

		<b>481 Rosewell Ave 511</b>		<b>Sold: \$545,000</b>		
		<b>Toronto Ontario M4R 2J1</b>		<b>List: \$575,000</b>		
		Toronto C04 Lawrence Park South Toronto % Dif: 95				
		<b>Taxes:</b> \$2,567.88 / 2024		<b>For:</b> Sale		
		<b>SPIS:</b> N		<b>DOM:</b> 48		
Condo Apt		#Shares%:		Rms: 4		
Apartment		Locker#:		Bedrooms: 1		
Unit#: 11		Locker Lev/Unit: A		Washrooms: 1		
Corp#: TSCC / 1689		Locker Unit: 43		1x4xMain		
		Level: 5				
Dir/Cross St: AVENUE ROAD & LAWRENCE AVENUE						
Directions: Rosewell is located just east of Avenue off of Lawrence						
Prop Mgmt: Del Property Management						
MLS#: C12208901 Sold Date: 07/28/2025						
Assignment: N Fractional Ownership: N PIN#:						
Kitchens: 1		Pets Perm: No		Balcony: Open		
Fam Rm: N		Locker: Owned		Ens Lndry: Y		
Basement: None		Maint: \$637.66		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: None		
Apx Sqft: 600-699		Elev/Lift: N Retirement: N		Drive: None		
Sqft Source: MPAC/FLOOR PLANS		HST Applicable to Included In		Park Type: Owned		
Exposure: W		Sale Price:		Park/Drv Spcs: 0 Tot Prk Spcs: 1		
Assessment:		Taxes Incl: Water Incl: Y		#: 116		
Spec Desig: Unknown		Heat Incl: Hydro Incl:		Park \$/Mo:		
Survey Type: None		Cable TV Incl: CAC Incl: Y		Prk Lvl/Unit: B		
Phys Hdcap-Eqp:		Bldg Ins Incl: Y Prkg Incl: Y		Bldg Amen:		
		Cert Level: Energy Cert: N		Com Elem Incl: Y		
		GreenPIS: N				
		Prop Feat: Ensuite Laundry				
		Interior Feat: Other				
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	10.89	x 12.6	Hardwood Floor	Large Window W/O To Balcony
2	Dining	Main	9.19	x 9.84	Hardwood Floor	Combined W/Living Open Concept
3	Kitchen	Main	7.19	x 7.87	Breakfast Area	Granite Counter Stainless Steel Appl
4	Prim Bdrm	Main	10.79	x 13.98	Hardwood Floor	Large Window Double Closet
Client Remks: Step into this stunning 5th-floor suite, where soaring ceilings and unobstructed views create an airy, light-filled living space. This thoughtfully designed unit offers a seamless blend of style and function, featuring a modern kitchen with sleek finishes, a spacious bedroom with ample storage, and an inviting living area that extends to a private balcony perfect for enjoying the clear view overlooking Havergal College. Situated in a prime location, you're just steps from vibrant shops, top-rated restaurants, and convenient transit options. Experience elevated urban living in a coveted low rise building with fantastic amenities.						
Inclusions: Stainless steel fridge, stove, dishwasher, range hood, front load washer and dryer, all electric light fixtures, all window coverings.						
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300						



**485 Rosewell Ave 105**  
**Toronto Ontario M4R 2J2**  
 Toronto C04 Lawrence Park South Toronto % Dif: 93  
**Taxes:** \$2,948.48 / 2025 **For:** Sale **SPIS:** N **DOM:** 30  
**Sold: \$588,000**  
**List: \$629,000**  
**Condo Apt** **#Shares%:** **Rms:** 5  
**1 Storey/Apt** **Locker#:** 266 **Bedrooms:** 1 + 1  
**Unit#:** 5 **Locker Lev/Unit:** B **Washrooms:** 1  
**Corp#:** TSCC / 1689 **Locker Unit:** 1x4xMain  
**Level:** 1  
**Dir/Cross St:** Avenue Rd & Lawrence Ave W  
**Directions:** East of Avenue Rd, South side of Lawrence Ave W  
**Prop Mgmt:** FirstService Residential

