	2 Alexandra Blvd 404 Toronto Ontario M4R 1L7 Toronto C04 Lawrence Park South Toronto % Dif: 96 Taxes: \$2,989.91 / 2024 For: Sale SPIS: N DOM: 21				Sold: \$645,000 List: \$669,000	
	Condo Apt Apartment Unit#: 4 Corp#: MTCC / 1359		#Shares%: Locker#: 36 Locker Lev/Unit: A Locker Unit: 36 Level: 4		Rms: 5 Bedrooms: 1 Washrooms: 1 1x4xMain	
	Dir/Cross St: Yonge & Alexandra Prop Mgmt: Best Practices Mgmt. Inc.					
MLS#: C11920976 Sold Date: 02/03/2025						
Assignment: N Fractional Ownership: N PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Apx Sqft: 600-699 Sqft Source: Floor Plans Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$845.99 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: 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, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Private Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Party/Meeting Room, Visitor Parking Com Elem Incl: Y		
Waterfront: None						
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	8.99	x 4.33	Hardwood Floor Closet Track Lights	
2	Living	Flat	10.99	x 10.99	Combined W/Dining Hardwood Floor W/O To Balcony	
3	Dining	Flat	10.99	x 10.99	Combined W/Living Hardwood Floor	
4	Kitchen	Flat	9.51	x 7.91	Stainless Steel Appl Hardwood Floor O/Looks Dining	
5	Br	Flat	14.17	x 10.83	Hardwood Floor South View Double Closet	
Client Remks: Step into Suite 404 at Alexandra Gate, where sunlight does most of the decorating. This south-facing one-bedroom feels like it was built to catch golden hour, with windows that turn everyday moments into postcards. The layout is classic "less is more," open and airy, with clean lines that make the space feel bigger than its square footage suggests. And then there's the balcony, your own slice of sky in Lytton Park, perfect for morning coffee or winding down your day with the cityscape view. You're in that rare Toronto sweet spot where everything's exactly where you want it. Step out your door, and you're on Yonge Street, where cafes and shops line up like a welcome committee. But when you need a breather, the neighbourhood's hidden ravines and parks are your secret escape routes. This suite is the epitome of convenience and practicality, with one car parking and a locker for your seasonal items and treasures. It's that perfect urban perch where everything... works. Welcome home to Lytton Park. **EXTRAS** This versatile space is perfect for a downsizer, first-time home buyer or investment in a small, quiet boutique building.						
Extras:						
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910						



455 Rosewell Ave 610
Toronto Ontario M4R 2H9
Toronto C04 Lawrence Park South Toronto % Dif: 94
Taxes: \$3,884.02 / 2024 **For:** Sale **SPIS:** N **DOM:** 31

Sold: \$837,000
List: \$895,000

Condo Apt
Apartment
Unit#: 10
Corp#: TSCC / 1689

#Shares%:
Locker#: 226
Locker Lev/Unit: P2
Locker Unit:
Level: 6

Rms: 5
Bedrooms: 2
Washrooms: 2
2x4xMain

Dir/Cross St: Lawrence/Avenue Rd
Directions: Lawrence/Avenue Road
Prop Mgmt: First Service Residential

MLS#: C12143477
PIN#:

Sold Date: 06/13/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$950.73 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, School	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 88 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Concierge, Exercise Room, Guest Suites, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.18	x 13.16	Combined W/Dining	Overlook Patio	Hardwood Floor
2	Kitchen	Main	10.24	x 8.5	Open Concept	Ceramic Floor	
3	Prim Bdrm	Main	12.66	x 9.51	4 Pc Ensuite	Overlook Patio	Broadloom
4	2nd Br	Main	12.83	x 10.99	Broadloom	Bay Window	

Client Remks: This Recently Available Bright Penthouse Suite with a Private Terrace Features a Spacious Split Floor Plan, 2 Bed/2 Bath, Open Plan LR/DR/Kit and a Large Primary Suite with 4pc Ensuite, Hardwood Flooring, Broadloom, Granite countertops + Ensuite Laundry. Fantastic Amenities including Gym, Party Room, Billiard Room, Theatre, Guest Suite and a Generous amount of Visitor Parking. Close to TTC, 401, Shops & Restaurants on Avenue Rd.. and within easy reach of scenic walking trails and parks.

