Ontario M4M 0A7</b>			<b>List: \$839,900</b>		
Toronto E01 South Riverdale Toronto % Dif: 97					
<b>Taxes:</b> \$3,559.29 / 2025		<b>For:</b> Sale		<b>SPIS:</b> N	
		<b>DOM: 11</b>			
Condo Apt		<b>#Shares%:</b>		<b>Rms:</b> 5	
Apartment		<b>Locker#:</b>		<b>Bedrooms:</b> 2	
<b>Unit#:</b> 7		<b>Locker Lev/Unit:</b>		<b>Washrooms:</b> 1	
<b>Corp#:</b> TSCC / 2311		<b>Locker Unit:</b>		1x3xFlat	
		<b>Level:</b> 6			
<b>Dir/Cross St:</b> Broadview & Queen					
<b>Directions:</b> Broadview & Queen					
<b>Prop Mgmt:</b> First Service Residential Ontario					

**MLS#:** E12388729 **Sold Date:** 09/19/2025  
**Assignment:** N **Fractional Ownership:** N **PIN#:**

<b>Kitchens:</b> 1		<b>Pets Perm:</b> Yes-with Restrictions		<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> \$581.49		<b>Lndy Lev:</b> Main	
<b>Fireplace/Stv:</b> N		<b>A/C:</b> Central Air		<b>Exterior:</b> Brick / Concrete	
<b>Heat:</b> Heat Pump / Gas		<b>Central Vac:</b> N		<b>Gar/Gar Spcs:</b> Underground / 1	
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b> Undergrnd	
<b>Apx Sqft:</b> 700-799		<b>Elev/Lift:</b> Y		<b>Drive:</b> Underground	
<b>Sqft Source:</b> Manually Measured		<b>Retirement:</b> In Addition To		<b>Park Type:</b> Owned	
<b>Exposure:</b> S		<b>HST Applicable to</b>		<b>Park/Drv Spcs:</b> 1	
<b>Assessment:</b>		<b>Sale Price:</b>		<b>#:</b> 52	
<b>Spec Desig:</b> Unknown		<b>Taxes Incl:</b>		<b>Park \$/Mo:</b>	
<b>Survey Type:</b> None		<b>Water Incl:</b> Y		<b>Prk Lvl/Unit:</b> C	
<b>Phys Hdcap-Eqp:</b>		<b>Heat Incl:</b>		<b>Bldg Amen:</b>	
		<b>Cable TV Incl:</b>		<b>Bbqs Allowed, Bike Storage, Concierge, Car Wash, Party/Meeting Room, Visitor Parking</b>	
		<b>Bldg Ins Incl:</b> Y		<b>Com Elem Incl:</b> Y	
		<b>Cert Level:</b>			
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit			
		<b>Interior Feat:</b> Carpet Free			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Ground	11.02	x 3.02	Combined W/Dining	Open Concept	W/O To Terrace
2	Living	Ground	10.83	x 14.17	Combined W/Dining	Open Concept	W/O To Terrace
3	Dining	Ground	9.32	x 14.17	Combined W/Kitchen	Open Concept	W/O To Terrace
4	Br	Ground	8.99	x 11.98	Separate Rm	Closet	Sliding Doors
5	2nd Br	Ground	8.99	x 8.99	B/I Bookcase	Sliding Doors	
6	Bathroom	Ground	8.83	x 4.99	3 Pc Bath		
7	Laundry	Ground	2.99	x 2.99			