**MLS#:** C12339924 **Sold Date:** 09/11/2025  
**PIN#:** 126890005

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$759.28	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Built-In / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 2005	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Apx Sqft:</b> 700-799	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 Tot Prk Spcs: 1
<b>Lot Size Source:</b> MPAC	<b>Taxes Incl:</b>	<b>#:</b> #162
<b>Sqft Source:</b> MPAC	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Exposure:</b> W	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b> C
<b>Assessment:</b>	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Bldg Amen:</b>
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	Concierge, Games Room, Guest Suites, Gym,
<b>Survey Type:</b> None	<b>Prkg Incl:</b> Y	Party/Meeting Room, Other
<b>Phys Hdcap-Eqp:</b>	<b>Energy Cert:</b>	<b>Com Elem Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	6.73	x 9.09	Stainless Steel Appl Breakfast Bar Ceramic Floor
2	Dining	Main	11.48	x 10.5	Open Concept Combined W/Living
3	Living	Main	11.12	x 13.78	Combined W/Dining W/O To Terrace
4	Br	Main	10.3	x 14.8	Large Closet Combined W/Den
5	Den	Main	8.3	x 7.91	Combined W/Br Large Window California Shutters

**Client Remks:** Introducing a rare opportunity to own a ground-level gem directly across from the prestigious Havergal School! This unique 740 (+/-) sq ft 1-plus-1 bedroom, 1-bathroom unit offers a lifestyle of unparalleled convenience and privacy in the heart of the esteemed Lawrence Park neighbourhood. Imagine the ease of direct street access! Forget elevators and lobbies...you have your own front door, providing a seamless blend of condo living and a townhouse feel. Inside, the bright and open concept layout is perfectly designed for modern living. The versatile den is ideal for a home office or a cozy reading nook. Best of all, the unit has been freshly painted and is completely move-in ready! Residents can take advantage of the building's many amenities, including a media room with lounge seating, a party and billiards room complete with a fireplace, gym and a peaceful library. Beyond your doorstep, the Lawrence Park area offers the best of both worlds; enjoy the convenience of a short walk to Shoppers Drug Mart, Pusateri's, and many other shops plus the transit options at your fingertips and top-rated schools nearby make this location second to none. This unit also includes 1 parking space and 1 locker, adding to the convenience and value. \*\*Please note that some photos have been virtually staged.\*\*

**Inclusions:** All electric light fixtures, all window treatments, all or any built-ins and all appliances - Frigidaire 4 burner electric stove, Broan OTR hood, Frigidaire Fridge, Frigidaire Dishwasher, Sylvania Microwave, Frigidaire front load stacked, washer and dryer.

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



**3018 Yonge St #204**  
**Toronto Ontario M4N 0A5**  
 Toronto C04 Lawrence Park South Toronto % Dif: 98  
**Taxes:** \$4,077 / 2024 **For:** Sale **SPIS:** N **DOM:** 38  
**Sold: \$682,000**  
**List: \$699,000**  
 Condo Apt **#Shares%:** **Rms:** 4  
 Apartment **Locker#:** 76 **Bedrooms:** 1  
**Unit#:** 4 **Locker Lev/Unit:** C **Washrooms:** 1  
**Corp#:** TSCC / 2537 **Locker Unit:** 1x4xFlat  
**Level:** 2  
**Dir/Cross St:** Yonge & Lawrence  
**Directions:** Yonge & Lawrence  
**Prop Mgmt:** Duka Property Mgmt. 416-481-3084

