



246 Logan Ave B1 Toronto Ontario M4M 1J3 Toronto E01 South Riverdale Toronto % Dif: 100 Taxes: \$243 / 2025 For: Sale SPIS: N DOM: 39 Other #Shares%: Rms: Other Locker#: Bedrooms: 0 Unit#: 1 Locker Lev/Unit: Washrooms: 0 Corp#: TSCP / 2740 Locker Unit: Level: B Dir/Cross St: Logan and Queen St E Directions: Queen Street East & Logan Prop Mgmt: Iconpm					
MLS#: E12336261	Sold Date: 09/19/2025				
PIN#: 767400107					
Kitchens: Fam Rm: N Basement: None Fireplace/Stv: Heat: Apx Age: Apx Sqft: 0-499 Sqft Source: 1 Exposure: S Assessment: Spec Desig: Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$56.87 A/C: Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: None	Balcony: None Ens Lndry: Lndy Lev: Exterior: Other Gar/Gar Spcs: Underground / 0 Park/Drive: Private Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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. Inclusions: (1) Garage Fob					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-699-9292					

 <small>RE/MAX EXPERTS, Brokerage</small>	45 Connaught Ave 304 Toronto Ontario M4L 2V8 Toronto E01 Greenwood-Coxwell Toronto % Dif: 103 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 33 Condo Apt #Shares%: Rms: 2 Apartment Locker#: Bedrooms: 0 Unit#: 4 Locker Lev/Unit: Washrooms: 1 Corp#: TBD*** / 0 Locker Unit: 1 In Level: 3 1x4x3rd Dir/Cross St: Queen St/ Coxwell Ave Directions: Queen St/ Coxwell Ave Prop Mgmt: TBD				
	MLS#: E12317228	Sold Date: 09/02/2025	PIN#:		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 500-599 Sqft Source: builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$0 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Countertop Range, Intercom, Storage Security Feat: Smoke Detector, Alarm System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Vinyl Siding Gar/Gar Spcs: Surface / 0 Park/Drive: Surface Drive: Surface Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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!					
Inclusions: Electric Light Fixtures, Stainless Steel Fridge, Stove, Range Hood Fan and Dishwasher. White Stacked Clothes Washer/Dryer					
Listing Contracted With: 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

Condo Apt **#Shares%:** **Rms:** 3
Apartment **Locker#:** **Bedrooms:** 1
Unit#: 27 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 2493 **Locker Unit:**
Level: 5 1x4

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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$384.35	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 0-499	Elev/Lift:	Drive:
Sqft Source: Builder	HST Applicable to	Park Type: None
Exposure: N	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl: Y	Tot Prk Spcs: 0
Spec Desig: Unknown	Water Incl:	
Survey Type: None	Heat Incl: Hydro Incl	
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl	
	Bldg Ins Incl: Y Prkg Incl	
	Cert Level: Energy Cert	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

Room **Level** **Length (ft)** **Width (ft)** **Description**

Client Remarks: 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 ***

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



150 Logan Ave 447
Toronto Ontario M4M 0E4
 Toronto E01 South Riverdale Toronto % **Dif:** 92
Taxes: \$2,641.08 / 2025 **For:** Sale **SPIS:** N **DOM:** 34

Sold: \$461,800
List: \$499,900

Condo Apt **#Shares%:** 4
 Apartment **Locker#:** 1
Unit#: 47 **Locker Lev/Unit:** B **Bedrooms:** 1
Corp#: TSCC / 2985 **Locker Unit:** 299 **Washrooms:** 1
Level: 4 **1x4xFlat**

Dir/Cross St: Eastern & Logan
Directions: S of Logan Ave
Prop Mgmt: Del Property Management

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$341.41	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: 0-5	UFFI:	Park/Drive: None
Year Built: 2023	Elev/Lift:	Drive: None
Apx Sqft: 0-499	HST Applicable to: Included In	Park Type: None
Sqft Source: As per builder floorplan	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: E	Taxes Incl:	Park \$/Mo:
Assessment:	Water Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Bldg Amen:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Exercise Room, Gym, Party/Meeting Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Electric Car Charger, Ensuite Laundry, Lake/Pond, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Other	
	Security Feat: Security System, Concierge/Security, Monitored	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	14.07	x 11.48	Open Concept	Window Flr to Ceil
2	Dining	Flat	14.07	x 11.48	Open Concept	Laminate
3	Kitchen	Flat	14.07	x 11.48	Quartz Counter	Ceramic Back Splash
4	Prim Bdrm	Flat	8.1	x 9.09	Closest	Laminate
5	Study	Flat	2.1	x 4.59	Closest	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 - it's a canvas. Thoughtfully designed with style and function in mind, it's 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



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

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

Kitchens: 1	Pets Perm: No	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$444.21	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age: 6-10	UFFI:	Park/Drive: None
Year Built: 2019	Elev/Lift: Y	Drive: None
Yr Built Source: MPAC	Retirement:	Park Type: None
Apx Sqft: 500-599	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0
Sqft Source: Builder	Sale Price:	Tot Prk Spcs: 0
Exposure: N	Taxes Incl:	Park \$/Mo:
Assessment:	Water Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Heat Incl: Y	Bldg Amen:
Survey Type: Unknown	Hydro Incl:	Bike Storage, Concierge, Exercise Room, Gym, Outdoor Pool, Community BBQ
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y	
	Prkg Incl:	
	Cert Level: Energy Cert:	
	GreenPIS: N	
	Prop Feat: Ensuite Laundry	
	Interior Feat: Carpet Free, Guest Accommodations, Intercom	
	Security Feat: Security Guard, Concierge/Security	

#	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
4	Living	Flat	13.52	x 10.17	Hardwood Floor
5	Dining	Flat	13.98	x 10.6	Hardwood Floor
					Stainless Steel Appl
					Stone Counter
					Open Concept
					W/O To Terrace
					Combined W/Kitchen

Client Remarks: 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



RE/MAX HALLMARK REALTY LTD., Brokerage

150 Logan Ave 636 Toronto Ontario M4M 0E4 Toronto E01 South Riverdale Toronto % Dif: 95 Taxes: \$2,239 / 2024 For: Sale SPIS: N DOM: 48 Condo Apt #Shares%: Rms: 3 Apartment Locker#: 65 Bedrooms: 1 Unit#: 36 Locker Lev/Unit: 2 Washrooms: 1 Corp#: TSCC / 2985 Locker Unit: 1x3xMain Level: 6 Dir/Cross St: Logan Ave. & Eastern Ave. Directions: Located on the NW intersection of Logan and Eastern Ave Prop Mgmt: Del Property Management						
MLS#: E12324036	Sold Date: 09/22/2025	Fractional Ownership: N	PIN#: 769850327			
Kitchens: 1	Pets Perm: Yes-with Restrictions		Balcony: Terr			
Fam Rm: N	Locker: Owned		Ens Lndry: Y			
Basement: None	Maint: \$337.09		Lndy Lev: Main			
Fireplace/Stv: N	A/C: Central Air		Exterior: Brick / Concrete			
Heat: Forced Air / Gas	Central Vac: N		Gar/Gar Spcs: Underground / 0			
Apx Age: 0-5	UFFI:		Park/Drive: Undergrnd			
Year Built: 2023	Elev/Lift:	Retirement: N	Drive: Underground			
Yr Built Source: MPAC	HST Applicable to	Included In	Park Type: None			
Apx Sqft: 0-499	Sale Price:		Park/Drv Spcs: 0	Tot Prk Spcs: 0		
Sqft Source: Builder Floor Plan	Taxes Incl:	Water Incl: Y	Park \$/Mo:			
Exposure: E	Heat Incl:	Y Hydro Incl:	Prk Lvl/Unit:			
Assessment:	Cable TV Incl:	CAC Incl: Y	Bldg Amen:			
Spec Desig: Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Com Elem Incl: Y			
Survey Type: None	Cert Level:	Energy Cert:				
Phys Hdcap-Eqp:	GreenPIS:					
	Prop Feat: Clear View, Ensuite Laundry, Pets Allowed with Restrictions					
	Interior Feat: Carpet Free					
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Br	Flat	9.61	x 11.09	Closet	Laminate
2	Living	Flat	10.3	x 21.49	Laminate	Combined W/Dining
3	Dining	Flat	10.3	x 21.49	Combined W/Kitchen	Laminate
4	Kitchen	Flat	10.3	x 21.49	Combined W/Living	B/I Appliances
						W/O To Terrace
						East View
						Quartz Counter

Client Remarks: 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.