Extras:

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



481 Rosewell Ave 504
Toronto Ontario M4R 2B6

Sold: \$860,000
List: \$895,000

Toronto C04 Lawrence Park South Toronto % Dif: 96

Taxes: \$3,584 / 2024 **For:** Sale **SPIS:** N **DOM:** 33

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 14 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1689 **Locker Unit:** 36 1x4, 1x3
Level: 5

Dir/Cross St: Avenue And Lawrence

Directions: Avenue And Lawrence

Prop Mgmt: Del Property Management

MLS#: C12057128

Sold Date: 05/05/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$912.36	Lndy Lev:	
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:		Park Type:	Owned
Sqft Source:	Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	#:	109
Assessment:		Cable TV Incl:	CAC Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	B
Survey Type:	None	Cert Level:		Bldg Amen:	Games Room, Gym, Media Room, Party/Meeting Room
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Double Closet Laminate 3 Pc Bath
2	Living	Main	16.31	x 10.73	W/O To Balcony Large Window Laminate
3	Dining	Main	10.01	x 7.74	Formal Rm Laminate O/Looks Living
4	Kitchen	Main	8.46	x 7.81	Granite Counter Stainless Steel Appl Laminate
5	Prim Bdrm	Main	18.47	x 10.73	W/I Closet Laminate Large Window
6	Bathroom	Main	7.81	x 4.89	4 Pc Ensuite Soaker Tile Floor
7	2nd Br	Main	11.42	x 9.28	Double Closet Large Window Laminate
8	Bathroom	Main	7.84	x 6.3	3 Pc Bath Separate Shower Tile Floor
9	Other	Main	0	0	Balcony South View East View

Client Remks: Located in the desirable Lawrence Park South neighbourhood, this meticulously maintained suite offers a perfect mix of comfort and convenience. With its timeless appeal and lovely courtyard views, its a peaceful and inviting space for those seeking a calm urban lifestyle. Step into a bright and thoughtfully designed space, complete with stylish new flooring, modern light fixtures, and numerous upgrades that enhance the open-flow layout. The seamlessly integrated living, dining, and kitchen areas create a welcoming atmosphere perfect for social gatherings. The well-designed kitchen features premium finishes, including granite countertops, sleek counter bar, modern tile backsplash, and stainless steel appliances. The bedrooms offer a cozy retreat and are designed with comfort and ease in mind. The primary room features a custom walk-in closet with upgraded interior fittings and a modern 4-pc ensuite. The second bedroom has an upgraded closet with sleek glass doors and custom interior. This condominium complex offers a wealth of amenities including a 24-hour concierge, media and party room, fitness center, and library, catering to the needs and interests of every age and lifestyle. Located near Avenue and Lawrence, this condo provides effortless access to the neighbourhood's renowned amenities. Enjoy the charming boutiques, gourmet restaurants and convenient grocery stores, all steps away. Explore the natural beauty of nearby parks and trails, including Chatsworth Ravine, which leads through Lawrence Park Ravine and Sherwood Park, connecting to the city's network of greenway trails. Top-rated schools, recreational facilities, and public transportation are all within each, making this location ideal for families, professionals, and downsizers alike. This residence offers a rare opportunity to experience the coveted Lawrence Park lifestyle. With its impeccable design, luxurious amenities, and prime location, this condominium provides a truly exceptional living experience

Extras:

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



455 Rosewell Ave 317
Toronto Ontario M4R 2H9

Sold: \$960,000
List: \$985,000

Toronto C04 Lawrence Park South Toronto % Dif: 97

Taxes: \$3,927 / 2024 **For:** Sale **SPIS:** N **DOM:** 8

Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 47	Locker Lev/Unit: C	Washrooms: 2
Corp#: TSCC / 1689	Locker Unit: 249	2x4
	Level: 3	