**Client Remks:** A loft in Riverside/Leslieville's most coveted building that checks every box and then some. Only the second time that this exceptional 2 bedroom layout has been available. Don't miss this incredible opportunity to live in one of Toronto's most desirable neighborhoods featuring the trendiest boutiques and dining. Steps to the TTC and new Ontario Line, only minutes from major highways, this location cannot be beat. A wide horizontal floor plan features uninterrupted south facing views. Floor to ceiling glass floods the home with all day light and evokes a view that feels more like SoHo than Toronto. An enormous 29' balcony, 177sqft of outdoor living complete with gas barbeque and direct sightline to the CN Tower make for a space that truly defines city living. Designer custom built cabinetry blends beauty with intelligent storage solutions, ensuring every inch is purposeful. Chic oak flooring compliments the loft's clean lines and open airy flow. The chef's kitchen impresses complete with European appliances and gas cooktop. King sized primary suite pairs expansive proportions with an entire wall of south facing glass dressed with blinds for light control and privacy. Fully enclosed 2nd bedroom offers rare versatility equally at home as a guest room or dedicated workspace/creative studio all without compromising privacy. Spa like bathroom features rain shower and deep soaker tub. Additional highlights include a spacious front hall double door closet, laundry closet with new (2023) washer/dryer. This home is move in ready with design pedigree, exceptional light and flow and rare layout you wont see again anytime soon.

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-699-9292



**83 Pape Ave 7**  
**Toronto Ontario M4M 2V5**  
 Toronto E01 South Riverdale Toronto % Dif: 91  
**Taxes:** \$3,687 / 2025 **For:** Sale **SPIS:** N **DOM:** 15  
**Sold: \$870,000**  
**List: \$955,000**  
 Condo Townhouse **#Shares%:** **Rms:** 6  
 Stacked Townhse **Locker#:** **Bedrooms:** 3  
**Unit#:** 3 **Locker Lev/Unit:** 1 **Washrooms:** 2  
**Corp#:** YCC / 480 **Locker Unit:** 1x2x2nd, 1x4x3rd  
**Level:** 2  
**Dir/Cross St:** Pape and Queen  
**Directions:** Pape and Queen  
**Prop Mgmt:** Taft Forward Property Management Group

**MLS#:** E12487129 **Sold Date:** 11/13/2025  
**PIN#:**

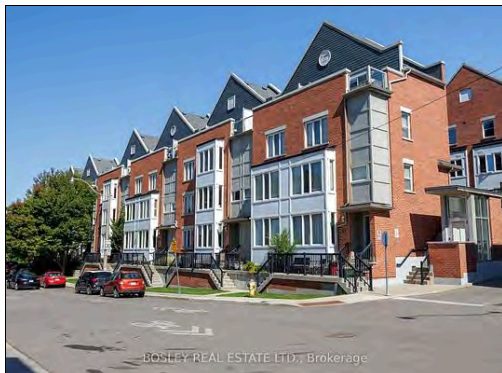
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Other <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> owner <b>Exposure:</b> Ew <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$686 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> None	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Surface / 1 <b>Park/Drive:</b> Surface <b>Drive:</b> Surface <b>Park Type:</b> Exclusive <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> Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.45	x 15.62	Laminate	Picture Window	Skylight
2	Dining	2nd	10.24	x 9.61	Laminate	Combined W/SolariumO/Looks Living	
3	Kitchen	2nd	7.55	x 8.86	Eat-In Kitchen	Marble Counter	Renovated
4	2nd Br	3rd	7.51	x 11.42	Laminate	Double Closet	Window
5	3rd Br	3rd	7.58	x 15.09	Laminate	Double Closet	Window
6	Prim Bdrm	Upper	15.49	x 15.72	Laminate	Semi Ensuite	B/I Shelves

**Client Remks:** Welcome to your hidden oasis in one of Toronto's most sought-after neighborhoods! This stacked townhouse sits in an exclusive enclave right in the heart of trendy Leslieville - close to everything you love, yet blissfully tucked away from the buzz. Inside, you'll find 3 bright and spacious bedrooms, 2 bathrooms, and a fabulous open layout designed for easy living and entertaining. The newly renovated kitchen shines, and the adjoining solarium floods the dining area with natural light - the perfect spot for morning coffee or leisurely dinners. Upstairs, the large primary bedroom features a semi-ensuite and walk-up to your private rooftop terrace with stunning city and sunset views - a dreamy urban escape. Freshly painted throughout with brand new carpet on the stairs, this home feels fresh, stylish, and move-in ready. Complete with parking and a locker, and a brand new heat pump, this one checks every box. Sounds too good to be true? It just might be - better hurry before its gone! Oh, don't forget to check out the coolest locker in the city! See the photos!