Inclusions: Refrigerator, Stove, Cooktop, Dishwasher, Over-the-Range Microwave, Washer & Dryer. All Window Coverings. All ELF's.

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

 <small>SAGE REAL ESTATE LIMITED, Brokerage</small>	899 Queen St E 605 Toronto Ontario M4M 0C8 Toronto E01 South Riverdale Toronto % Dif: 99 Taxes: \$2,737.34 / 2025 For: Sale SPIS: N DOM: 14 Condo Apt #Shares%: Rms: 4 Apartment Locker#: Bedrooms: 1 Unit#: 5 Locker Lev/Unit: Washrooms: 1 Corp#: TSCP / 2742 Locker Unit: Level: 6 1x4xMain Dir/Cross St: Queen St. E & Logan Directions: Queen St E & Logan Prop Mgmt: GPM Property Management Inc.				
	MLS#: E12410433	Sold Date: 10/01/2025	PIN#:		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$461.79 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement HST Applicable to Included In Sale Price: Taxes Incl: Water Incl Heat Incl: Hydro Incl Cable TV Incl: CAC Incl Bldg Ins Incl: Y Prkg Incl Cert Level: Energy Cert GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Other Security Feat: Security System	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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 Avling, 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. Inclusions: All window coverings, all appliances, all light fixtures (minus exclusions),					
Listing Contracted With: <u>SAGE REAL ESTATE LIMITED 416-483-8000</u>					

	1190 Dundas St E 1021 Toronto Ontario M4M 0C5 Toronto E01 South Riverdale Toronto % Dif: 102 Taxes: \$2,360.29 / 2025 For: Sale SPIS: N DOM: 4		Sold: \$520,000 List: \$508,888				
	Condo Apt Apartment Unit#: 21 Corp#: TSCC / 2493	#Shares%: Locker#: Locker Lev/Unit: Level B Locker Unit: 45 Level: 10	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat				
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2015 Yr Built Source: MPAC Apx Sqft: 500-599 Sqft Source: 558 Sqft Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$491.03 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y 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	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Park/Drive: Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Rooftop Deck/Garden, Community BBQ, Elevator Com Elem Incl: Y					
# 1 2 3 4	Room Living Dining Kitchen Br	Level Flat Flat Flat Flat	Length (ft) 13.29 13.29 13.29 11.98	Width (ft) x 14.27 x 14.27 x 14.27 x 8.99	Description W/O To Balcony Combined W/Living Stainless Steel Appl W/W Closet	Open Concept Hardwood Floor Combined W/Dining Hardwood Floor	Hardwood Floor Large Window Hardwood Floor Vaulted Ceiling
Client Remks: Here Is Your Opportunity To Call Leslieville HOME! Freshly Repainted & Cleaned, This Functional North-West Corner 1 Bedroom Unit Greets 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!							
Inclusions: 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

Condo Townhouse **#Shares%:** 3
 Loft **Locker#:** 1
Unit#: 6 **Locker Lev/Unit:** B
Corp#: TSCC / 2339 **Locker Unit:** 62 &
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	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$365.31	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 500-599	Elev/Lift:	Drive: Underground
Sqft Source: Plans	HST Applicable to Included In	Park Type: Owned
Exposure: W	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 12
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Hydro Incl	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl	Bldg Amen: Bbqs Allowed
	Bldg Ins Incl: Y Prkg Incl	Com Elem 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	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	14.99	x 16.5	W/O To Patio	Large Window
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
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, Dishwasher, Washer, Dryer, All ELFs.

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

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$486.53	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Fan Coil / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age: 11-15	UFFI:	Park/Drive: None
Year Built: 2012	Elev/Lift:	Drive: None
Apx Sqft: 600-699	HST Applicable to	Park Type: None
Lot Size Source: MPAC	Sale Price:	Park/Drv Spcs: 0
Sqft Source: Per previous floorplan	Taxes Incl:	Tot Prk Spcs: 0
Exposure: Nw	Water Incl:	Park \$/Mo:
Assessment:	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Hydro Incl:	Bldg Amen:
Survey Type: Unknown	Cable TV Incl:	Party/Meeting Room, Rooftop Deck/Garden, Community BBQ, Elevator
Phys Hdcap-Eqp:	Bldg Ins Incl:	Com Elem Incl: Y
	Cert Level:	Energy Cert:
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Separate Heating Controls	
	Security Feat: Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	8.53	x 7.55	Quartz Counter	O/Looks Dining
2	Living	Main	11.78	x 17.26	Hardwood Floor	Hardwood Floor
3	Prim Bdrm	Main	8.99	x 8.86	Large Closet	Combined W/Dining
4	Bathroom	Main	9.12	x 5.91	4 Pc Bath	Hardwood Floor
5	Den	Main	9.12	x 5.91	Hardwood Floor	Soaker

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



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

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

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$470.50	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Vinyl Siding
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Surface / 1
Apx Age: New	UFFI:	Park/Drive: Surface
Apx Sqft: 600-699	Elev/Lift: Y	Drive: Surface
Sqft Source: Floorplans	Retirement: N	Park Type: Owned
Exposure: Sw	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0
Assessment:	Sale Price:	Tot Prk Spcs: 1
Spec Desig: Unknown	Taxes Incl: Y	Park \$/Mo:
Survey Type: Unknown	Water Incl: Y	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Heat Incl: Y	Bldg Amen: Bike Storage
	Hydro Incl: Y	Com Elem Incl: Y
	Cable TV Incl: Y	
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	
	Interior Feat: Countertop Range	
	Security Feat: Smoke Detector, Alarm System	

#	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 Remarks: 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		Sold: \$555,000
Toronto E01 South Riverdale Toronto % Dif: 93		List: \$599,900
Taxes: \$2,850.45 / 2025	For: Sale	SPIS: N
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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$501.92	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 11-15	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift: Y	Drive: Underground
Sqft Source: MPAC	Retirement:	Park Type: Owned
Exposure: E	HST Applicable to Included In	Park/Drv Spcs: 1
Assessment:	Sale Price:	Tot Prk Spcs: 1
Spec Desig: Other,Unknown	Taxes Incl: Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Hydro Incl: Y	Prk Lvl/Unit: B56
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Concierge, Party/Meeting
	Cert Level: Energy Cert: Y	Room, Rooftop Deck/Garden, Visitor Parking
	GreenPIS:	Com Elem Incl: Y
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	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

 <small>St. John's Real Estate Brokerage</small>	45 Connaught Ave 202 Toronto Ontario M4L 2V8 Toronto E01 Greenwood-Coxwell Toronto % Dif: 103 Taxes: \$3,300 / 2025 For: Sale SPIS: N DOM: 9 Sold: \$565,000 List: \$549,000			
	Condo Apt	#Shares%:	Rms: 4	
Apartment Unit#: 02 Corp#: TBD / 0 Dir/Cross St: Queen St/Coxwell Ave Directions: Queen St/Coxwell Ave Prop Mgmt: 2459183 Ontario Inc.				Locker#: Locker Lev/Unit: Locker Unit: Level: 2 Bedrooms: 1 Washrooms: 1 1x4xFlat
MLS#: E12494718 Sold Date: 11/09/2025 PIN#:				
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 600-699 Sqft Source: Builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:				
Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$477 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Beach, Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Countertop Range Security Feat: Smoke Detector, Alarm System				
Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Vinyl Siding Gar/Gar Spcs: Surface / 1 Park/Drive: Surface Drive: Surface Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage Com Elem Incl: Y				
# 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: <u>Signature Elite Realty Ltd.</u> 416-269-5529				



1209 Queen St E 5 Toronto Ontario M4M 3H4 Toronto E01 South Riverdale Toronto % Dif: 95 Taxes: \$2,725 / 2024 For: Sale SPIS: N DOM: 17 Condo Townhouse #Shares%: Rms: 6 3-Storey Locker#: Bedrooms: 3 Unit#: 5 Locker Lev/Unit: Washrooms: 2 Corp#: YYC / 442 Locker Unit: 2x4 Level: 1 Dir/Cross St: Leslie/Queen Directions: Leslie/Queen Prop Mgmt: ROYALE GRANDE PROPERTY MANAGEMENT			
MLS#: E12375148	Sold Date: 09/19/2025		
PIN#: 114420021			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Baseboard / Electric Apx Age: Year Built: 1978 Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$810 A/C: None Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Alum Siding Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elel Incl:	
# Room Level Length (ft) Width (ft) Description			
Client Remks: 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!!			
Listing Contracted With: 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

