



481 Rosewell Ave 511 Toronto Ontario M4R 2J1 Toronto C04 Lawrence Park South Toronto % Dif: 95 Taxes: \$2,567.88 / 2024 For: Sale SPIS: N DOM: 48 Condo Apt #Shares%: Rms: 4 Apartment Locker#: Bedrooms: 1 Unit#: 11 Locker Lev/Unit: A Washrooms: 1 Corp#: TSCC / 1689 Locker Unit: 43 Level: 5 1x4xMain 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC/FLOOR PLANS Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Owned Maint: \$637.66 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N 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: N GreenPIS: N Prop Feat: Ensuite Laundry Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 116 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elel Incl: Y					
# 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 Remarks: 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 Rosedell Ave 105
Toronto Ontario M4R 2J2

Toronto C04 Lawrence Park South Toronto % Dif: 93
Taxes: \$2,948.48 / 2025 For: Sale

SPIS: N

Sold: \$588,000
List: \$629,000

DOM: 30

Condo Apt #Shares%:
 1 Storey/Apt Locker#: 266
 Unit#: 5 Locker Lev/Unit: B
 Corp#: TSCC / 1689 Locker Unit:
 Level: 1 1x4xMain

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

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

Condo Apt **#Shares%:** 4
 Apartment **Locker#:** 76
 Unit# 4 **Locker Lev/Unit:** C
 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

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

#	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 Toronto's 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#:							
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open					
Fam Rm: N	Locker: Owned	Ens Lndry: Y					
Basement: None	Maint: \$929.71	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: Undergrnd					
Apx Sqft: 900-999	Elev/Lift: Y	Drive: Underground					
Sqft Source: 916 sq.Ft MPAC	Retirement:	Park Type: Owned / None					
Exposure: E	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1					
Assessment:	Sale Price:	#: 213					
Spec Desig: Unknown	Taxes Incl:	Park \$/Mo:					
Survey Type: None	Water Incl: Y	Prk Lvl/Unit: Level C / 213					
Phys Hdcap-Eqp:	Heat Incl: Y	Bldg Amen:					
	Hydro Incl:	Concierge, Games Room, Guest Suites, Media Room, Party/Meeting Room					
	Cable TV Incl:	GreenPIS:					
	Bldg Ins Incl: Y	Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School					
	Prkg Incl: Y	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers					
	Cert Level:	Security Feat: Concierge/Security					
#	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			Sold: \$835,000
Toronto C04 Lawrence Park South Toronto % Dif: 93			List: \$898,000
Taxes: \$3,800.60 / 2025	For: Sale	SPIS: N	DOM: 53
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

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

#	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 Remarks: 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 Toronto's 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 Roswell 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																																																											
	Condo Apt	#Shares%:	Rms: 6																																																									
Apartment Unit#: 48 Corp#: TSCC / 1689 Dir/Cross St: Avenue Road & Lawrence Directions: Avenue Road & Lawrence Prop Mgmt: FirstService Residential		Locker#:	Bedrooms: 2																																																									
Locker Lev/Unit: C Locker Unit: 303 Level: 5 2x4xMain		Locker Lev/Unit: C	Washrooms: 2																																																									
MLS#: C12126473 Sold Date: 07/09/2025 PIN#: 126890298																																																												
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2005 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:																																																												
Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,120.01 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: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other																																																												
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<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>Main</td> <td>8.17</td> <td>x 8.53</td> <td>Stainless Steel Appl</td> <td>Tile Floor</td> <td>Combined W/Dining</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>19.32</td> <td>x 9.74</td> <td>Combined W/Living</td> <td>Open Concept</td> <td></td> </tr> <tr> <td>3</td> <td>Living</td> <td>Main</td> <td>10.7</td> <td>x 14.44</td> <td>Combined W/Dining</td> <td>W/O To Balcony</td> <td>East View</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Main</td> <td>10.33</td> <td>x 18.08</td> <td>Combined W/Office</td> <td>4 Pc Ensuite</td> <td>W/I Closet</td> </tr> <tr> <td>5</td> <td>Office</td> <td>Main</td> <td>8.79</td> <td>x 8.5</td> <td>Window</td> <td>East View</td> <td>Combined w/Primary</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>Main</td> <td>9.84</td> <td>x 14.07</td> <td>Closet</td> <td>Window</td> <td></td> </tr> </tbody> </table>					#	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	East View	4	Prim Bdrm	Main	10.33	x 18.08	Combined W/Office	4 Pc Ensuite	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	
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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: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995																																																												