**Inclusions:** S/S Fridge, S/S Stove, S/S Microhood, S/S B/I Dishwasher, Washer & Dryers, All ELF's, All Window Coverings, Heat Pump ad Air Conditioner, HWT.

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

		<b>4 Frances Loring Lane 2</b> <b>Toronto Ontario M4M 3E8</b> Toronto E01 South Riverdale Toronto % Dif: 96 <b>Taxes:</b> \$3,793.05 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 60		<b>Sold: \$915,000</b> <b>List: \$949,900</b>	
Condo Townhouse 3-Storey <b>Unit#:</b> 38 <b>Corp#:</b> TSCC / 2065		#Shares%: <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 2		<b>Rms:</b> 6 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 3 1x2xMain, 1x4x2nd, 1x3x3rd	
<b>Dir/Cross St:</b> Dundas E/ Queen E/ Broadview <b>Directions:</b> Dundas E/ Queen E/ Broadview <b>Prop Mgmt:</b> Meritus Group Management Inc					
<b>MLS#:</b> E12422055 <b>Sold Date:</b> 11/22/2025 <b>PIN#:</b> 130650086					
<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> 16-30 <b>Year Built:</b> 2009 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1000-1199 <b>Lot Size Source:</b> MPAC <b>Roof:</b> Asphalt Shingle <b>Foundation:</b> Brick <b>Sqft Source:</b> Builder <b>Exposure:</b> W <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$670.85 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <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> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Beach, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, River/Stream, School <b>Exterior Feat:</b> Deck, Patio, Porch <b>Interior Feat:</b> None		<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 159 <b>#:</b> 160 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A / A <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Visitor Parking <b>Com Elem Incl:</b> Y	
<b>Topography:</b> Dry					
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Living	Main	9.84	x 11.58	Combined W/Dining Window Hardwood Floor
2	Dining	Main	7.38	x 10.47	Combined W/Living Window Hardwood Floor
3	Kitchen	Main	8.01	x 13.85	Open Concept Window Wood Stove
4	Prim Bdrm	2nd	15.06	x 11.88	Window West View Closet
5	2nd Br	2nd	10.56	x 7.78	Window East View Closet
6	3rd Br	3rd	12.96	x 8.3	3 Pc Ensuite West View W/O To Terrace
<b>Client Remks:</b> Rare Find in South Riverdale: Stunning 3-Storey Modern Townhome with City Views! Welcome to this exceptional 3-bedroom, 3-bathroom townhome nestled in a quiet, family-friendly enclave of South Riverdale. Offering an abundance of space and natural light, this 1118 square foot home features two private outdoor spaces an east-facing patio perfect for al fresco dining, and a west-facing rooftop deck with breathtaking sunset views and a panoramic view of the CN Tower and city skyline. The main floor boasts a spacious open-concept living and dining area, ideal for entertaining, with a convenient powder room. The chefs kitchen is equipped with stainless steel appliances, a breakfast bar, and plenty of storage. On the second floor, you'll find two generously sized bedrooms and an updated main bath. The third floor provides a versatile, flexible space perfect as a third bedroom, office, gym, or additional family room, with direct access to the rooftop oasis. This home is fully upgraded with custom kitchen cabinetry, granite countertops, motorized blinds in the living room, and a custom glass shower in the third-floor bath. Enjoy the convenience of a rented tankless water heater, Ecobee smart thermostat, and new carpet on the second and third floors. Included with the property are two underground parking space, and maintenance fees include water, building insurance, parking, common elements, and internet! Located just steps from the trendy shops and restaurants of Leslieville and Riverside, and only minutes from the Canary District, Distillery District, Beaches, and Danforth, you're at the center of it all! Easy access to the DVP and Gardiner Expressway, with public transit practically at your doorstep. This is the perfect home for those seeking a combination of urban living, comfort, and style in one of Toronto's most coveted neighborhoods.					
<b>Inclusions:</b> Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Light Fixtures, Motorized Blinds.					
<b>Listing Contracted With:</b> BOSLEY REAL ESTATE LTD. 416-322-8000					



