



300 Avenue Rd 5 Toronto Ontario M4V 2H1		Sold: \$1,256,000
Toronto C02 Casa Loma Toronto % Dif: 90		List: \$1,399,000
Taxes: \$5,391 / 2025 For: Sale	SPIS: N	DOM: 31
Condo Townhouse	#Shares%:	Rms: 6
3-Storey	Locker#:	Bedrooms: 2 + 1
Unit#: 3	Locker Lev/Unit:	Washrooms: 2
Corp#: MTCC / 567	Locker Unit:	1x5x2nd, 1x3xLower
	Level: 1	
Dir/Cross St: Avenue/Cottingham		
Directions: Avenue/Cottingham		
Prop Mgmt: Summa Property Management Inc. 647-341-7990		

MLS#: C12329693 **Sold Date:** 09/06/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: Finished	Maint: \$1,168.17	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Stucco/Plaster
Heat: Forced Air / Gas	Central Vac: Y	Gar/Gar Spcs: Attached / 1
Apx Age:	UFFI:	Park/Drive: Other
Apx Sqft: 1600-1799	Elev/Lift:	Drive: Other
Sqft Source: plans	HST Applicable to: Included In	Park Type: Exclusive
Exposure: E	Sale Price:	Park/Drv Spcs: 1
Assessment:	Taxes Incl:	Tot Prk Spcs: 1
Spec Desig: Unknown	Water Incl: Y	
Survey Type: Unknown	Heat Incl: Hydro Incl	
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl	
	Bldg Ins Incl: Y Prkg Incl	
	Cert Level: Energy Cert	
	GreenPIS:	
	Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Central Vacuum, Other	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	15.35	x 15.85	Hardwood Floor	Fireplace
2	Dining	Main	18.11	x 10.96	Hardwood Floor	Open Concept
3	Kitchen	Main	13.45	x 9.06	Hardwood Floor	B/I Appliances
4	Prim Bdrm	2nd	11.81	x 27.85	Hardwood Floor	B/I Closet
5	2nd Br	Lower	13.55	x 11.75	Hardwood Floor	B/I Closet
6	Den	Lower	10.5	x 23.13	Hardwood Floor	Large Window

Client Remks: Live in timeless elegance at 300 Avenue Rd a boutique, upgraded 2+1 bedroom residence nestled in one of Toronto's most prestigious and charming neighbourhoods. Set within a converted heritage building, this one-of-a-kind home blends classic character with contemporary luxury. Featuring exquisite herringbone hardwood floors, a private in-suite sauna, and thoughtfully designed interiors with custom millwork and premium finishes throughout, every detail reflects refined craftsmanship. The open-concept living and dining area is perfect for entertaining, while the versatile den serves as a home office, reading nook, or guest retreat. Just steps to Yorkville, Summerhill, and Casa Loma, with top-tier dining, shops, and transit at your doorstep this rare offering delivers boutique living with big city convenience. A true gem for those who value style, comfort, and location.

Inclusions: S/S Fridge, Stove, Dishwasher, Microwave, Stackable Washer/Dryer

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