Sold: \$580,000
List: \$590,000

DOM: 21

Condo Apt **#Shares%:** 6
 Apartment **Locker#:** 66
 Unit#:
Corp#: TSCP / 2493
Locker Lev/Unit: 4
Locker Unit:
Level: 3
1x4xFlat

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$611.53	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Year Built: 2015	Elev/Lift: Y	Drive:
Yr Built Source: MPAC	Retirement:	Park Type: Owned
Apx Sqft: 600-699	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	Sale Price:	#: #76
Sqft Source: MPAC	Taxes Incl: Y	Park \$/Mo:
Exposure: W	Water Incl: Y	Prk Lvl/Unit: LEVEL B
Assessment: 2024	Heat Incl: Y	Bldg Amen:
Spec Desig: Unknown	Hydro Incl: Y	Bbqs Allowed, Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room
Survey Type: None	Cable TV Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level: Energy Cert: N	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free, Primary Bedroom - Main Floor	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	24.9	x 9.97	Hardwood Floor	West View
2	Dining	Main	24.9	x 9.97	Hardwood Floor	Open Concept
3	Kitchen	Main	24.9	x 9.97	Hardwood Floor	Quartz Counter
4	Prim Bdrm	Main	10.3	x 9.15	Hardwood Floor	Stainless Steel Appl
5	Den	Main	9.42	x 9.15	Hardwood Floor	Large Closet
6	Foyer	Main	5.38	x 3.48	Hardwood Floor	Window Flr to Cel

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 won't 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 Frigidaire 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		Sold: \$583,000 List: \$589,900
Toronto E01 South Riverdale Toronto %	Dif: 99	
Taxes: \$2,767.50 / 2025	For: Sale	SPIS: N
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	Fractional Ownership: N	PIN#:
Assignment: N			
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open	
Fam Rm: N	Locker: None	Ens Lndry: Y	
Basement: None	Maint: \$443.51	Lndy Lev: Main	
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete	
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: None / 0	
Apx Age: 0-5	UFFI: No	Park/Drive: None	
Year Built: 2023	Elev/Lift: Y	Drive: None	
Yr Built Source: Plans	Retirement: N	Park Type: None	
Apx Sqft: 600-699	HST Applicable to Included In	Park/Drv Spcs: 0	Tot Prk Spcs: 0
Sqft Source:	Sale Price:	Park \$/Mo:	
Builder's Plan - 660 + 80 sf = 740 sf	Taxes Incl: Water Incl	Prk Lvl/Unit:	
Exposure: S	Heat Incl: Y Hydro Incl	Bldg Amen:	
Assessment:	Cable TV Incl: CAC Incl	Com Elem Incl:	Y
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl		
Survey Type: None	Cert Level: Energy Cert		
Phys Hdcap-Eqp: N	GreenPIS:		
	Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		
	Interior Feat: Carpet Free		
	Security Feat: Concierge/Security, Security System, Smoke Detector		

#	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



30 Baseball Pl 522 Toronto Ontario M4M 0E8 Toronto E01 South Riverdale Toronto % Dif: 97 Taxes: \$2,820.28 / 2025 For: Sale SPIS: N DOM: 62		Sold: \$610,000 List: \$629,000
Condo Apt #Shares%: Apartment Locker#: Unit#: 22 Locker Lev/Unit: Corp#: TSCP / 2926 Locker Unit: Level: 5 Level: 5 Dir/Cross St: Queen & Broadview Directions: Queen & Broadview Prop Mgmt: Crossbridge Condominium Services		Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat
MLS#: E12401931 Sold Date: 11/14/2025 PIN#:		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$688.88 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote, Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
# Room Client Remks: 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.	Level Length (ft) Width (ft) Description	Length (ft) Width (ft) Description
Inclusions: Fridge, Stove, Dish Washer, Rangehood, Washer/Dryer, Window Coverings, ELFs Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. 905-764-7111		



25 Baseball Pl 1006
Toronto Ontario M4M 0E7

Toronto E01 South Riverdale Toronto % **Dif:** 124

Taxes: \$2,850.45 / 2025 **For:** Sale **SPIS:** N

Sold: \$618,000
List: \$499,000

Comm Element Condo **#Shares%:** 5
 Apartment **Locker#:** 2
Unit#: 17 **Locker Lev/Unit:** Level B **Washrooms:** 1
Corp#: TSCC / 2823 **Locker Unit:** 172 **1x4xFlat**
Level: 10

Dir/Cross St: Queen & Broadview

Directions: Queen & Broadview

Prop Mgmt: First Service Residential-416-519-9938

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

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$585.28	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Drive: Underground
Sqft Source: MPAC + Builder	HST Applicable to: Included In	Park Type: Owned
Exposure: S	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 45
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: Unknown	Heat Incl: Y	Prk Lvl/Unit: Level B
Phys Hdcap-Eqp:	Hydro Incl:	Bldg Amen:
	Cable TV Incl: Y	Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
	Bldg Ins Incl: Y	Com Elel Incl: Y
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, River/Stream, School	
	Interior Feat: Carpet Free	
	Security Feat: 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 Toronto's 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 Toronto Ontario M4L 0B1 Toronto E01 South Riverdale Toronto % Dif: 97 Taxes: \$2,767.50 / 2025 For: Sale SPIS: N DOM: 9		Sold: \$620,000 List: \$639,900				
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						
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open				
Fam Rm: N	Locker: Owned	Ens Lndry: Y				
Basement: None	Maint: \$661.50	Lndy Lev: Main				
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick				
Heat: Heat Pump / Other	Central Vac: N	Gar/Gar Spcs: Underground / 0				
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd				
Year Built: 2021	Elev/Lift:	Drive: Underground				
Apx Sqft: 600-699	Retirement:	Park Type: None				
Roof: Unknown	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 0				
Foundation: Concrete, Other	Sale Price:	Park \$/Mo:				
Sqft Source: Builders Floor Plan	Taxes Incl:	Prk Lvl/Unit:				
Exposure: N	Heat Incl:	Bldg Amen:				
Assessment:	Cable TV Incl:	Bbqs Allowed, Concierge, Exercise Room,				
Spec Desig: Unknown	Bldg Ins Incl:	Party/Meeting Room, Rooftop Deck/Garden,				
Survey Type: None	Cert Level:	Visitor Parking				
Phys Hdcap-Eqp:	GreenPIS:	Com Elec Incl: Y				
	Prop Feat: Beach, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School					
	Exterior Feat: Patio Interior Feat: Carpet Free					
	Security Feat: 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
3	Dining	Main	15.49	x 10.6	Hardwood Floor	Open Concept
4	Kitchen	Main	12.83	x 10.6	Centre Island	Breakfast Bar
5	Prim Bdrm	Main	12.07	x 9.91	Semi Ensuite	His/Hers Closets
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 Remarks: 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						

	45 Baseball Pl 304 Toronto Ontario M4M 0H1 Toronto E01 South Riverdale Toronto % Dif: 97 Taxes: \$3,091.76 / 2025 For: Sale SPIS: N DOM: 28 Condo Apt #Shares%: Rms: 5 Apartment Locker#: Bedrooms: 2 Unit#: 4 Locker Lev/Unit: Washrooms: 2 Corp#: TSCC / 3009 Locker Unit: Level: 3 1x4xFlat, 1x3xFlat 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Apx Sqft: 600-699 Sqft Source: Builder Exposure: W Assessment: Spec Desig: Other Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$534.95 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Accessibility Elevator Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Community BBQ, Elevator Com Elem Incl: Y					
# Room Level Length (ft) Width (ft) Description							
1	Br	Flat	10.5	x 8.99	3 Pc Ensuite	Closet	Window
2	2nd Br	Flat	10.01	x 8.99	Large Closet	Sliding Doors	Carpet Free
3	Living	Flat	21.98	x 10.5	Combined W/Dining	W/O To Balcony	Window
4	Dining	Flat	21.98	x 10.5	Combined W/Living	Open Concept	Combined W/Kitchen
5	Kitchen	Flat	21.98	x 10.5	Combined W/Dining	B/I Appliances	Open Concept
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							



25 Baseball Pl 810 Toronto Ontario M4M 0E7 Toronto E01 South Riverdale Toronto % Dif: 98 Taxes: \$2,933.40 / 2025 For: Sale SPIS: N DOM: 3 Condo Apt #Shares%: Rms: 4 1 Storey/Apt Locker#: Bedrooms: 2 Unit#: 36 Locker Lev/Unit: Level A Washrooms: 2 Corp#: TSCP / 2823 Locker Unit: 16 1x4xFlat, 1x3xFlat Level: 8 Dir/Cross St: Queen St. E & Broadview Ave. Directions: Queen St. E & Broadview Ave. Prop Mgmt: Crossbridge Condominium Services			
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MLS#: E12387267 **Sold Date:** 09/10/2025
PIN#: 768230192