**MLS#:** C12364081 **Sold Date:** 10/03/2025  
**PIN#:** 765370368

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Foundation:</b> Concrete <b>Sqft Source:</b> 682 <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$642.69 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School <b>Interior Feat:</b> Built-In Oven, Sauna <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 42 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C <b>Bldg Amen:</b> Bike Storage, Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
---	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	14.67	x 9.97	Hardwood Floor Combined W/Dining Picture Window
2	Dining	Main	14.24	x 10.47	Hardwood Floor Combined W/Kitchen
3	Kitchen	Main	14.24	x 10.47	Combined W/Dining Breakfast Bar B/I Appliances
4	Br	Main	11.84	x 10.2	Mirrored Closet Window
5	Foyer	Main	9.48	x 16.21	Hardwood Floor Mirrored Closet

**Client Remks:** Welcome to this spacious 1-bedroom apartment offering 682 sq/ft. of thoughtfully designed living space in the heart of Lawrence Park South. Bright and inviting, the unit features a private, cozy balcony surrounded by mature trees, creating a peaceful retreat right at home. Just steps from the subway entrance, this location provides unbeatable access to downtown Toronto while being directly across from Lawrence Park Ravine, Alexander Muir Memorial Garden, and the Lawrence Park Tennis Club. You will enjoy the perfect balance of city living and nature, with trails, gardens, parks, and local Library at your doorstep. Inside the building, residents are treated to first-class amenities including a rooftop deck with breathtaking views, an outstanding gym overlooking the outdoor pool, sauna, and a convenient pet spa. This boutique-style mid-rise building rises only 13 floors, ensuring an exclusive and community-oriented atmosphere. Surrounded by top-rated schools, shops, and restaurants, this address places you in one of Torontos most prestigious park neighbourhoods. Whether you are looking for a vibrant lifestyle or a serene escape, this home offers it all. Btw, Did I mention this unit has one of the Largest bedroom with an Actual Door?!!

**Inclusions:** Built- in Appliances, Fridge, Stove & Oven, Fan- Hood, Dishwasher, Front load Washer & Dryer, Elf, Widow coverings.  
**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 416-222-2600



**485 Rosewell Ave 210**  
**Toronto Ontario M4R 2J2**  
 Toronto C04 Lawrence Park South Toronto % Dif: 98  
**Taxes:** \$3,454.85 / 2024 **For:** Sale **SPIS:** N **DOM:** 66  
**Sold: \$843,000**  
**List: \$859,800**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** 145 **Bedrooms:** 2  
**Unit#:** 11 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 1689 Level B (P2) 2x4xFlat  
**Locker Unit:** 145  
**Level:** 2  
**Dir/Cross St:** Lawrence Ave W / Avenue Rd  
**Directions:** Avenue / Lawrence / Rosewell  
**Prop Mgmt:** First Services Residential (416) 488-1515

**MLS#:** C12289925 **Sold Date:** 09/20/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Other <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> 916 sq.Ft MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$929.71 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / None <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 213 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C / 213 <b>Bldg Amen:</b> Concierge, Games Room, Guest Suites, Media Room, Party/Meeting Room <b>Com Elem Incl:</b> Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.65	x 11.15	Hardwood Floor	W/O To Balcony	Combined W/Dining
2	Dining	Main	8.6	x 9.51	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	9.58	x 7.58	Granite Counter	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	Main	10.83	x 14.07	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	Main	12.99	x 9.32	Hardwood Floor	Closet	Large Window