<b>88 Colgate Ave 520</b> <b>Toronto Ontario M4M 0A6</b> Toronto E01 South Riverdale Toronto % Dif: 97 <b>Taxes:</b> \$4,050 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 63			<b>Sold: \$915,000</b> <b>List: \$939,000</b>
Condo Apt Apartment <b>Unit#:</b> 20 <b>Corp#:</b> TSCP / 2415	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 5	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3xFlat, 1x4xFlat	
<b>Dir/Cross St:</b> Queen St E & Carlaw <b>Directions:</b> South on Carlaw, west on Colgate <b>Prop Mgmt:</b> Nadlan-Harris Property Management Inc. 416-915-9115			

**MLS#:** E12262926 **Sold Date:** 09/05/2025  
**PIN#:** 764150163

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> <b>Year Built:</b> 2014 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 800-899 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> BUILDERS PLAN <b>Exposure:</b> Sw <b>Assessment:</b> 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$742 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <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> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre <b>Exterior Feat:</b> Landscaped, Controlled Entry <b>Interior Feat:</b> Guest Accommodations	<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 / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B49 <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	Flat	8.2	x 7.87	Stainless Steel Appl Quartz Counter Breakfast Bar
2	Dining	Flat	16.08	x 10.33	Combined W/Living
3	Living	Flat	16.08	x 10.33	Combined W/Dining W/O To Balcony
4	Prim Bdrm	Flat	21.33	x 9.19	Double Closet 4 Pc Ensuite
5	2nd Br	Flat	11.32	x 9.19	B/I Desk B/I Bookcase W/O To Balcony

**Client Remks:** Showcase Lofts in Prime Leslieville. Sunny south exposure 2-bedroom 2-bathroom unit. 9 ft ceilings. Reclaimed brick feature wall. 24-Hour concierge, mail & parcel room, theatre room, fully equipped gym, party room opens to a private courtyard with BBQ area. See attachments for floor plan and feature sheet.

**Inclusions:** Refrigerator/freezer, four burner gas stove with griddle and double ovens, microwave/hood vent, dishwasher, stackable washer & dryer, heat pump, existing light fixtures and window coverings.

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



**1190 Dundas St E 805**  
**Toronto Ontario M4M 0C5**  
 Toronto E01 South Riverdale Toronto % Dif: 98  
**Taxes:** \$4,087.15 / 2025 **For:** Sale **SPIS:** N **DOM:** 8  
**Sold:** \$960,000  
**List:** \$980,000  
 Condo Apt **#Shares%:** Rms: 5  
 Apartment **Locker#:** P230 **Bedrooms:** 2 + 1  
**Unit#:** 55 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCP / 2492 C and 8 1x3xFlat, 1x4xFlat  
**Locker Unit:** 30 &  
**Level:** 5  
**Dir/Cross St:** Dundas/Carlaw  
**Directions:** Dundas just west of Carlaw  
**Prop Mgmt:** First Service Residential 416-466-5238