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



		25 Baseball Pl 710 Toronto Ontario M4M 0E7		Sold: \$643,000 List: \$649,000																																				
Toronto E01 South Riverdale Toronto % Dif: 99		Taxes: \$2,933 / 2025 For: Sale	SPIS: N	DOM: 2																																				
Condo Apt #Shares%: Apartment Locker#: P236 Unit#: 35 Locker Lev/Unit: B Corp#: TSCC / 2823 Locker Unit: 84		Rms: 6 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain																																						
Level: 7 Dir/Cross St: Queen And Broadview Directions: Queen And Broadview Prop Mgmt: Crossbridge Property Management																																								
MLS#: E12450029	Sold Date: 10/09/2025																																							
PIN#: 768230014																																								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: New Apx Sqft: 700-799 Sqft Source: As per MPAC Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$619.63 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P2-8 Park \$/Mo: Prk Lvl/Unit: Level B/134 Bldg Amen: Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elec Incl: Y																																					
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Main</td> <td>16.63</td> <td>x 9.61</td> <td>Open Concept</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Main</td> <td>11.68</td> <td>x 10.2</td> <td>Open Concept</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Main</td> <td>16.63</td> <td>x 9.61</td> <td>Open Concept</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Main</td> <td>10.07</td> <td>x 9.02</td> <td>Vinyl Floor</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Main</td> <td>11.55</td> <td>x 9.02</td> <td>Vinyl Floor</td> </tr> </tbody> </table>		#	Room	Level	Length (ft)	Width (ft)	Description	1	Kitchen	Main	16.63	x 9.61	Open Concept	2	Living	Main	11.68	x 10.2	Open Concept	3	Dining	Main	16.63	x 9.61	Open Concept	4	Prim Bdrm	Main	10.07	x 9.02	Vinyl Floor	5	2nd Br	Main	11.55	x 9.02	Vinyl Floor	Combined W/Living Window Flr to Cel Combined W/Kitchen Ensuite Bath Closet	Modern Kitchen W/O To Balcony Vinyl Floor Double Closet Window Flr to Cel	
#	Room	Level	Length (ft)	Width (ft)	Description																																			
1	Kitchen	Main	16.63	x 9.61	Open Concept																																			
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4	Prim Bdrm	Main	10.07	x 9.02	Vinyl Floor																																			
5	2nd Br	Main	11.55	x 9.02	Vinyl Floor																																			
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

Condo Apt **#Shares%:** **Rms:** 6
Loft **Locker#:** **Bedrooms:** 1
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 1422 **Locker Unit:**
Level: 3 1x5xMain

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$1,058.41	Lndy Lev: Main
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Drive: Underground
Sqft Source: Floorplan	Accessibility	Park Type: Owned
Exposure: Sw	Feat:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment: 2025	HST Applicable to	#: 28
Spec Desig: Unknown	Sale Price:	Park \$/Mo:
Survey Type: None	Taxes Incl:	Prk Lvl/Unit: A
Phys Hdcap-Eqp:	Heat Incl:	Bldg Amen:
	Cable TV Incl:	Party/Meeting Room, Rooftop Deck/Garden
	Bldg Ins Incl:	Com Elel Incl: Y
	Y Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions, Public Transit	
	Exterior Feat: Deck, Patio, Privacy	
	Interior Feat: Carpet Free, Primary Bedroom - Main Floor	

#	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
3	Dining	Main	9.25	x 13.42	Combined W/Family
4	Kitchen	Main	15.32	x 13.42	Combined W/Living
5	Br	Main	19.16	x 13.42	W/O To Patio
6	Bathroom	Main	8.76	x 8.07	Double Closet
					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



150 Logan Ave 509 Toronto Ontario M4M 0E4		Sold: \$670,000 List: \$679,990
Toronto E01 South Riverdale Toronto % Dif: 99		
Taxes: \$3,363.23 / 2025	For: Sale	SPIS: N
		DOM: 5
Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#: 5-58	Bedrooms: 2
Unit#:	9	Locker Lev/Unit: 5
Corp#:	TSCC / 2985	Locker Unit: 58
		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		

MLS#: E12491870 **Sold Date:** 11/04/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$536.68	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Other	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Year Built: 2023	Elev/Lift:	Drive:
Yr Built Source: MPAC	Retirement:	Park Type: Owned
Apx Sqft: 600-699	HST Applicable to Included In	Park/Drv Spcs: 0
Sqft Source: 657 sf & 60 sf balcony	Sale Price:	Tot Prk Spcs: 1
Exposure: W	Taxes Incl:	Park \$/Mo:
Assessment:	Water Incl: Y	Prk Lvl/Unit: lvl b, unit 123
Spec Desig: Unknown	Heat Incl: Y	Bldg Amen:
Survey Type: None	Cable TV Incl: Y	Concierge, Gym, Party/Meeting Room, Rooftop
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Deck/Garden
	Prkg Incl: Y	Com Elem Incl:
	Cert Level:	Energy Cert:
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Built-In Oven, Countertop Range, Primary Bedroom - Main Floor, Separate Heating Controls, Separate Hydro Meter, Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
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

Client Remks: 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 & GBCA Architects. Formerly a bakery for very over 125 years, where 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.

Inclusions: built-in refrigerator, built-in glass cooktop, built-in oven, built-in microwave, built-in dishwasher, stackable front loading washer/dryer, all existing electric light fixtures & roller shades.

Listing Contracted With: 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

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

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

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age:
Year Built: 2023
Yr Built Source: MPAC
Apx Sqft: 700-799
Lot Size Source: MPAC
Sqft Source: 705 (builder)
Exposure: E
Assessment: 2025
Spec Desig: Unknown
Survey Type: Unknown
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions
Locker: Owned
Maint: \$569
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift: **Retirement:**

Accessibility

Feat:
 Accessible Public Transit
 Nearby,Elevator,Parking,Open Floor
 Plan,Wheelchair Access

HST Applicable to Included In
Sale Price:

Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:**
Cable TV Incl: CAC Incl: Y
Bldg Ins Incl: Y Prkg Incl: Y
Cert Level: Energy Cert:
GreenPIS:
Prop Feat: Ensuite Laundry, Pets Allowed with
 Restrictions
Exterior Feat: Awnings, Landscaped, Paved
 Yard, Patio
Interior Feat: Carpet Free, Primary Bedroom -
 Main Floor, In-Law Suite, Separate Hydro Meter,
 Storage

Balcony: Open
Ens Lndry: Y
Lndy Lev:
Exterior: Brick / Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive: Undergrnd
Drive: Underground, Private,
 Reserved/Assigned
Park Type: Owned
Park/Drv Spcs: 1 **Tot Prk Spcs:** 1
#: #9
Park \$/Mo:
Prk Lvl/Unit: Level A, 9
Bldg Amen:
 Bike Storage, Concierge, Gym, Party/Meeting
 Room, Rooftop Deck/Garden, Visitor Parking
Com Elel Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	16.11	x 5.54	B/I Closet	Led Lighting
2	Living	Flat	11.78	x 10.14	Large Window	Overlook Patio
3	Kitchen	Flat	11.55	x 9.55	B/I Appliances	Updated
4	Dining	Flat	11.55	x 9.55	Combined W/Kitchen	Open Concept
5	Prim Bdrm	Flat	12.3	x 8.89	3 Pcs Ensuite	Large Closet
6	2nd Br	Flat	9.51	x 8.4	Large Closet	Glass Doors
7	Laundry	Flat	3.71	x 3.31	Closet	Combined W/Laundry

Client Remarks: 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 TARION 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

Inclusions: Fridge, Stove, Dishwasher, Microwave Range, Window Coverings

Listing Contracted With: 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

Condo Townhouse **#Shares%:** 3
 Stacked Townhse **Locker#:** 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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$542.70	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 600-699	Elev/Lift:	Drive:
Sqft Source: MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: E	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: Unit 43
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Hydro Incl: Y	Prk Lvl/Unit: Level C
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert: Y	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	16.63	x 14.76	Bamboo Floor	Large Window
2	Kitchen	Main	9.94	x 8.96	Bamboo Floor	Breakfast Area
3	Breakfast	Main	9.94	x 8.96	Bamboo Floor	Open Concept
4	Br	Main	12.3	x 11.61	Bamboo Floor	Combined W/Living Large Closet

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 tranquillity 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