		2 Alexandra Blvd W 207 Toronto Ontario M4R 1L7		Sold: \$1,000,000 List: \$1,118,500
Toronto C04 Lawrence Park South Toronto % Dif: 90		Taxes: \$4,298 / 2025 For: Sale	SPIS: N	DOM: 43
Condo Apt #Shares%: Apartment Locker#: Unit# 207 Locker Lev/Unit: 1 Corp# MTCC / 1359 Locker Unit: 24			Rms: 5 Bedrooms: 2 Washrooms: 2 1x5xMain, 1x3xMain	Level: 2
Dir/Cross St: Yonge/Lawrence/Alexandra Directions: On Alexandra Blvd. Prop Mgmt: Best Practices Mgmt. Inc.				
MLS#: C12339201	Sold Date: 09/23/2025			
PIN#: 123590007				
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Fan Coil / Gas Apx Age: 16-30 Apx Sqft: 1000-1199 Foundation: Concrete Sqft Source: Per Floor Plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,324 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: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Exterior Feat: Patio Interior Feat: Primary Bedroom - Main Floor Security Feat: Security System	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Front / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Private Drive: Private Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 26 Park \$/Mo: Prk Lvl/Unit: 1 Bldg Amen: Party/Meeting Room, Visitor Parking Com Elel Incl: 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 GLENHOME REAL ESTATE 416-495-3140				



3018 Yonge St 803
Toronto Ontario M4N 0A5
 Toronto C04 Lawrence Park South Toronto % Dif: 97
Taxes: \$6,560.56 / 2025 For: Sale **SPIS: N** **DOM: 61**
Sold: \$1,138,000
List: \$1,170,000

Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** 25 **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** P4 **Washrooms:** 2
Corp#: TSCC / 2537 **Locker Unit:**
Level: 8 **1x5, 1x3**

Dir/Cross St: Yonge St/Lawrence Ave W
Directions: Yonge St/Lawrence Ave W
Prop Mgmt: Duka Property Management

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

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

#	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 Remarks: 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



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

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

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

#	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

Condo Apt #Shares%: 6
Apartment Locker#: 38
Unit#: 1 **Locker Lev/Unit:** P1
Corp#: MTCC / 735 **Locker Unit:** 1x5xFlat, 1x4xFlat,
Level: 7 **Level:** 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

Kitchens: 1 **Pets Perm:** Yes-with Restrictions
Fam Rm: Y **Locker:** Exclusive
Basement: None **Maint:** \$2,308.53
Fireplace/Stv: Y **A/C:** Central Air
Heat: Forced Air / Gas **Central Vac:** N
Apx Age:
Year Built: 1987 **UFFI:**
Yr Built Source: MPAC **Elev/Lift:** Retirement:
Apx Sqft: 2250-2499 **HST Applicable to:** Included In
Lot Size Source: MPAC **Sale Price:**
Sqft Source:
 MPAC is 2,320 / Floor Plans 2,245 **Taxes Incl:** Water Incl: Y
Exposure: Nw **Heat Incl:** Y Hydro Incl: Y
Assessment: 2024 **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:
Prop Feat: Clear View, Electric Car Charger, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit
Interior Feat: Separate Heating Controls, Storage Area Lockers

Balcony: None
Ens Lndry: Y
Lndy Lev:
Exterior: Brick
Gar/Gar Spcs: Underground / 2
Park/Drive: Undergrnd
Drive: Underground
Park Type: Owned
Park/Drv Spcs: 0 **Tot Prk Spcs:** 2
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Com Elel Incl: 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