Dir/Cross St: Lawrence and Avenue

Prop Mgmt: First Service Residential 101-2645 Skymark Ave

MLS#: C11965008

Sold Date: 02/18/2025

PIN#: 126890170

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,041.39	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	0
1060 sqft as per floor plan		Heat Incl:	Y	#:	20
Exposure:	E	Cable TV Incl:		Park \$/Mo:	
Assessment:		CAC Incl:	Y	Prk Lvl/Unit:	C
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Media Room, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Closet
2	Living	Main	15.32	x 12.93	W/O To Balcony
3	Dining	Main	11.42	x 10.66	Combined W/Living
4	Kitchen	Main	9.91	x 8.01	Granite Counter
5	Den	Main	8.33	x 7.74	Large Window
6	Prim Bdrm	Main	11.52	x 10.5	W/I Closet
7	Bathroom	Main	0	0	4 Pc Ensuite
8	2nd Br	Main	14.67	x 9.15	Double Closet
9	Bathroom	Main	0	0	4 Pc Bath
10	Other	Main	0	0	Balcony

Client Remks: Tucked away from busy street noise, and overlooking the courtyard and playing field in the distance, this exquisitely updated 2-bedroom plus den (and 2 full bathrooms) condominium at Lawrence Park on Rosewell provides carefree living. The Hydrangea model offers one of the most sought-after layouts. Boasting an expansive 1060 sqft of living space, this deluxe designer completed suite features a functional split-plan layout that ensures maximum privacy. With its prime location in the prestigious North Toronto neighbourhood, this one floor apartment is perfect for those seeking a harmonious blend of tranquility and convenience. Step inside and be captivated by the showroom-like condition of this meticulously upgraded suite. The interiors exude contemporary sophistication, featuring new high-performance wood-look vinyl flooring throughout, adding a touch of warmth and elegance to the living spaces. The kitchen opens onto the large living/dining room space. It is equipped with granite countertops and brand-new stainless steel LG appliances. The suite has been freshly painted in a neutral palette, creating a calming and inviting atmosphere. This residence is designed for effortless living, allowing you to embrace the ease of condominium lifestyle without compromising on space or privacy. The split-plan layout ensures that each bedroom enjoys a peaceful retreat, while the cozy den provides a versatile space that can be used as a home office, study, or TV room area. Beyond the walls of your suite, the Lawrence Park on Rosewell condominium building presents an array of amenities designed to enhance your lifestyle. Enjoy the peace of mind provided by the concierge service, entertain guests in the elegant party room, or challenge friends to a game in the billiards room. The well-stocked library provides a quiet haven for book lovers. Two-car tandem underground parking ensures that your vehicles are secure and protected.

Extras:

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

**3018 Yonge St 708****Toronto Ontario M4N 0A5**

Toronto C04 Lawrence Park South Toronto % Dif: 96

Taxes: \$4,999.87 / 2024 **For:** Sale**SPIS:** N**Sold: \$990,000****List: \$1,033,000****DOM:** 22

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 8**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCP / 2537**Locker Unit:** 71

1x4xMain, 1x4xMain

Level: 7**Dir/Cross St:** Yonge St & Lawrence Ave**Prop Mgmt:** Duka Management 416-481-3084**MLS#:** C11919760**Sold Date:** 02/04/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$769.17	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Private
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	Previous Listing	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Concierge, Guest Suites, Outdoor Pool, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Clear View, Electric Car Charger, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	11.15	x 10.07	Open Concept	Hardwood Floor	O/Looks Park
2	Dining	Main	15.49	x 11.06	Combined W/Kitchen	Hardwood Floor	
3	Kitchen	Main	15.49	x 11.06	Combined W/Kitchen	Hardwood Floor	Centre Island
4	Prim Bdrm	Main	11.75	x 8.14	4 Pc Ensuite	W/I Closet	O/Looks Park
5	2nd Br	Main	10.14	x 8.99	B/I Desk	Hardwood Floor	Mirrored Closet