**Client Remks:** Welcome to 210 at 485 Rosewell Ave, Situated in the desirable Lawrence Park South neighbourhood. A refined residence nestled in one of Toronto's most prestigious enclaves. This meticulously maintained 2-bedroom, 2-bathroom suite, with 1-Parking & 1-Locker offers an exceptional blend of comfort & sophistication, perfect for discerning downsizers, professionals & families prioritizing top-tier education & serene living. With expansive windows that flood the space with natural light, highlighting the rich hardwood floors that flow throughout and high ceilings. The open-concept living & dining areas seamlessly connect to a private balcony, offering lush, tree-lined views. The gourmet kitchen is a culinary delight, featuring granite countertops, stainless steel appliances, & a convenient breakfast bar. The primary bedroom serves as a peaceful retreat with a walk-in closet and a modern 4-piece ensuite. A second well-appointed bedroom & an additional full bathroom provide ample space. Lawrence Park Condo Residents enjoy a suite of premium amenities, including a 24-hour concierge, fitness center, media, party room, library, & secure underground parking. Enjoy Proximity to top-ranked public & private schools, including Lawrence Park Collegiate Institute, Glenview Senior Public School, John Ross Robertson Junior Public School, Havergal College, Havergal Junior College, & Blyth Academy. Stroll to nearby parks & ravines, such as Chatsworth Ravine & Alexander Muir Memorial Gardens, or explore the charming boutiques & gourmet eateries along Avenue Road, Lawrence Ave, Yonge St. With the TTC, Subway and major highways just minutes away, commuting downtown or escaping the city is effortlessly convenient. A rare & refined opportunity to immerse yourself in the Lawrence Park lifestyle. Where timeless elegance meets everyday ease & design. A lifestyle of unmatched comfort, prestige, & tranquility.

**Inclusions:** See Schedule B  
**Listing Contracted With:** RE/MAX CITY ACCORD REALTY INC. 416-883-0892





**485 Rosewell Ave 212**  
**Toronto Ontario M4R 2J2**  
 Toronto C04 Lawrence Park South Toronto % Dif: 93  
**Taxes:** \$3,800.60 / 2025 **For:** Sale **SPIS:** N **DOM:** 53  
**Sold: \$835,000**  
**List: \$898,000**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** 147 **Bedrooms:** 2  
**Unit#:** 13 **Locker Lev/Unit:** Level B **Washrooms:** 2  
**Corp#:** TSCC / 1689 **Locker Unit:** 1x4xFlat, 1x3xFlat  
**Level:** 2  
**Dir/Cross St:** Avenue Rd and Lawrence Ave West  
**Directions:** Rosewell Ave is located just east of Avenue and just south of Lawrence Ave West.  
**Prop Mgmt:** First Service Residential 416-293-5900

**MLS#:** C12332128 **Sold Date:** 09/28/2025  
**PIN#:** 126890072

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$928.93 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School <b>Interior Feat:</b> Built-In Oven, Carpet Free, Guest Accommodations, Primary Bedroom - Main Floor, Wheelchair Access <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 174 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Media Room, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.41	x 12.99	Laminate	W/O To Balcony	Open Concept
2	Dining	Main	0	0	Combined W/Living	Formal Rm	
3	Kitchen	Main	7.74	x 8.01	B/I Appliances	Granite Counter	Breakfast Bar
4	Prim Bdrm	Main	12.5	x 12.4	4 Pc Ensuite	W/I Closet	Picture Window
5	2nd Br	Main	10.01	x 8.83	Picture Window	Laminate	Double Closet
6	Other	Main	8.01	x 4.4	Balcony		
7	Foyer	Main	12.01	x 4	Closet	3 Pc Bath	

**Client Remks:** Welcome to Suite 212 at 485 Rosewell Avenue, a bright and spacious two-bedroom, two-bath condominium nestled in the heart of the prestigious Lawrence Park South neighbourhood. Thoughtfully designed with a functional split-bedroom layout, this suite offers exceptional versatility perfect for professionals, families, or those in need of private office or guest space. With approximately 972 square feet of open-concept living space and soaring 9-foot ceilings, the unit feels both expansive and inviting. The modern kitchen features granite countertop, built-in appliances, and a convenient breakfast bar that seamlessly connects to the living and dining areas. Step out onto your private balcony and enjoy tranquil treetop views a perfect spot for your morning coffee or evening wind-down. The primary suite is a true retreat, complete with a generous walk-in closet with custom organizers and a four-piece ensuite bathroom. The second bedroom enjoys bright eastern exposure and offers flexibility as a guest room or workspace. The entire unit has been freshly painted and updated with stylish laminate flooring throughout, and includes a new stacked washer and dryer, one underground parking spot, and a private storage locker. Residents of this well-managed, pet-friendly building enjoy an array of amenities including concierge service, visitor parking, two party rooms, a fully equipped gym, theatre room, library, and guest suites. Located just steps from transit, top-rated schools such as Lawrence Park Collegiate, Glenview, John Ross Robertson and Havergal, scenic ravines and trails, and the vibrant shops and restaurants along Avenue Road, this is a rare opportunity to own a turn-key suite in one of Torontos most desirable communities. Simply move in and enjoy everything this outstanding location has to offer.