15 Baseball Pl 501 Toronto Ontario M4M 0E6 Toronto E01 South Riverdale Toronto % Dif: 97 Taxes: \$2,956.02 / 2025 For: Sale SPIS: N DOM: 18		Sold: \$680,000 List: \$699,900					
Condo Apt	#Shares%:	Rms: 5					
Loft	Locker#:	Bedrooms: 2					
Unit#: 1	Locker Lev/Unit:	Washrooms: 2					
Corp#: TSCP / 2823	Locker Unit:	1x4xMain, 1x3xMain					
	Level: 5						
Dir/Cross St: Queen St. E. & Broadview							
Directions: Queen St. E. & Broadview							
Prop Mgmt: First Service Residential 416-519-9938							
MLS#: E12409824	Sold Date: 10/05/2025						
PIN#:							
Kitchens: 1	Pets Perm:	Yes-with Restrictions					
Fam Rm: N	Locker:	None					
Basement: None	Maint:	\$601.32					
Fireplace/Stv: N	A/C: Central Air						
Heat: Heat Pump / Gas	Central Vac:	N					
Apx Age:	UFFI:						
Apx Sqft: 700-799	Elev/Lift:	Retirement:					
Sqft Source: 792 sf + 100 sf balcony	HST Applicable to	Included In					
Exposure: Ne	Sale Price:						
Assessment:	Taxes Incl:	Water Incl: Y					
Spec Desig: Unknown	Heat Incl:	Y Hydro Incl:					
Survey Type: Unknown	Cable TV Incl:	CAC Incl: Y					
Phys Hdcap-Eqp:	Bldg Ins Incl:	Y Prkg Incl:					
	Cert Level:	Energy Cert:					
	GreenPIS:						
	Prop Feat: Cul De Sac, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit						
	Interior Feat: Carpet Free, Separate Hydro Meter						
#	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		Sold: \$687,000 List: \$699,999
Toronto E01 South Riverdale Toronto % Dif: 98		
Taxes: \$2,827 / 2025 For: Sale	SPIS: N	DOM: 47
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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$633.28	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift:	Drive: Underground
Sqft Source: Floor Plans	Retirement:	Park Type: Owned
Exposure: S	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Sale Price:	#: C4
Spec Desig: Unknown	Taxes Incl:	Park \$/Mo:
Survey Type: None	Water Incl: Y	Prk Lvl/Unit: C4
Phys Hdcap-Eqp:	Heat Incl: Y	Bldg Amen:
	Hydro Incl:	Bike Storage, Concierge, Guest Suites, Gym,
	Cable TV Incl:	Party/Meeting Room, Rooftop Deck/Garden
	Bldg Ins Incl: Y	Com Elec Incl: Y
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	Interior Feat: Other	

#	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



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

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$693.32	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: New	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift: Y Retirement:	Drive: Underground
Sqft Source: Floor Plans	HST Applicable to: Not Subject to HST	Park Type: Owned
Exposure: Nw	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl: Y Water Incl: Y	#: 153
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Survey Type: None	Cable TV Incl: CAC Incl:	Prk Lvl/Unit: P3
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level: Energy Cert: Y	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	GreenPIS:	Com Elec Incl: Y
	Prop Feat: Beach, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School	
	Interior Feat: Carpet Free	

#	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 Cel
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
Level: 5 **1x4, 1x2**

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

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$819	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift:	Drive: Underground
Sqft Source: MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: Se	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: B-24
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl:	Bbqs Allowed, Rooftop Deck/Garden, Visitor
	Cert Level: Energy Cert:	Parking:
	GreenPIS:	Com Elem Incl: Y
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, River/Stream	
	Interior Feat: Other	
	Security Feat: Security System	

#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Kitchen	W/O To Balcony
1	Living	Main	12.76	x 10.79	Concrete Floor		
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 Pcs 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

	245 Carlaw Ave 403 Toronto Ontario M4M 2S1 Toronto E01 South Riverdale Toronto % Dif: 98 Taxes: \$3,257.65 / 2025 For: Sale SPIS: N DOM: 12		Sold: \$712,000 List: \$724,900				
	Condo Apt Loft Unit#: 4 Corp#: MTCC / 1208	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 4	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat				
Dir/Cross St: Carlaw Ave / Dundas St E Directions: Carlaw Ave / Dundas St E Prop Mgmt: Esbin Property Management Inc.							
MLS#: E12451649	Sold Date: 10/20/2025						
PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: 970 Sq ft Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$565.63 A/C: Other Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Surface Drive: Surface Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y					
# 1 2 3 4	Room Living Dining Kitchen Prim Bdrm	Level Flat Flat Flat Flat	Length (ft) 19.39 19.39 10.63 19.32	Width (ft) x 19.19 x 19.19 x 8.01 x 11.32	Description Concrete Floor Concrete Counter Tile Floor Hardwood Floor	Open Concept Open Concept Eat-In Kitchen Closet	Large Window Large Window Large Window 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: <u>SAGE REAL ESTATE LIMITED</u> 416-483-8000							



1190 Dundas St E 504 Toronto Ontario M4M 0C5		Sold: \$720,000 List: \$738,800
Toronto E01 South Riverdale Toronto	% Dif: 97	
Taxes: \$3,197 / 2024	For: Sale	SPIS: N
		DOM: 8
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#: 5-16	Bedrooms: 2 + 1
Unit#:	4	Locker Lev/Unit:
Corp#:	TSCC / 2493	Locker Unit:
		Level: 5
Dir/Cross St: Carlaw Ave & Dundas St E		
Directions: East		
Prop Mgmt: First Service Residential		

MLS#: E12543234 **Sold Date:** 11/21/2025
PIN#: 764930214

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$711.13	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Metal/Side
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Year Built: 2015	Elev/Lift: Y	Drive: Underground
Yr Built Source: MPAC	Retirement:	Park Type: Owned
Apx Sqft: 700-799	HST Applicable to: Included In	Park/Drv Spcs: 1
Lot Size Source: MPAC	Sale Price:	Park \$/Mo:
Sqft Source: Builder Floor Plan	Taxes Incl: Water Incl: Y	Prk Lvl/Unit: P3-112
Exposure: N	Heat Incl: Y	Bldg Amen:
Assessment: 2025	Hydro Incl:	Concierge, Gym, Party/Meeting Room
Spec Desig: Unknown	Cable TV Incl: CAC Incl:	Com Elem Incl:
Survey Type: Unknown	Bldg Ins Incl: Prkg Incl:	
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free, Separate Hydro Meter	

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	9.84	x 12.14	Open Concept	Stainless Steel Appl	Hardwood Floor
2	Living	Flat	9.84	x 4.92	W/O To Balcony	Combined W/Dining	Hardwood Floor
3	Dining	Flat	9.19	x 11.48	Combined W/Living	Hardwood Floor	
4	Prim Bdrm	Flat	9.51	x 9.51	3 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	Flat	8.2	x 10.17	Double Closet	Sliding Doors	Hardwood Floor
6	Den	Flat	10.17	x 75.46	Hardwood Floor	Open Concept	

Client Remks: 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.

Inclusions: Refrigerator, Stove/Oven (sold as is), Dishwasher, Washer/Dryer, Window Coverings, Light Fixtures, Balcony tiles and Planter Boxes

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

 <small>HOMEWISE REAL ESTATE, Brokerage</small>	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 Condo Townhouse #Shares%: 5 Bungalow Locker#: 1 + 1 Unit#: 16 Locker Lev/Unit: 2 Corp#: TSCC / 2065 Locker Unit: 1x4xGround, 1x2xGround Level: 1 Dir/Cross St: Dundas/Dvp Directions: Dundas/Dvp Prop Mgmt: MERITUS GROUP MANAGEMENT INC.						
	MLS#: E12465453 Sold Date: 11/12/2025 PIN#: 130650016						
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Estimated Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$644.72 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: Y GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Exterior Feat: Patio, Porch Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Alarm System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Wood Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 152 Park \$/Mo: Prk Lvl/Unit: 1 Bldg Amen: Bbqs Allowed, Bike Storage Com Elec Incl: Y					
# 1 2 3 4 5	Room Living Dining Kitchen Prim Bdrm Den	Level Main Main Main Main Main	Length (ft) 39.07 39.07 12.01 16.08 11.98	Width (ft) x 10.99 x 10.99 x 7.02 x 12.01 x 7.02	Description Combined W/Dining Combined W/Living Stainless Steel Appl 4 Pc Ensuite Closet	Window Combined W/Kitchen His/Hers Closets	2 Pc Bath
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: <u>HOMEWISE REAL ESTATE</u> 647-812-5813							