Client Remks: Sophisticated and elegant boutique building in the heart of Lawrence Park. Enjoy unobstructed views of lush parklands from this thoughtfully designed 2-bedroom, 2-bathroom split-plan condo, featuring 10-foot ceilings, floor-to-ceiling windows, and freshly painted interiors with modern finishes. New motorized shades with remote control, hardwood floors, granite kitchen countertops, Miele appliances, and designer cabinetry enhance the upscale appeal. The living room is complemented by a custom-built TV stand with cabinetry, and the second bedroom includes a new full-wall custom unit with a desk and additional storage. The primary suite offers a spacious, custom-built walk-in closet for ample storage, with all closets featuring custom wooden shelving for optimal organization, over 25K of recent upgrades. Residents enjoy stellar amenities, including a rooftop pool and hot tub, fitness facility, steam room, outdoor lounge, BBQ area, pet spa, and more. Situated just steps from Lawrence subway station, fine shops, restaurants, top-rated schools, scenic trails, Lawrence Park Ravine, and Alexander Muir Park, this condo combines vibrant urban living with a serene, natural setting. Complete with 24-hour concierge service, ample visitor parking, and an extra large resident parking spot, this residence provides an exceptional blend of elegance, convenience, and luxury. A must-see! ****EXTRAS**** Motorized Custom Window Blinds With Remote Control. St. Germain Model, See Attached Floor Plan. EV charger plan approved for Spring 2025. Potential Extra parking for Purchase/Rent

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

**3018 Yonge St 408****Toronto Ontario M4N 2K4**

Toronto C04 Lawrence Park South Toronto % Dif: 99

Taxes: \$5,000 / 2024 **For:** Sale**SPIS:** N**DOM:** 7**Sold: \$990,000****List: \$999,000**

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 8**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 2537**Locker Unit:**

1x4xMain, 1x3xMain

Level: 4**Dir/Cross St:** Yonge And Lawrence**Directions:** Yonge And Lawrence**Prop Mgmt:** Duka Property Management 416-481-3084**MLS#:** C12037834**Sold Date:** 03/31/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$769.17	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:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	as per last listing	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Survey Type:	Unknown	Cert Level:		Energy Cert:	
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Concierge, Exercise Room, Gym, Outdoor Pool, Rooftop Deck/Garden, Visitor Parking
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.19	x 10.07	Open Concept
2	Dining	Main	15.58	x 11.09	Combined W/Kitchen
3	Kitchen	Main	15.58	x 11.09	Granite Counter
4	Prim Bdrm	Main	11.88	x 9.38	4 Pc Ensuite
5	2nd Br	Main	8.99	x 10.17	

Client Remks: Experience boutique living in the heart of Lawrence Park, where breathtaking unobstructed views of the park set the stage for an extraordinary lifestyle. This exquisite open concept 2 bedroom split-plan 2 bathroom suite showcases sophisticated engineered hardwood flooring, a granite- countertops, breakfast island, premium Miele appliances, and designer cabinetry. Indulge in stellar amenities from a rooftop pool, hot tub, BBQ deck, and steam room to a state-of-the-art gym, and more. Ideally situated steps from the subway, scenic trails, and premier shopping, this residence also offers oversized parking and dedicated concierge service for a truly exceptional living experience. Bedford Park and Lawrence Park School District

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



3018 Yonge St 214			Sold: \$1,150,000		
Toronto Ontario M4N 2K4			List: \$1,249,000		
Toronto C04 Lawrence Park South Toronto			% Dif: 92		
Taxes: \$6,103.15 / 2024		For: Sale	SPIS: N		DOM: 26
Condo Apt	#Shares%:		Rms: 5 + 1		
Apartment	Locker#: 12		Bedrooms: 2 + 1		
Unit#: 14	Locker Lev/Unit: P4		Washrooms: 2		
Corp#: TSCC / 2537	Locker Unit: 1		1x4xFlat, 1x3xFlat		
	Level: 2				
Dir/Cross St: Yonge/Lawrence					
Directions: Yonge/Lawrence					
Prop Mgmt: Duka Property Management					