**MLS#:** E12391315 **Sold Date:** 09/17/2025  
**PIN#:** 764930364

<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> 2015 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 900-999 <b>Roof:</b> Unknown <b>Foundation:</b> Unknown <b>Sqft Source:</b> builder floorplans <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$881.28 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> <b>Retirement:</b> <b>Accessibility:</b> None <b>Feat:</b> <b>Under Contract:</b> None <b>HST Applicable to:</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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> N <b>Prop Feat:</b> Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Terraced <b>Exterior Feat:</b> Patio <b>Interior Feat:</b> None <b>Security Feat:</b> Security Guard, Concierge/Security, Smoke Detector	<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>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> P3/140 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C/30 <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Guest Suites, Media Room <b>Com Elem Incl:</b> Y
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Topography: Terraced							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.8	x 13.02	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	16.8	x 13.02	Hardwood Floor	Combined W/Living	Picture Window
3	Kitchen	Flat	18.8	x 8.01	Hardwood Floor	Quartz Counter	
4	Prim Bdrm	Flat	11.02	x 9.22	Hardwood Floor	4 Pc Ensuite	W/I Closet
5	2nd Br	Flat	10.14	x 9.02	Hardwood Floor	Closet	
6	Den	Flat	9.09	x 5.81	Hardwood Floor		

**Client Remks:** Indoor Calm, Outdoor Statement at The Carlaw. This polished 2 bed + den, 2 bath corner suite delivers ~941 sq ft inside and a private ~575 sq ft wraparound terrace that actually works as an outdoor living and dining room with treetop and skyline views. Floor-to-ceiling windows on two sides, concrete ceilings and brand-new pale wood floors set a clean, modern tone; the open layout keeps conversation flowing and the terrace is an effortless extension of the space. The kitchen pairs two-tone cabinetry with stone counters, a blue-green tile backsplash, island storage and a built-in microwave form that serves function. Split bedrooms protect privacy: a calm primary with walk-in closet and ensuite; a generous second bedroom on the opposite side; plus a flexible den for office, library wall or studio. Thoughtful daily ease: welcoming foyer with full closet, in-suite laundry and second full bath; parking; two lockers, including a large one on the same floor. The Carlaws amenities: concierge, gym, business room, party room, rooftop deck with BBQs and an outdoor garden extend how you live, while fees include AC, heat, water, building insurance and common elements. Outside, Leslieville and South Riverdale deliver the essentials: Piano Piano downstairs, Maple Leaf Tavern nearby and the Queen St E strip for coffee, cocktails and everything between. If outdoor space ranks high on your list, this one earns the visit. There are 2 lockers. One is on the same floor as the unit, other in the underground parking. Terrace has hookup for gas BBQ.

**Inclusions:** All existing window coverings, All existing appliances, Island chairs, patio furniture  
**Listing Contracted With:** BSPOKE REALTY INC. 416-274-2068



**46 Boston Ave 3**  
**Toronto Ontario M4M 2T9**  
 Toronto E01 South Riverdale Toronto % Dif: 99  
**Taxes:** \$4,290.76 / 2025 **For:** Sale **SPIS:** N **DOM:** 15  
**Sold: \$990,000**  
**List: \$999,999**  
 Condo Townhouse **#Shares%:** **Rms:** 6  
 2-Storey **Locker#:** B026 **Bedrooms:** 3  
**Unit#:** 65 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** TSCC / 2073 **Locker Unit:** 120 1x4x2nd, 1x2x3rd  
**Level:** 2  
**Dir/Cross St:** Carlaw & Queen  
**Directions:** Carlaw & Queen  
**Prop Mgmt:** 360 Community Management Ltd.

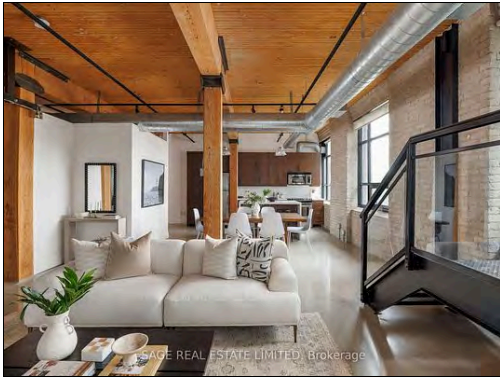
**MLS#:** E12464056 **Sold Date:** 10/30/2025  
**PIN#:**