1331 Queen St E 509
Toronto Ontario M4L 0B1
 Toronto E01 Greenwood-Coxwell Toronto % Dif: 100
Taxes: \$4,283.22 / 2025 For: Sale **SPIS: N** **DOM: 63**
Sold: \$734,800
List: \$734,800

Condo Apt #Shares%: Rms: 5
 Apartment Locker#: Bedrooms: 2
 Unit#: 9 Locker Lev/Unit: Washrooms: 2
 Corp#: TSCC / 2865 Locker Unit: 2x4
 Level: 5

Dir/Cross St: Queen & Leslie
Directions: East of Leslie on South Side of Queen
Prop Mgmt: First Service Residential

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$926.24	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Other
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift: Retirement:	Drive: Underground
Sqft Source: Mpac	HST Applicable to In Addition To	Park Type: Owned
Exposure: S	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl: Water Incl:	#: 30
Spec Desig: Unknown	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: A
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level: Energy Cert: Y	Com Elel Incl: Y
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	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 Condo Apt #Shares%: 7 Apartment Locker#: 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			
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MLS#: E12477990 **Sold Date:** 10/25/2025
PIN#: 763110092

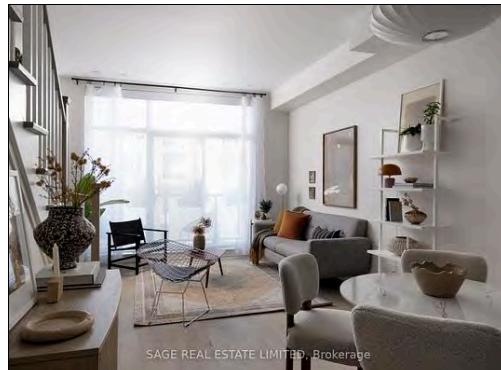
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$630.96 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: Y GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: C/8 Bldg Amen: Concierge, Party/Meeting Room, Elevator Com Elem Incl: 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



1321 Gerrard St E 8
Toronto Ontario M4L 1Y8

Toronto E01 Greenwood-Coxwell Toronto % Dif: 110

Taxes: \$4,211.88 / 2025 For: Sale

SPIS: N

Sold: \$750,000
List: \$679,000

DOM: 8

Condo Townhouse #Shares%:

Rms: 8

3-Storey Locker#:

Bedrooms: 2

Unit#: 13 Locker Lev/Unit: A

Washrooms: 2

Corp#: TSCC / 2656 Locker Unit: 4

1x2xMain, 1x4x2nd

Level: 1

Dir/Cross St: Gerrard & Greenwood

Directions: On Gerrard, between Greenwood & Highfield

Prop Mgmt: Maple Ridge Community Management

MLS#: E12471054

Sold Date: 10/28/2025

PIN#: 766560008

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$665.87	Lndy Lev: Upper
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Brick Veneer
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Year Built: 2017	Elev/Lift: N	Drive: Underground
Yr Built Source: MPAC	Retirement:	Park Type: Owned
Apx Sqft: 1000-1199	HST Applicable to: Included In	Park/Drv Spcs: 1
Sqft Source: MPAC	Sale Price:	Tot Prk Spcs: 1
Exposure: N	Taxes Incl: Y	#: 4
Assessment: 2025	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Y	Prk Lvl/Unit: A
Survey Type: None	Cable TV Incl: CAC Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Com Elel Incl: Y
	Prkg Incl: Y	
	Cert Level: Energy Cert: Y	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remarks: 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.					

Inclusions: Stainless Steel Appliances (Fridge, Stove, Dishwasher, Hood Vent), All Electric Light Fixtures, All Window Coverings (except staging curtains), Ring Doorbell, Patio Furniture and BBQ.

Listing Contracted With: 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**
 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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$678	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Brick Veneer
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Drive: Underground
Sqft Source: 1082	HST Applicable to Included In	Park Type: Owned
Exposure: Se	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 13
Spec Desig: Unknown	Heat Incl:	Park \$/Mo:
Survey Type: None	Cable TV Incl:	Prk Lvl/Unit: 13
Phys Hdcap-Eqp:	Bldg Ins Incl:	Bldg Amen:
	Prkg Incl:	Com Elel Incl: Y
	Cert Level:	Energy Cert: Y
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, School	
	Interior Feat: None	

#	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
4	Prim Bdrm	2nd	13.12	x 9.51	Stone Counter
5	2nd Br	2nd	13.12	x 9.51	Breakfast Bar
6	Other	3rd	9.84	x 22.64	Large Closet

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



11 Frances Loring Lane 8 Toronto Ontario M4M 3E8		Sold: \$758,000
Toronto E01 South Riverdale Toronto % Dif: 99		List: \$764,800
Taxes: \$3,211.21 / 2025	For: Sale	SPIS: N
		DOM: 21
Condo Townhouse	#Shares%:	Rms: 5
Stacked Townhse	Locker#:	Bedrooms: 2
Unit#: 23	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCP / 2065	Locker Unit:	1x4xMain, 1x2xMain
	Level: 1	
Dir/Cross St: Dundas St. E. & Broadview Ave		
Directions: Dundas St. E. & Broadview Ave		
Prop Mgmt: Meritus Group Management Inc		

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

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$631.63	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 800-899	Elev/Lift:	Drive: Private
Foundation: Concrete	HST Applicable to: Included In	Park Type: Owned
Sqft Source: MPAC	Sale Price:	Park/Drv Spcs: 1
Exposure: Ew	Taxes Incl:	Park \$/Mo:
Assessment:	Heat Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Hydro Incl:	Bldg Amen: Bbqs Allowed
Survey Type: Unknown	Cable TV Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Exterior Feat: Patio, Porch	
	Interior Feat: Other	

#	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



**326 Carlaw Ave 233
 Toronto Ontario M4M 3N8**

Taxes: \$3,876 / 2025 For: Sale **SPIS: N** **DOM: 7**

Sold: \$760,000
List: \$790,000

Comm Element Condo **#Shares%:** **Rms:** 4
Loft **Locker#:** **Bedrooms:** 1
Unit#: 233 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 1442 **Locker Unit:**
Level: 3 **1x4xGround**

Dir/Cross St: Carlaw Ave. & Dundas St.
Directions: Carlaw Ave. & Dundas St.
Prop Mgmt: Nadlan Harris Property Management Company

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$894.15	Lndy Lev: Main
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1000-1199	Elev/Lift:	Drive: Reserved/Assigned
Sqft Source: 1168	HST Applicable to	Park Type: Owned
Exposure: E	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 37
Spec Desig: Heritage	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Y	Prk Lvl/Unit: A
Phys Hdcap-Eqp:	Hydro Incl:	Bldg Amen:
	Cable TV Incl:	Com Elel Incl: Y
	Bldg Ins Incl: Y	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, Waterfront	
	Interior Feat: Carpet Free, Floor Drain, Storage	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: 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.					
Inclusions: Fridge, Stove, Oven, Dishwasher, Stacked Washer / Dryer, Brand New ductless A/C Unit					
Listing Contracted With: <u>RARE REAL ESTATE</u> 416-233-2071					



1209 Queen St E 29 Toronto Ontario M4M 3H4 Toronto E01 South Riverdale Toronto % Dif: 110 Taxes: \$2,725 / 2024 For: Sale SPIS: N DOM: 20		Sold: \$768,000 List: \$699,999
Condo Townhouse	#Shares%:	Rms: 5
3-Storey	Locker#:	Bedrooms: 3
Unit#: 29	Locker Lev/Unit:	Washrooms: 2
Corp#: YYC / 442	Locker Unit:	1x2xMain, 1x3x2nd
	Level: 1	
Dir/Cross St: Leslie St and Queen St E Directions: Leslie St and Queen St E Prop Mgmt: Royale Grande Property Management		

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

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Ensuite	Ens Lndry:
Basement: Finished with Walk-Out	Maint: \$810	Lndy Lev: Lower
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Alum Siding
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 31-50	UFFI:	Park/Drive: Undergrnd
Year Built: 1978	Elev/Lift: N	Drive: Underground
Apx Sqft: 1200-1399	HST Applicable to Included In	Park Type: Exclusive
Foundation: Concrete	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Sqft Source: 1200 sqft	Taxes Incl:	#: 20
Exposure: W	Water Incl: Y	Park \$/Mo:
Assessment:	Heat Incl: Hydro Incl: Y	Prk Lvl/Unit: P1
Spec Desig: Unknown	Cable TV Incl: Y CAC Incl: Y	Bldg Amen:
Survey Type: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking, Other, Playground
Phys Hdcap-Eqp:	Cert Level: Energy Cert: Y	Com Elec Incl: Y
	GreenPIS:	
	Prop Feat: Family Room, Fenced Yard, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	
	Exterior Feat: Controlled Entry, Landscaped, Patio, Privacy, Security Gate	
	Interior Feat: Carpet Free, Storage	

#	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 Leslieville. 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

Condo Townhouse **#Shares%:** Rms: 6
 Stacked Townhse **Locker#:** 213 **Bedrooms:** 2
Unit#: 22 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 2065 **Locker Unit:** 213
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

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: 823 + 2 terraces (MPAC) Exposure: Ew Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$777.83 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement HST Applicable to Not Subject to HST 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, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Storage Area Lockers, Ventilation System Security Feat: Monitored	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 117 #: 118 Park \$/Mo: Prk Lvl/Unit: A-117 / A-118 Bldg Amen: Bbqs Allowed Com Elel Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description

Client Remks: 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.