**Inclusions:** "AS IS" Fridge, stove, dishwasher, New-stacked washer and dryer, closet organizers, all electric light fixtures, flooring on balcony, parking spot and locker are also included.

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



**451 Rosewell Ave 506**  
**Toronto Ontario M4R 2H8**  
 Toronto C04 Lawrence Park South Toronto % Dif: 98  
**Taxes:** \$4,041.38 / 2024 **For:** Sale **SPIS:** N **DOM:** 64  
**Sold: \$915,000**  
**List: \$929,000**  
**Condo Apt** **#Shares%:** **Rms:** 6  
**Apartment** **Locker#:** **Bedrooms:** 2  
**Unit#: 48** **Locker Lev/Unit:** C **Washrooms:** 2  
**Corp#: TSCC / 1689** **Locker Unit:** 303 **2x4xMain**  
**Level: 5**  
**Dir/Cross St:** Avenue Road & Lawrence  
**Directions:** Avenue Road & Lawrence  
**Prop Mgmt:** FirstService Residential

**MLS#:** C12126473 **Sold Date:** 07/09/2025  
**PIN#:** 126890298

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Year Built:</b> 2005 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1000-1199 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,120.01 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C38 / B39 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.17	x 8.53	Stainless Steel Appl Tile Floor Combined W/Dining
2	Dining	Main	19.32	x 9.74	Combined W/Living Open Concept
3	Living	Main	10.7	x 14.44	Combined W/Dining W/O To Balcony
4	Prim Bdrm	Main	10.33	x 18.08	Combined W/Office 4 Pc Ensuite East View W/I Closet
5	Office	Main	8.79	x 8.5	Window East View Combined w/Primary
6	2nd Br	Main	9.84	x 14.07	Closet Window

**Client Remks:** Welcome to one of the largest suites in this highly sought-after Lawrence Park residence. Perfect for downsizers, young families, or professionals seeking spacious, low-maintenance living in a vibrant and well-connected neighbourhood. This beautifully appointed 2-bedroom, 2-bathroom condo with a versatile den offers over 1,000 square feet of bright, airy living space with soaring ceilings and an abundance of natural light. Enjoy an updated, open-concept kitchen that flows seamlessly into the living and dining areas, perfect for entertaining or quiet evenings at home. Step out onto a charming balcony with serene views of the garden and Lawrence Park Collegiate field. Additional features include two premium parking spots and a storage locker. Nestled in one of Toronto's top school districts, this home is just steps from Avenue Road's vibrant selection of restaurants, cafes, boutique shopping, and within easy reach of scenic walking trails and parks. A rare opportunity to own a spacious, light-filled condo in one of Toronto's most desirable neighbourhoods!

**Inclusions:** See Schedule D

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



<b>2 Alexandra Blvd W 207</b> <b>Toronto Ontario M4R 1L7</b> Toronto C04 Lawrence Park South Toronto % Dif: 90 <b>Taxes: \$4,298 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 43</b>			<b>Sold: \$1,000,000</b> <b>List: \$1,118,500</b>
Condo Apt Apartment <b>Unit#:</b> 207 <b>Corp#:</b> MTCC / 1359	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> 1 <b>Locker Unit:</b> 24 <b>Level:</b> 2	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x5xMain, 1x3xMain	
<b>Dir/Cross St:</b> Yonge/Lawrence/Alexandra <b>Directions:</b> On Alexandra Blvd. <b>Prop Mgmt:</b> Best Practices Mgmt. Inc.			