MLS#: C11993251	Sold Date: 03/25/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: Apartment	Maint: \$859.96	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: 6-10	UFFI: No	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift: Y	Park Type: Owned / Owned
Sqft Source: 950 Sqft	Retirement: N	Park/Drv Spcs: 1
Exposure: W	Taxes Incl: Y	Tot Prk Spcs: 1
Assessment:	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Hydro Incl: Y	Prk Lvl/Unit: UNDERGROUND / Main
Survey Type: None	CAC Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Prkg Incl: Y	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
	Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Experience the epitome of luxury in the heart of coveted Lawrence Park with this stunning condominium. This elegant residence offers two spacious bedrooms, a versatile den perfect for a home office, and two luxurious spa-inspired bathrooms. The expansive primary bedroom features ample closet space and a serene ensuite, complete with a private walk-out balcony that's perfect for hosting intimate gatherings. The second bedroom is bathed in natural light, thanks to stylish glass sliding doors. The open-concept living area is an entertainers dream, featuring floor-to-ceiling windows, rich hardwood floors, and a chefs kitchen designed for culinary masterpieces. Step outside and immerse yourself in the best the city has to offer, with easy access to the subway, and the tranquility of nearby ravines, parks, and trails. World-class dining and shopping are just moments away, making this Lawrence Park gem not just a place to live, but a lifestyle to be embraced.					
Extras:					
Listing Contracted With: RE/MAX REAL ESTATE CENTRE INC. 905-456-1177					



2900 Yonge St 810			Sold: \$1,300,000		
Toronto Ontario M4N 3N8			List: \$1,349,000		
Toronto C04 Lawrence Park South Toronto			% Dif: 96		
Taxes: \$6,437.60 / 2024		For: Sale	SPIS: N	DOM: 22	
Condo Apt	#Shares%:	Rms: 7			
Apartment	Locker#: #55	Bedrooms: 2			
Unit#: 8	Locker Lev/Unit:	Washrooms: 2			
Corp#: MTCC / 735	Locker Unit:	2x4			
	Level: 8				
Dir/Cross St: Yonge & Lawrence					
Directions: West side of Yonge Street, south of Lawrence Avenue.					
Prop Mgmt: Crossbridge Condominium Services Ltd 416-480-1509					

MLS#: C12093471	Sold Date: 05/13/2025
PIN#:	


Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: Y	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,506.71	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Fan Coil / Other	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age: 31-50	UFFI:	Park/Drive:
Apx Sqft: 1400-1599	Elev/Lift:	Park Type: Owned / Owned
Sqft Source: Floor Plans	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: W	Heat Incl: Y Hydro Incl: Y	#: 24
Assessment:	Cable TV Incl: CAC Incl: Y	#: 76
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl:	Park \$/Mo:
Survey Type: Unknown	Cert Level: Energy Cert:	Prk Lvl/Unit: Level 1 / Level 2
Phys Hdcap-Eqp:	GreenPIS:	Bldg Amen:
Prop Feat:		Concierge, Exercise Room, Gym, Indoor Pool, Visitor Parking
Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		Com Elem Incl:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.66	x 5.84	Double Closet	Led Lighting	Crown Moulding
2	Living	Main	19.26	x 11.84	Crown Moulding	Open Concept	Hardwood Floor
3	Dining	Main	16.99	x 10.66	Led Lighting	Hardwood Floor	Crown Moulding
4	Den	Main	11.84	x 7.84	Open Concept	Crown Moulding	Hardwood Floor
5	Kitchen	Main	10.01	x 9.74	B/I Appliances	Hardwood Floor	Pantry
6	Breakfast	Main	10.01	x 8.33	Bay Window	Crown Moulding	Hardwood Floor
7	Prim Bdrm	Main	19.32	x 11.68	Bay Window	Double Closet	5 Pc Ensuite
8	2nd Br	Main	11.25	x 10.24	Large Window	Broadloom	3 Pc Bath
9	Laundry	Main	5.58	x 5.15	B/I Appliances	Tile Floor	