<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>Year Built:</b> 2010 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> MPAC <b>Exposure:</b> Ew <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$884.64 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> 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, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit <b>Interior Feat:</b> Auto Garage Door Remote, On Demand Water Heater, Intercom, Separate Heating Controls, Water Heater, Storage Area Lockers	<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>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 41 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	3rd	10.07	x 11.61	Skylight	Window Flr to Ceil	Open Concept
2	Dining	3rd	11.58	x 5.48	W/O To Balcony	Window Flr to Ceil	Open Concept
3	Kitchen	3rd	11.84	x 10.07	Centre Island	Stainless Steel Appl	Stone Counter
4	3rd Br	3rd	12.93	x 8.69	Double Closet	Window Flr to Ceil	
5	Powder Rm	3rd	7.55	x 4.33	Stone Counter	Tile Floor	
6	Prim Bdrm	2nd	14.86	x 13.85	His/Hers Closets	Window Flr to Ceil	
7	2nd Br	2nd	14.17	x 9.84	Double Closet	W/O To Balcony	Window Flr to Ceil
8	Bathroom	2nd	8.83	x 5.51	4 Pc Bath	Stone Counter	Tile Floor

**Client Remks:** Perfectly situated on one of Leslieville's most coveted streets & brimming with light, space & a modern vibe, this townhome is an exceptional opportunity to launch your life in this special community. Part of the award-winning Printing Factory Lofts & Towns, it strikes the perfect balance between the turnkey lifestyle of condo living & the privacy of homeownership. Beautifully & thoughtfully designed to create a stylish & comfortable backdrop for everyday living, standout features include: an open-concept floor plan with 1189 sq. ft; a chic kitchen with stone counters, an island with seating, stainless steel appliances & white cabinetry with brass handles; 2 balconies, one with a BBQ gas line; a skylight; ensuite laundry; access to fabulous Beanfield WIFI & excellent storage throughout including a primary with 2 double closets. Recent upgrades include a new a/c system, on-demand tankless hot water system, custom motorized blinds, Murphy bed with storage, new light fixtures & the HVAC system is completely owned - no rentals! With its triple A location on quiet, leafy Boston Ave., this home is steps from a coveted Montessori & around the corner from the shops & cafes that make this neighbourhood so hot! Family-friendly amenities abound including coveted Morse St. Jr. P.S. (French Immersion) & Riverdale C.I.; popular daycares including Mighty Kids & BrightPath; Jimmy Simpson Rec Centre and Park; & Leslie Grove & Hideaway Parks! 1 parking spot, 1 locker, concierge, party room and bike and visitor parking complete this fabulous opportunity. You can have it all!

**Inclusions:** See schedule C  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>68 Broadview Ave 308</b> <b>Toronto Ontario M4M 2E6</b> Toronto E01 South Riverdale Toronto % Dif: 100 <b>Taxes:</b> \$4,584.85 / 2025 <b>For:</b> Sale <b>SPIS:</b> Y <b>DOM:</b> 1		
Condo Apt Loft <b>Unit#:</b> 8 <b>Corp#:</b> TSCC / 1831	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> 257 <b>Level:</b> 3	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1 1x3xMain
<b>Dir/Cross St:</b> Broadview & Queen <b>Directions:</b> Broadview & Queen <b>Prop Mgmt:</b> Nadlan-Harris Property Management Inc 416-915-1515		