**MLS#:** C12339201      **Sold Date:** 09/23/2025  
**PIN#:** 123590007

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> 16-30 <b>Apx Sqft:</b> 1000-1199 <b>Foundation:</b> Concrete <b>Sqft Source:</b> Per Floor Plan <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,324 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> N <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Exterior Feat:</b> Patio <b>Interior Feat:</b> Primary Bedroom - Main Floor <b>Security Feat:</b> Security System	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick Front / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 26 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> 1 <b>Bldg Amen:</b> Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y
---	--	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.66	x 5.25	B/I Closet	Tile Floor	
2	Living	Main	14.67	x 16.99	Fireplace	Hardwood Floor	W/O To Balcony
3	Kitchen	Main	10.76	x 9.42	Stainless Steel Appl	Pantry	Tile Floor
4	Prim Bdrm	Main	19.59	x 11.68	5 Pc Ensuite	His/Hers Closets	Mirrored Closet
5	2nd Br	Main	9.58	x 8.99	Closet	Nw View	Broadloom

**Client Remks:** Welcome to the Alexandra Gate Building and Suite 207. An exclusive 6-storey Boutique Building with 31 Units in prestigious Lytton park. Conveniently located within walking distance to Shops, Restaurants, Transit, Alexandra Muir Gardens, & Snider Parkette and just steps to the Sherwood Park Trails. With a walk score of 93 it's an ideal location for those who love to explore the neighbourhood and nature trails. This spacious unit of 1,115 square feet features a large open concept living, dining & kitchen area with views out the +85 square foot balcony. The suite comes with a gas fireplace to keep warm during those cool season evenings. The Primary bedroom in this unit is extra-large with a 5-pc ensuite bathroom and his & hers large closets with floor to ceiling mirrored doors. This "pied-a-terre" boutique residence has been seldom occupied by owners. All appliances like "new"!

**Inclusions:** ALL EXISTING APPLIANCES; WASHER/DRYER, MICROWAVE, STOVE, DISHWASHER, FRIDGE, All hard-wired Electrical Light Fixtures and Window Dressings, and TV and Surround Sound System, Recent NEW Washer/Dryer, Fridge and ALL Appliances seldom used.

**Listing Contracted With:** ROYAL LEPAGE TERREQUITY GLENHOMER REAL ESTATE 416-495-3140



<b>3018 Yonge St 803</b> <b>Toronto Ontario M4N 0A5</b> Toronto C04 Lawrence Park South Toronto % Dif: 97 <b>Taxes:</b> \$6,560.56 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 61			<b>Sold: \$1,138,000</b> <b>List: \$1,170,000</b>
Condo Apt Apartment <b>Unit#:</b> 2 <b>Corp#:</b> TSCC / 2537	<b>#Shares%:</b> <b>Locker#:</b> 25 <b>Locker Lev/Unit:</b> P4 <b>Locker Unit:</b> <b>Level:</b> 8	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x5, 1x3	
<b>Dir/Cross St:</b> Yonge St/Lawrence Ave W <b>Directions:</b> Yonge St/Lawrence Ave W <b>Prop Mgmt:</b> Duka Property Management			

**MLS#:** C12401663 **Sold Date:** 11/12/2025  
**PIN#:** 765370113

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2016 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> MPAC <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$976.49 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> Y <b>Retirement:</b> N <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 46 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P4 <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Exercise Room, Gym, Outdoor Pool, Party/Meeting Room <b>Com Elem Incl:</b> Y
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	18.04	x 13.19	Combined W/Dining Hardwood Floor
2	Dining	Ground	18.04	x 13.19	Combined W/Living Hardwood Floor W/O To Balcony
3	Kitchen	Ground	13.48	x 8.2	Centre Island Granite Counter Hardwood Floor
4	Prim Bdrm	Ground	14.11	x 11.81	5 Pc Ensuite W/I Closet Broadloom
5	2nd Br	Ground	11.29	x 8.99	Hardwood Floor Sliding Doors