Client Remks: Downsizers & professionals have been eagerly awaiting this captivating open-concept, 2 BR + den area with its spectacular & coveted west vistas in every room over the Duplex Parkette. Serene, expansive & bathed in natural light, the exceptional day & night panoramic views enthrall. Designer renovated & truly home-size, this will accommodate all you desire! Luxury abounds in this smart, light-filled & beautifully proportioned layout, with its wood & stone floors, walls of lg or bay windows (with custom coverings), marble baths, superbly scaled rooms, ample built-ins & generous storage. The prized floor plan is the ultimate in privacy-enhancing delight with its graceful foyer, stunning open LR, adjoining den (depending on furniture placement), family-size DR (easily seating 10), modern bright kitchen, breakfast bay & laundry all separate from the BR wing. Just see the photos & virtual pictures for a tiny glimpse of this outstanding home. Convenience, glamour & elegance are treasured in this iconic Lawrence Park landmark. Ideally situated at the vibrant Yonge & Lawrence hub, opposite the lush Alexander Muir Memorial Gardens Park, with its magnificent plantings, woodland trails, tennis & lawn bowling, this quiet mid-rise of just 9 storeys & 72 suites offers exclusivity & superior value in every way. A widely-admired & envied showpiece, the Residences of Muir Park makes transitioning from a large home a breeze. Top-flight building amenities include 24 hr Concierge & security system, visitor pkg, gym, manicured landscaping, indoor pool, party room & rooftop deck all just an easy stroll from the lovely boutiques, elegant shops & fantastic subway system. The subway easily whisks you north or south & the portico-like drive provides covered protection in all weather. With 2 car pkg (1 with EV charger), substantial visitor pkg & separate locker this will steal your heart.

Extras:
Listing Contracted With: <u>CHESTNUT PARK REAL ESTATE LIMITED</u> 416-925-9191



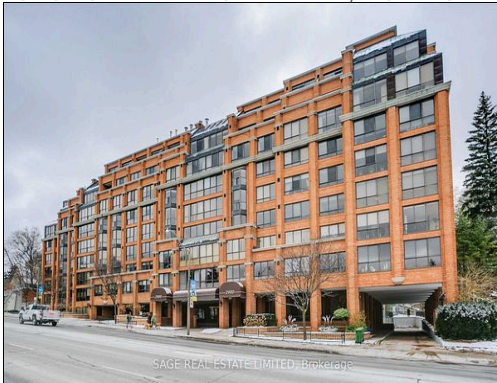
	3018 Yonge St Uph06		Sold: \$1,300,000
	Toronto Ontario M4N 0A5		List: \$1,349,000
	Toronto C04 Lawrence Park South Toronto % Dif: 96		
	Taxes: \$6,344.62 / 2024	For: Sale	SPIS: N
	DOM: 12		
Condo Apt	#Shares%: 00	Rms: 5 + 1	
Apartment	Locker#:	Bedrooms: 2 + 1	
Unit#: 06	Locker Lev/Unit: D	Washrooms: 2	
Corp#: TSCC / 2537	Locker Unit: 49	1x5xFlat, 1x4xFlat	
	Level: 13		
Dir/Cross St: Yonge and Lawrence			
Directions: bring Reco license to concierge			
Prop Mgmt: Duka Management 416.481.3084			