Inclusions: 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,

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



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

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$620.57	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age: 11-15	UFFI:	Park/Drive: Undergrnd
Year Built: 2012	Elev/Lift: N Retirement:	Drive: Underground
Yr Built Source: MPAC	Accessibility: None	Park Type: Owned
Apx Sqft: 700-799	Feat:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	HST Applicable to: Not Subject to HST	#: P2-25
Sqft Source: Floor Plan	Sale Price:	Park \$/Mo:
Exposure: Ne	Taxes Incl: Water Incl: Y	Prk Lvl/Unit: B-25
Assessment: 2024	Heat Incl: Y Hydro Incl:	Bldg Amen:
Spec Desig: Unknown	Cable TV Incl: CAC Incl: Y	Bbqs Allowed, Car Wash, Concierge,
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y	Party/Meeting Room, Rooftop Deck/Garden,
Phys Hdcap-Eqp:	Cert Level: Energy Cert: N	Community BBQ
	GreenPIS: N	Com Elel Incl: Y
	Prop Feat: Electric Car Charger, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Bar Fridge, Carpet Free	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	9.25	x 7.25	Stainless Steel Appl	Combined W/Dining	Hardwood Floor
2	Dining	Flat	6.27	x 9.84	Open Concept	Combined W/Kitchen	Hardwood Floor
3	Living	Flat	9.25	x 9.84	W/O To Balcony	Combined W/Dining	Hardwood Floor
4	Prim Bdrm	Flat	11.75	x 12.83	Window Flr to Ceil	Closet Organizers	Hardwood Floor
5	2nd Br	Flat	11.52	x 10.99	Sliding Doors	Closet Organizers	Hardwood Floor
6	Bathroom	Flat	4.82	x 11.75	4 Pc Bath	Linen Closet	Ceramic Floor

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**

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
Level: 4 **1x3xFlat, 1x4xFlat**

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$742	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 800-899	Elev/Lift:	Drive: Underground
Sqft Source: MPAC	HST Applicable to	Park Type: Owned
Exposure: S	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl:	Prk Lvl/Unit: B/46
Survey Type: None	Heat Incl: Y Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl:	Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Visitor Parking
	Bldg Ins Incl: Y Prkg Incl:	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Dining	Flat	17.32	x 10.43	Combined W/Living	South View
2	Living	Flat	10.47	x 9.74	Combined W/Dining	W/O To Balcony
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
5	2nd Br	Flat	9.58	x 11.68	Window	4 Pc Ensuite 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



1331 Queen St E 508 Toronto Ontario M4L 0B1		Sold: \$812,000 List: \$848,800
Toronto E01 Greenwood-Coxwell Toronto	% Dif: 96	
Taxes: \$3,783.88 / 2024 For: Sale	SPIS: N	DOM: 67
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2
Unit#: 08	Locker Lev/Unit: B	Washrooms: 2
Corp#: TSCC / 2865	Locker Unit: 24	1x3xMain, 1x4xMain
	Level: 5	
Dir/Cross St: Queen St E & Greenwood		
Directions: Queen St E & Greenwood		
Prop Mgmt: Crossbridge Condominium Services		

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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$922.43	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 800-899	Elev/Lift:	Drive: Underground
Sqft Source: Builder	HST Applicable to	Park Type: Owned
Exposure: S	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 10
Spec Desig: Unknown	Heat Incl: Y	Park \$/Mo:
Survey Type: None	Hydro Incl:	Prk Lvl/Unit: B
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden
	Cert Level:	Energy Cert:
	GreenPIS:	Com Elel Incl: Y
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Primary Bedroom - Main Floor	

#	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, ELFs & All Window Coverings

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-465-7527



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

MLS#: E12388729	Sold Date: 09/19/2025	Fractional Ownership: N PIN#:		
Assignment: N				
Kitchens: 1		Pets Perm:	Yes-with Restrictions	Balcony: Terr
Fam Rm: N		Locker:	None	Ens Lndry: Y
Basement: None		Maint:	\$581.49	Lndy Lev: Main
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick / Concrete
Heat: Heat Pump / Gas		Central Vac:	N	Gar/Gar Spcs: Underground / 1
Apx Age:		UFFI:		Park/Drive: Undergrnd
Apx Sqft: 700-799		Elev/Lift:	Y Retirement:	Drive: Underground
Sqft Source: Manually Measured		HST Applicable to	In Addition To	Park Type: Owned
Exposure: S		Sale Price:		Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:		Taxes Incl:	Water Incl: Y	#: 52
Spec Desig: Unknown		Heat Incl:	Hydro Incl:	Park \$/Mo:
Survey Type: None		Cable TV Incl:	CAC Incl:	Prk Lvl/Unit: C
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:
		Cert Level:	Energy Cert:	Bbqs Allowed, Bike Storage, Concierge, Car Wash, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elel Incl: Y
		Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		
		Interior Feat: 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 barbecue 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.
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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:**
Level: 2 **1x2x2nd, 1x4x3rd**

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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: Other	Maint: \$686	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Surface / 1
Apx Age:	UFFI:	Park/Drive: Surface
Apx Sqft: 1200-1399	Elev/Lift:	Drive: Surface
Sqft Source: owner	HST Applicable to: Included In	Park Type: Exclusive
Exposure: Ew	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl:	Prk Lvl/Unit:
Survey Type: Unknown	Cable TV Incl:	Bldg Amen: Visitor Parking
Phys Hdcap-Eqp:	Bldg Ins Incl:	Com Elel Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: None	

#	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/Solarium	O/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 Remarks: 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 it's 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



4 Frances Loring Lane 2
Toronto Ontario M4M 3E8

Toronto E01 South Riverdale Toronto % Dif: 96

Taxes: \$3,793.05 / 2025 **For:** Sale **SPIS:** N

Sold: \$915,000
List: \$949,900

Condo Townhouse

#Shares%:

Rms: 6

3-Storey

Locker#:

Bedrooms: 2 + 1

Unit#: 38

Locker Lev/Unit:

Washrooms: 3

Corp#: TSCC / 2065

Locker Unit:

1x2xMain, 1x4x2nd,

Level: 2

1x3x3rd

Dir/Cross St: Dundas E/ Queen E/ Broadview

Directions: Dundas E/ Queen E/ Broadview

Prop Mgmt: Meritus Group Management Inc

MLS#: E12422055

Sold Date: 11/22/2025

PIN#: 130650086

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$670.85	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd
Year Built: 2009	Elev/Lift:	Drive: Underground
Yr Built Source: MPAC	HST Applicable to	Park Type: Owned / Owned
Apx Sqft: 1000-1199	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Lot Size Source: MPAC	Taxes Incl:	#: 159
Roof: Asphalt Shingle	Water Incl: Y	#: 160
Foundation: Brick	Heat Incl: Hydro Incl: Y	Park \$/Mo:
Sqft Source: Builder	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: A / A
Exposure: W	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Assessment: 2024	Cert Level: Energy Cert: Y	Bbqs Allowed, Bike Storage, Visitor Parking
Spec Desig: Unknown	GreenPIS:	Com Elem Incl: Y
Survey Type: None	Prop Feat: Beach, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, River/Stream, School	
Phys Hdcap-Eqp:	Exterior Feat: Deck, Patio, Porch	
	Interior Feat: None	

Topography: Dry

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	9.84	x 11.58	Combined W/Dining	Window
2	Dining	Main	7.38	x 10.47	Combined W/Living	Window
3	Kitchen	Main	8.01	x 13.85	Open Concept	Window
4	Prim Bdrm	2nd	15.06	x 11.88	Window	West View
5	2nd Br	2nd	10.56	x 7.78	Window	East View
6	3rd Br	3rd	12.96	x 8.3	3 Pc Ensuite	West View
						W/O To Terrace

Client Remarks: 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.