**Client Remks:** Welcome to Unit 803 in the prestigious Lanterra-built 3018 Yonge. This spacious 2-bedroom, 2-bath suite offers 1,037 sq.ft. of functional living space, featuring 9-ft smooth ceilings and a split-bedroom layout ideal for privacy and comfort. Enjoy unobstructed west-facing ravine views from the primary bedroom and balcony. Tastefully upgraded with hardwood floors, custom built-ins, and designer finishes. Luxury amenities include a rooftop pool & hot tub, gym, steam room, pet spa, stylish party room with BBQ area, and 24-hr concierge. Steps to Lawrence subway, parks, top schools, Starbucks, and shops. An elegant retreat in one of Toronto's most sought-after neighborhoods.

**Inclusions:** B/I Fridge, B/I Oven And Cooktop, Hood, Microwave, Washer & Dryer, B/I Dishwasher

**Listing Contracted With:** BAY ST. POPULAR REAL ESTATE 905-909-0101





<b>3018 Yonge St 1015</b> <b>Toronto Ontario M4N 0A5</b> Toronto C04 Lawrence Park South Toronto % Dif: 95 <b>Taxes:</b> \$6,424.82 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 12			<b>Sold: \$1,185,000</b> <b>List: \$1,249,900</b>
Condo Apt Apartment <b>Unit#:</b> 15 <b>Corp#:</b> TSCC / 2537	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> D <b>Locker Unit:</b> <b>Level:</b> 10	<b>Rms:</b> 6 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x4xFlat, 1x4xFlat	
<b>Dir/Cross St:</b> Yonge/Lawrence <b>Directions:</b> Yonge/Lawrence <b>Prop Mgmt:</b> Duka Property Management			

**MLS#:** C12499952 **Sold Date:** 11/13/2025  
**PIN#:** 765370157

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> MPAC <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$956.07 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit <b>Interior Feat:</b> Built-In Oven, Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 32 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> D <b>Bldg Amen:</b> Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Elevator <b>Com Elem Incl:</b> Y
--	---	--

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.73	x 11.15	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Flat	9.19	x 11.81	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Kitchen	Flat	6.89	x 10.83	Hardwood Floor	Modern Kitchen	Granite Counter
4	Prim Bdrm	Flat	9.84	x 10.5	Hardwood Floor	Hardwood Floor	W/O To Balcony
5	2nd Br	Flat	9.51	x 8.86	Hardwood Floor	Sliding Doors	Closet
6	Den	Flat	8.86	x 7.87	Hardwood Floor	Separate Rm	Open Concept
7	Foyer	Flat	4.27	x 8.53	Hardwood Floor	Closet	

**Client Remks:** Boutique executive suite in the heart of Lawrence Park. Welcome to refined living in one of Toronto's most prestigious neighbourhoods. This sun-drenched, west-facing executive suite offers 1013 sq. ft. of stylish living with floor-to-ceiling windows and unobstructed sunset views. Perfect for professionals, contract workers, students, or athletes seeking convenience and sophistication, this residence puts the TTC and subway right at your doorstep and is surrounded by fine shops, restaurants, and top-rated schools. Enjoy five-star amenities: a rooftop pool and jacuzzi with skyline views, fitness centre, BBQ area, pet spa, bike lockers, and 24-hour concierge. There's even ample visitor parking for your guests. Located within the John Ross Robertson and Lawrence Park school catchment areas, this boutique building blends elegance, luxury, and everyday convenience - truly the perfect urban retreat.