MLS#: C11976588 PIN#: 765370007	Sold Date: 03/02/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Yr Built Source: MPAC Apx Sqft: 900-999 Sqft Source: mpac Exposure: E Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$894.01 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 1 #: 49 Park \$/Mo: Prk Lvl/Unit: D Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.11	x 15.35	Open Concept
2	Dining	Flat	18.11	x 15.35	Combined W/Living
3	Kitchen	Flat	10.07	x 8.63	Breakfast Bar
4	Prim Bdrm	Flat	11.84	x 10.07	5 Pc Ensuite
5	2nd Br	Flat	11.91	x 9.58	Window Flr to Ceil
6	Den	Flat	11.48	x 4.92	Combined w/Primary

Client Remks: Elegant and luxurious 2-bedroom, 2-bathroom plus den split-plan Penthouse flooded with natural light and offering unobstructed views of lush parklands. Residence features 10-foot ceilings, floor-to-ceiling windows, and over \$100K in renovations completed in 2024. Interior highlights include a fully redesigned chefs kitchen with stone countertops and backsplash, "Miele" built-in appliances, a water purification system, ample storage, new den, an extra large built in closet, modern lighting and fixtures, and new motorized shades in the primary bedroom. Residents enjoy an array of world-class amenities including a rooftop pool and hot tub, fitness facility, steam room, outdoor lounge, BBQ area, and pet spa. The building is steps from Lawrence subway station, fine shops, restaurants, top-rated schools, scenic trails and parks. Complete with 24-hour concierge service and ample visitor parking, this residence offers an exceptional blend of elegance, convenience, and luxury. Located within the John Ross Robertson and Lawrence Park school catchment areas. 992 sq ft of luxury. A must-see!
Extras:
Listing Contracted With: FOREST HILL REAL ESTATE INC. 905-695-6195

**2900 Yonge St 504****Toronto Ontario M4N 3N8**

Toronto C04 Lawrence Park South Toronto % Dif: 94

Taxes: \$8,140 / 2024 **For:** Sale**SPIS:** N**DOM:** 19**Sold: \$1,700,000****List: \$1,799,000**

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:** P1**Washrooms:** 3**Corp#:** MTCP / 735**Locker Unit:** 20

1x2xMain, 1x4xMain,

Level: 5

1x4xMain

Dir/Cross St: YONGE AND LAWRENCE**Directions:** Just south of Yonge/Lawrence**Prop Mgmt:** Crossbridge Condominium Services 416-480-1509**MLS#:** C12109874**Sold Date:** 05/18/2025**PIN#:** 117350047

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,924.37	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	31-50	UFFI:		Park/Drive:	Undergrnd
Year Built:	1986	Elev/Lift:	Y	Park Type:	Owned / Owned
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	2
Apx Sqft:	1800-1999	Water Incl:	Y	#:	13
Sqft Source:	MPAC	Heat Incl:	Y	#:	13
Exposure:	E	Cable TV Incl:		Park \$/Mo:	
Assessment:		CAC Incl:	Y	Prk Lvl/Unit:	P2 / 2
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Electric Car Charger, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.32	x 9.74	Closet
2	Living	Main	22.18	x 14.76	L-Shaped Room
3	Dining	Main	11.58	x 11.52	Formal Rm
4	Den	Main	11.42	x 10.01	O/Looks Park
5	Kitchen	Main	12.01	x 10.33	Updated
6	Breakfast	Main	11.75	x 10.33	Combined W/Kitchen
7	Prim Bdrm	Main	18.24	x 11.68	4 Pc Ensuite
8	2nd Br	Main	12.99	x 10.24	4 Pc Ensuite
9	Laundry	Main	6.43	x 5.41	B/I Shelves

Client Remks: Luxury Living at Timeless Residences of Muir Park! This spacious 1,900 sq. ft. condo with very practical floor plan offers a grand foyer with double coat closet, Combined and formal L-shaped living and dining rooms, and a sun-filled den/solarium overlooking tree top views of Muir Park. The primary and second bedrooms feature full ensuites with ample storage/closets. Updated galley kitchen opens into a separate breakfast room with a bay window overlooking the park. The entire unit is freshly painted and features all new flooring in common areas and carpeting in both bedrooms. Prime location steps from the Alexander Muir Park, library, places of worship, Yonge/Lawrence subway. Minutes to supermarkets, restaurants, Rosedale Golf Club, Granite Club, and major highways. Enjoy top-tier amenities: indoor pool, gym, party room, rooftop garden, car wash, and visitor parking. Includes two parking spaces (one with EV charger) and a locker. Experience luxury, space, and convenience at its finest.