**MLS#:** E12428217 **Sold Date:** 09/27/2025  
**PIN#:**

<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> 1000-1199 <b>Sqft Source:</b> 1041 <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$886.89 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<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>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 52 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Welcome to unit 308 at 68 Broadview Ave, the most sought-after loft building in the east end. A stunning blend of historic charm & modern sophistication. Originally a pharmaceutical building from 1914, this loft was expertly converted in 2006 into spacious, true brick-and-beam residences that capture the essence of Toronto's industrial heritage with all the contemporary upgrades you could want. Key features include: 1,041 sq. ft. of thoughtfully designed interior space; soaring 11' ceilings enhance the loft-like feel; west-facing for abundant natural light, spectacular city views & breathtaking sunsets; rare private outdoor area; parking & locker. The kitchen has been recently upgraded with stunning quartz countertops, backsplash and a waterfall edge that runs over the island. You'll never run out of storage space as the kitchen features an entire wall of near floor to ceiling cabinets. While cooking or hosting from the kitchen you look out onto the expansive open-concept living space leaving plenty of room for a large dining area and living room. The spacious primary incudes custom closets and window coverings and an additional den could easily be enclosed and is the perfect work from home space. The 3pc bathroom has been extensively renovated with a new vanity and sleek walk-in shower. This is more than just a home its a statement. Whether youre relaxing on your balcony, hosting friends in the spacious living area, or simply soaking in the views, Unit 308 offers a lifestyle thats hard to match. 68 Broadview is well known for its wow factor from the moment you enter. The wide hallways & massive entry doors provide an experience and ensure pride of ownership. The rooftop party room offers incredible city & lake views and also enjoy the benefits of 24hr concierge services. Steps from the building you can hop on the street car for a quick commute downtown and minutes to the developing east end subway extension. This is the very best Queen East has to offer. <b>Inclusions:</b> Restoration Hardware mirror, front hall mirror, curtain & hardware in den, fridge, oven, dishwasher, microwave, stacked W/D, all window coverings and light fixtures.					
<b>Listing Contracted With:</b> SAGE REAL ESTATE LIMITED 416-483-8000					



**68 Broadview Ave 430**  
**Toronto Ontario M4M 2E6**  
 Toronto E01 South Riverdale Toronto % Dif: 99  
**Taxes:** \$4,449.11 / 2025 **For:** Sale **SPIS:** N **DOM:** 8  
**Sold:** \$1,070,000  
**List:** \$1,085,000  
**Condo Apt** **#Shares%:** **Rms:** 6  
**Loft** **Locker#:** A#97 **Bedrooms:** 2  
**Unit#:** 30 **Locker Lev/Unit:** A **Washrooms:** 2  
**Corp#:** tscp / 1831 **Locker Unit:** 97 1x4, 1x2  
**Level:** 4  
**Dir/Cross St:** Broadview/Queen  
**Directions:** Broadview/Queen  
**Prop Mgmt:** Nadlan-Harris Property Management

**MLS#:** E12541376 **Sold Date:** 11/21/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> MPAC <b>Exposure:</b> Ns <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,140.07 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Lake/Pond, Library, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B#25 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level B # 25 <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	Foyer	Lower	9.94	x 9.94	B/I Closet	Staircase	Concrete Floor
2	Living	Main	15.94	x 14.5	Large Window	South View	Concrete Floor
3	Dining	Main	15.94	x 14.5	Open Concept	Combined W/Living	Concrete Floor
4	Kitchen	Main	11.09	x 13.71	B/I Appliances	Centre Island	Concrete Floor
5	Prim Bdrm	Main	15.94	x 14.5	3 Pc Ensuite	B/I Closet	Large Window
6	2nd Br	Main	10.4	x 7.02	Murphy Bed	B/I Closet	Concrete Floor
7	Other	Upper	14.5	x 16.99	East View		

**Client Remks:** Welcome to Suite 430 at 68 Broadview Avenue, a rare loft-style residence in the iconic Broadview Lofts. Step into the foyer with built-in closets and a staircase leading to the main living area, where striking exposed brick and soaring ceilings create an authentic urban feel. The open-concept living and dining space offers a townhouse-like layout in the heart of the city, complemented by a sleek, modern kitchen with built-in appliances, ample cabinetry, and a dedicated breakfast area. The versatile second bedroom includes a built-in Murphy bed, ideal for guests or a home office space, and is serviced by a stylish 4pc bath. The unique primary bedroom also features exposed brick, generous closet space, and an open-concept shower design, adding a touch of industrial luxury. Enjoy your own private terrace perched on the 6th floor, perfect for morning coffee or evening entertaining. Set in vibrant Leslieville, just steps from trendy Queen Street's shops, restaurants, cafes, and transit. Experience urban living at its finest in one of Toronto's most sought-after neighbourhoods.