**Inclusions:** All appliances, electric light fixtures

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



**2900 Yonge St 702**  
**Toronto Ontario M4N 3N8**  
 Toronto C04 Lawrence Park South Toronto % Dif: 95  
**Taxes:** \$10,248.04 / 2025 **For:** Sale **SPIS:** N **DOM:** 28  
**Sold:** \$2,090,000  
**List:** \$2,195,000  
 Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 38 **Bedrooms:** 3  
**Unit#:** 1 **Locker Lev/Unit:** P1 **Washrooms:** 3  
**Corp#:** MTCC / 735 **Locker Unit:** 1x5xFlat, 1x4xFlat,  
**Level:** 7 1x2xFlat  
**Dir/Cross St:** South of Lawrence West Side of Yonge St  
**Directions:** South of Lawrence West Side of Yonge St  
**Prop Mgmt:** Crossbridge Condo Services 416 480 1509 Christian

**MLS#:** C12316166 **Sold Date:** 08/27/2025  
**PIN#:** 117350065

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 1987 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 2250-2499 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC is 2,320 / Floor Plans 2,245 <b>Exposure:</b> Nw <b>Assessment:</b> 2024 <b>Spec Design:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$2,308.53 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Electric Car Charger, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Separate Heating Controls, Storage Area Lockers	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
---	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	10.93	x 10.6	Circular Rm	Stone Floor	2 Pc Bath
2	Laundry	Flat	6.33	x 5.25	Stone Floor		
3	Prim Bdrm	Flat	19.26	x 11.75	5 Pc Ensuite	His/Hers Closets	Bay Window
4	Kitchen	Flat	17.16	x 10.33	Pantry	Stone Counter	Pot Lights
5	Breakfast	Flat	10.33	x 8.43	Combined W/Kitchen	Stone Floor	Picture Window
6	Dining	Flat	22.18	x 9.68	Open Concept	Combined W/Living	
7	Living	Flat	22.67	x 12.66	Broadloom	Large Window	Combined W/Dining
8	3rd Br	Flat	21.65	x 9.91	Double Closet	Bay Window	Crown Moulding
9	2nd Br	Flat	17.49	x 11.52	4 Pc Bath	Double Closet	Bay Window

**Client Remks:** Welcome to a great opportunity to own a "Bungalow in the Sky". Approximately 2,300 square feet, West and North Facing, Above the Trees park Views, just a couple of Blocks south of the Lawrence Yonge subway Station. Currently Three Bedrooms, the space can easily be adjusted to accommodate a separate family room and/or office. Take the elevator to the seventh floor and Walk-in to an impressive, Circular Foyer, with Adjacent Powder Room, Laundry and Double Coat closet. The Open-Concept, Combined Living Dining Rooms have oversized windows, both west and north-facing. There is a Roughed-In fireplace behind the Dining Room Wall. The Modern, Well-Appointed Kitchen with its Stone countertops is combined with a sizeable Breakfast Room and large Butler's pantry. You will find Two Walk-in closets, His and Hers in the Primary Suite. Plus, a five-piece ensuite bathroom and a West-Facing Bay Window. The Third bedroom, almost 22 feet by 10 feet, has a Double Closet and a North-Facing Bay window. Next to it is the Second Bedroom, Broadloomed and measuring 17.5 Feet by 11.5 Feet. Bring your "house furniture" as this wonderful space has the capacity to hold it! Don't forget that there are two parking Spaces, with an electric charger, next to each other and conveniently located near the P2 Elevator. And there is a Locker. Be pampered by the exceptional Amenities at The Residences of Muir Park, including a knowledgeable, attentive 24 Hour Concierge, an Indoor Pool, Lots of convenient Lobby level guest parking, an Exercise Room, Gym, a party room (with Kitchen) and a Rooftop deck with amazing panoramic city views. And the monthly Common Area Maintenance Fee, which includes Heat, Water, Hydro, Parking, Building Insurance and Common Elements, is around a dollar per foot, far below that of most condominiums in Toronto. Walk Outside and Face the park. Stroll to dinner or shopping on Yonge Street. The walk score is 90% and Transit is 79%. What a Lifestyle!

**Inclusions:** Stainless Steel jennair Refrigerator/Freezer, Kitchen Aid Range, Thermador Cooktop, Bosch Stainless Steel Built -In Dishwasher, GE Profile Washer, Hot Point Dryer, Broadloom Where Laid, All ELF's, all window coverings

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