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

**2900 Yonge St 708****Toronto Ontario M4N 3N8**

Toronto C04 Lawrence Park South Toronto % Dif: 97

Taxes: \$7,818.10 / 2024 **For:** Sale**SPIS:** N**Sold: \$1,900,000****List: \$1,949,708****DOM:** 13

Condo Apt

#Shares%:**Rms:** 10 + 2

Apartment

Locker#: 44**Bedrooms:** 2 + 1**Unit#:** 7**Locker Lev/Unit:** P1**Washrooms:** 3**Corp#:** MTCC / 735**Locker Unit:** 44

1x4xMain, 1x3xMain,

Level: 7

1x2xMain

Dir/Cross St: Yonge St & Lawrence Ave W**Directions:** On Yonge St South of Lawrence Ave W**Prop Mgmt:** Crossbridge Condominium Services Ltd 416-480-1509**MLS#:** C12111022**Sold Date:** 05/12/2025**PIN#:** 117350071

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,898.62	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	31-50	UFFI:		Park/Drive:	
Year Built:	1987	Elev/Lift:	Y	Park Type:	Owned / Owned
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0
Apx Sqft:	1800-1999	Water Incl:	Y	Tot Prk Spcs:	2
Sqft Source:	Builder Plan	Heat Incl:	Y	#:	17
Exposure:	Sw	Cable TV Incl:	Y	#:	18
Assessment:		Bldg Ins Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	Level A Unit 17 / Level A Unit 18
Survey Type:	Unknown	Prkg Incl:	Y	Bldg Amen:	Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Energy Cert:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Electric Car Charger, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.43	x 10.5	Stainless Steel Appl
2	Breakfast	Main	10.43	x 6.43	Large Window
3	Dining	Main	13.42	x 9.15	Large Window
4	Living	Main	27.43	x 12.17	Bay Window
5	Prim Bdrm	Main	17.65	x 11.91	Bay Window
6	Bathroom	Main	10.17	x 8.43	4 Pc Ensuite
7	2nd Br	Main	13.16	x 14.6	Large Closet
8	Bathroom	Main	4.92	x 7.97	3 Pc Ensuite
9	Den	Main	11.91	x 8.99	Parquet Floor
10	Powder Rm	Main	6.14	x 6.53	2 Pc Bath
11	Laundry	Main	7.35	x 4.99	Ceramic Floor
12	Workshop	Bsmt	14.14	x 5.12	Laundry Sink

Client Remks: A Rare Southwest Corner Gem at Muir Park. Offered for the first time since new, this 1,800+ sq ft suite is one of the most desirable layouts in the boutique Residences of Muir Park. Tucked away from Yonge St with serene south-west exposure, its flooded with natural light all day long. Enjoy 2 spacious bedrooms, sprawling living dinning area, a den, eat-in kitchen, 2.5 baths, storage locker, and 2 parking spaces with EV charger. Also included is one of only three hobby rooms in the building - a 70 sq ft private space on the P1 level, complete with a laundry sink for those inclined toward crafty endeavours. This beautiful suite is move-in ready or primed to reimagine to suit your style. Located in a quiet, elegant building across from Alexander Muir Gardens, it's ideal for those seeking space, light, and lasting value in one of Toronto's most established and welcoming neighbourhoods. An extremely well-managed and cared for low-rise building, it offers 1st class 24-hour concierge, an indoor pool, gym, rooftop garden, visitor parking, and more - all just steps to Lawrence Station Subway Access, running and walking trails, Muir Park Gardens, the Lawn bowling Club, shops, cafes, and more.

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