**Inclusions:** Fridge, Stove, Dishwasher, Washer & Dryer, All ELF's and Window Coverings.

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



**326 Carlaw Ave 102**  
**Toronto Ontario M4M 3N8**  
 Toronto E01 South Riverdale Toronto % Dif: 94  
**Taxes:** \$4,320.36 / 2025 **For:** Sale **SPIS:** N **DOM:** 24  
**Sold:** \$1,550,000  
**List:** \$1,649,000  
**Condo Apt** **#Shares%:** **Rms:** 5  
**Loft** **Locker#:** **Bedrooms:** 2  
**Unit#: 2** **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#: TSCC / 1442** **Locker Unit:** 1x3, 1x4  
**Level: 1**  
**Dir/Cross St:** Dundas St E and Carlaw Ave  
**Directions:** South of Dundas  
**Prop Mgmt:** Nadlan Harris Property Management Company

**MLS#:** E12437319 **Sold Date:** 10/25/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1800-1999 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Floor plans <b>Exposure:</b> E <b>Assessment:</b> 2025 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$1,358.26 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <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, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<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>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> #40 <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	Foyer	Main	12.07	x 9.68	Concrete Floor	Open Concept	B/I Closet
2	Living	Main	25.79	x 19.88	Open Concept	Hardwood Floor	Large Window
3	Dining	Main	8.76	x 8.56	Open Concept	Concrete Floor	
4	Kitchen	Main	16.17	x 8.86	Hardwood Floor	Centre Island	Stainless Steel Appl
5	Prim Bdrm	2nd	19.39	x 15.39	O/Looks Dining	Hardwood Floor	4 Pc Ensuite
6	Bathroom	2nd	11.09	x 9.48	Tile Floor	Separate Shower	Soaker
7	2nd Br	Main	10.7	x 8.69	Concrete Floor	B/I Closet	Murphy Bed
8	Other	3rd	11.91	x 9.02	Wet Bar	Tile Floor	W/O To Terrace

**Client Remks:** Welcome to one of Toronto's most exceptional residences in the iconic i-Zone, a landmark hard loft conversion and one of the city's most unique buildings. Known for its creative community and rare live/work zoning, offering a true blend of lifestyle and functionality. This 1800 plus square foot three-story, 2-bedroom, 2-bathroom stunner has been completely reimagined by interior designer Suzanne Dimma, fusing industrial character with refined modern design. Soaring 20-foot ceilings, exposed ducts, and a crisp white palette are warmed by rich textures including Carrara marble and custom millwork. The layout flows naturally from the dramatic double-height dining area to the kitchen and living space, ideal for entertaining. The glass enclosed second bedroom doubles as an office or studio, while clever built-ins and hidden storage maximize every inch. A sculptural oak and steel staircase anchors the space, leading to a second level dedicated entirely to the primary suite, and then up to a private rooftop terrace with an enclosed kitchenette. An urban retreat rarely found in the city. Perfectly positioned near Queen Street East's cafes, shops, and restaurants, and only minutes to downtown, which is a breeze thanks to your oversized indoor parking spot. With design pedigree, live/work versatility, and a private rooftop retreat, this loft is city living at its finest.

**Inclusions:** Stainless Fridge, Stove, Range Hood, Dishwasher, Washer and Dryer, all window coverings, all electrical light fixtures

**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-699-9292