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Light Fixtures, Motorized Blinds.

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

	88 Colgate Ave 520 Toronto Ontario M4M 0A6 Toronto E01 South Riverdale Toronto % Dif: 97 Taxes: \$4,050 / 2025 For: Sale SPIS: N DOM: 63				Sold: \$915,000 List: \$939,000																																																
	Condo Apt	#Shares%:	Rms:	5																																																	
Apartment Unit#: 20 Corp#: TSCP / 2415 Dir/Cross St: Queen St E & Carlaw Directions: South on Carlaw, west on Colgate Prop Mgmt: Nadlan-Harris Property Management Inc. 416-915-9115		Locker#:	Bedrooms:	2																																																	
Locker Lev/Unit: Level: 5 Locker Unit: Level: 5 Dir/Cross St: Queen St E & Carlaw Directions: South on Carlaw, west on Colgate Prop Mgmt: Nadlan-Harris Property Management Inc. 416-915-9115			Washrooms:	2																																																	
MLS#: E12262926 Sold Date: 09/05/2025 PIN#: 764150163																																																					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 2014 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: BUILDERS PLAN Exposure: Sw Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$742 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST 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: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre Exterior Feat: Landscaped, Controlled Entry Interior Feat: Guest Accommodations	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B49 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elel Incl: Y																																																			
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Flat</td> <td>8.2</td> <td>x 7.87</td> <td>Stainless Steel Appl</td> <td>Quartz Counter</td> <td>Breakfast Bar</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>16.08</td> <td>x 10.33</td> <td>Combined W/Living</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>Living</td> <td>Flat</td> <td>16.08</td> <td>x 10.33</td> <td>Combined W/Dining</td> <td>W/O To Balcony</td> <td></td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Flat</td> <td>21.33</td> <td>x 9.19</td> <td>Double Closet</td> <td>4 Pc Ensuite</td> <td></td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Flat</td> <td>11.32</td> <td>x 9.19</td> <td>B/I Desk</td> <td>B/I Bookcase</td> <td>W/O To Balcony</td> </tr> </tbody> </table>						#	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
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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: <u>RE/MAX HALLMARK KATHY MCLACHLAN GROUP REALTY LTD.</u> 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

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$881.28	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI: No	Park/Drive: Undergrnd
Year Built: 2015	Elev/Lift: Retirement:	Drive: Underground
Yr Built Source: MPAC	Accessibility	Park Type: Owned
Apx Sqft: 900-999	Feat: None	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Roof: Unknown	Under Contract: None	#: P3/140
Foundation: Unknown	HST Applicable to	Park \$/Mo:
Sqft Source: builder floorplans	Included In	Prk Lvl/Unit: C/30
Exposure: N	Sale Price:	Bldg Amen:
Assessment:	Taxes Incl:	Bbqs Allowed, Bike Storage, Concierge,
Spec Desig: Unknown	Heat Incl:	Exercise Room, Guest Suites, Media Room
Survey Type: None	Cable TV Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl:	
	Cert Level:	
	GreenPIS: N	
	Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Terraced	
	Exterior Feat: Patio	
	Interior Feat: None	
	Security Feat: Security Guard, Concierge/Security, Smoke Detector	

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 Remarks: 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 Carlaw's 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		Sold: \$990,000 List: \$999,999
Toronto E01 South Riverdale Toronto %	Dif: 99	
Taxes: \$4,290.76 / 2025	For: Sale	SPIS: N
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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$884.64	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 11-15	UFFI: No	Park/Drive: Undergrnd
Year Built: 2010	Elev/Lift:	Drive: Underground
Apx Sqft: 1000-1199	HST Applicable to	Park Type: Owned
Sqft Source: MPAC	Sale Price:	Park/Drv Spcs: 0
Exposure: Ew	Taxes Incl:	Tot Prk Spcs: 1
Assessment:	Water Incl: Y	#: 41
Spec Desig: Unknown	Heat Incl: Hydro Incl: Y	Park \$/Mo:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: A
Phys Hdcap-Eqp:	Bldg Ins Incl: Prkg Incl: Y	Bldg Amen:
	Cert Level: Energy Cert: Y	Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Visitor Parking
	GreenPIS:	Com Elec Incl:
	Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	
	Interior Feat: Auto Garage Door Remote, On Demand Water Heater, Intercom, Separate Heating Controls, Water Heater, Storage Area Lockers	

#	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 Remarks: 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



68 Broadview Ave 308
Toronto Ontario M4M 2E6

Toronto E01 South Riverdale Toronto % **Dif:** 100

Taxes: \$4,584.85 / 2025 **For:** Sale **SPIS:** Y

Sold: \$1,050,000
List: \$1,049,000

DOM: 1

Condo Apt **#Shares%:** 5
 Loft **Locker#:** 1 + 1
Unit#: 8 **Locker Lev/Unit:** A
Corp#: TSCC / 1831 **Locker Unit:** 257
Level: 3 **1x3xMain**

Dir/Cross St: Broadview & Queen

Directions: Broadview & Queen

Prop Mgmt: Nadlan-Harris Property Management Inc 416-915-1515

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

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$886.89	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Drive: Underground
Sqft Source: 1041	HST Applicable to: Included In	Park Type: Owned
Exposure: W	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 52
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: Unknown	Heat Incl: Y	Prk Lvl/Unit: B
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:
	Bldg Ins Incl: Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert: Y	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

Room **Level** **Length (ft)** **Width (ft)** **Description**

Client Remks: 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 includes 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 you're relaxing on your balcony, hosting friends in the spacious living area, or simply soaking in the views, Unit 308 offers a lifestyle that's 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.

Inclusions: Restoration Hardware mirror, front hall mirror, curtain & hardware in den, fridge, oven, dishwasher, microwave, stacked W/D, all window coverings and light fixtures.

Listing Contracted With: 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#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,140.07	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift: Y Retirement:	Drive: Underground
Sqft Source: MPAC	HST Applicable to Included In	Park Type: Owned
Exposure: Ns	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl: Water Incl: Y	#: B#25
Spec Desig: Unknown	Heat Incl: Hydro Incl: Y	Park \$/Mo:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: Level B # 25
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level: Energy Cert: Y	Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	GreenPIS:	Com Elel Incl: Y
	Prop Feat: Ensuite Laundry, Lake/Pond, Library, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Other	

#	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

 <small>RE/MAX HALLMARK REALTY LTD., Brokerage</small>	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 Condo Apt #Shares%: 5 Loft Locker#: 2 Unit#: 2 Locker Lev/Unit: 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#:				
	Kitchens: 1	Pets Perm: Yes-with Restrictions			Balcony: Terr
	Fam Rm: N	Locker: None	Ens Lndry: Y		Lndy Lev:
	Basement: None	Maint: \$1,358.26	Exterior: Brick		Gar/Gar Spcs: Underground / 1
	Fireplace/Stv: N	A/C: Central Air	Park/Drive: Undergrnd		Park/Drv Spcs: 0 Tot Prk Spcs: 1
	Heat: Radiant / Gas	Central Vac: N	Drive: Underground		#: #40
	Apx Age:	UFFI:	Park Type: Owned		Park \$/Mo:
	Apx Sqft: 1800-1999	Elev/Lift:	Prk Lvl/Unit:		Prk Lvl/Unit:
Lot Size Source: MPAC		HST Applicable to	Bldg Amen:		Bldg Amen:
Sqft Source: Floor plans		Sale Price:	Com Elem Incl: Y		Com Elem Incl: Y
Exposure: E		Taxes Incl:			
Assessment: 2025		Heat Incl: Y			
Spec Desig: Unknown		Hydro Incl:			
Survey Type: None		Cable TV Incl:			
Phys Hdcap-Eqp:		Bldg Ins Incl:			
		Prkg Incl: Y			
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions			
		Interior Feat: Carpet Free			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.07	x 9.68	Concrete Floor
2	Living	Main	25.79	x 19.88	Open Concept
3	Dining	Main	8.76	x 8.56	Open Concept
4	Kitchen	Main	16.17	x 8.86	Hardwood Floor
5	Prim Bdrm	2nd	19.39	x 15.39	O/Looks Dining
6	Bathroom	2nd	11.09	x 9.48	Tile Floor
7	2nd Br	Main	10.7	x 8.69	Concrete Floor
8	Other	3rd	11.91	x 9.02	Wet Bar
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					