	170 SUDBURY St 318 Toronto Ontario M6J 0A1 Toronto C01 Little Portugal Toronto % Dif: 97 Taxes: \$1,795.37 / 2024 For: Sale SPIS: N DOM: 26			Sold: \$380,000 List: \$389,900	
	Condo Apt	#Shares%:		Rms: 3	
	Apartment	Locker#:		Bedrooms: 1	
	Unit#: 16	Locker Lev/Unit: B		Washrooms: 1	
	Corp#: TSCC / 2355	Locker Unit: 64		1x4	
		Level: 3			
	Dir/Cross St: Queen St W / Dovercourt Rd Directions: Queen St W / Dovercourt Rd Prop Mgmt: First Service Residential				
MLS#: C11990102 Sold Date: 03/24/2025 PIN#: 763550047					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Common	Ens Lndry:	Y
Basement:	None	Maint:	\$429.80	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	None
Year Built:	2012	Elev/Lift:		Park Type:	None
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Apx Sqft:	0-499	Heat Incl:	Y	Park \$/Mo:	
Sqft Source:	470 St Ft - MPAC	Cable TV Incl:	CAC Incl:	Prk Lvl/Unit:	
Exposure:	W	Bldg Ins Incl:	Y	Bldg Amen:	Guest Suites, Gym, Party/Meeting Room
Assessment:	2024	Cert Level:	Energy Cert:	Com Elem Incl:	
Spec Desig:	Unknown	GreenPIS:			
Survey Type:	None	Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		
Phys Hdcap-Eqp:					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to the fabulous Curve Condos in trendy Queen West! This one bedroom unit features a great floorplan with no wasted space! Live in one of the best neighbourhoods in the city, walk to restaurants, shops, groceries, the Drake Hotel, Trinity Bellwoods Park, 24hr streetcar and so much more!					
Extras:					
Listing Contracted With: HOMELIFE/5 STAR REALTY LTD. 416-633-6666					



369 Sorauren Ave 201 Toronto Ontario M6R 3C1 Toronto W01 Roncesvalles Toronto % Dif: 90 Taxes: \$2,653.72 / 2024 For: Sale SPIS: N DOM: 42			Sold: \$450,000 List: \$499,000
Condo Apt Loft Unit#: 19 Corp#: TSCP / 1899	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 3 Bedrooms: 0 Washrooms: 1 1x4xFlat	
Dir/Cross St: Dundas West & Sorauren Prop Mgmt: Icon Property Management			

MLS#: W11914084 PIN#: 128990068	Sold Date: 02/19/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 0-499 Sqft Source: Geowarehouse Exposure: Sw Assessment: \$371,000 / 2024 Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$398.62 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, Library, Park, Pets Allowed with Restrictions, Public Transit	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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Topography: Flat							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	8.53	x 15.42	Combined W/Kitchen	Open Concept	W/O To Balcony
2	Kitchen	Ground	5.91	x 14.11	Combined W/Living	Open Concept	W/O To Balcony
3	Br	Flat	8.53	x 15.42	W/O To Balcony	Combined W/Living	Murphy Bed

Client Remks: Experience the best of Toronto living at the Robert Watson Lofts, located in one of the city's coolest neighborhoods and most sought-after buildings. This design-forward space boasts soaring 12-foot ceilings that flood every corner with natural light, creating a spacious and functional layout. Wood floors, a stainless steel fridge and stove, and convenient ensuite laundry add to the units modern appeal. Step onto the impressive 180-square-foot private balcony, which faces a sunny southwest exposure, providing warmth and natural light throughout the day. The balcony leads directly to the second-floor courtyard, offering a peaceful extension of your living space and making it feel like an outdoor room for three seasons of the year, ideal for relaxing or entertaining. Thoughtfully designed with clever storage solutions, this unit includes extra storage above the bathroom and additional space in the hallway. The building is cooled year-round by an eco-friendly lake water-powered system and offers top-notch amenities, including a full gym. Step outside to vibrant parks, a fantastic selection of shops, restaurants, and breweries, or explore the Sorauren Farmers Market on Mondays. With quick access to the UP Express and major highways, this location truly has it all!

Extras:

Listing Contracted With: GOWEST REALTY LTD. 416-534-3511



383 Sorauren Ave 711			Sold: \$640,000		
Toronto Ontario M6R 0A4			List: \$695,000		
Toronto W01 Roncesvalles Toronto % Dif: 92					
Taxes: \$2,696.64 / 2024 For: Sale		SPIS: N	DOM: 54		
Condo Apt	#Shares%:	Rms: 4			
Apartment	Locker#:	Bedrooms: 1			
Unit#: 11	Locker Lev/Unit:	Washrooms: 1			
Corp#: TSCC / 2557	Locker Unit:	1x4xFlat			
	Level: 7				
Dir/Cross St: Dundas St W & Sorauren Ave					
Prop Mgmt: GPM Property Management					

MLS#: W11882510	Sold Date: 01/28/2025
PIN#: 765570120	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$548.68	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Park Type: Owned
Sqft Source: Builders Floor Plan	Retirement:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: N	Taxes Incl:	#: 11
Assessment:	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Spec Desig: Unknown	Cable TV Incl: Y CAC Incl: Y	Prk Lvl/Unit: Level B #11
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.24	x 13.68	W/O To Balcony Window Flr to Ceil
2	Dining	Flat	16.24	x 13.68	Open Concept Combined W/Kitchen
3	Kitchen	Flat	16.24	x 13.68	Stainless Steel Appl Modern Kitchen Open Concept
4	Br	Flat	10.2	x 10.33	Closet Sliding Doors Semi Ensuite
5	Foyer	Flat	0	0	Closet B/I Desk

Client Remks: Discover the perfect blend of modern design and urban living in this stylish city suite. Boasting an open-concept layout with high ceilings, floor-to-ceiling windows, and industrial touches like Exposed Concrete this space is flooded with natural light.Modern open kitchen with a Private Balcony to Watch The Sunsets.Located in the heart of Roncesvalles and steps away from Sorauren Park with plenty of fabulous restaurants, shops, and public transit.Minutes away From The Gardiner/Lakeshore Blvd W. Dont Miss out on this Place to Call You New Home.

Extras: Built In Fridge,Stove,Dishwasher,Microwave,Stacked Washer & Dryer.

Listing Contracted With: THE AGENCY 416-847-5288



383 Sorauren Ave 405 Toronto Ontario M6R 2G5 Toronto W01 Roncesvalles Toronto % Dif: 98 Taxes: \$2,074.34 / 2024 For: Sale SPIS: N DOM: 16			Sold: \$655,000 List: \$669,000
Condo Apt Apartment Unit#: 5 Corp#: TSCC / 2557	#Shares%: Locker#: Locker Lev/Unit: Lev Locker Unit: 109 Level: 4	Rms: 4 Bedrooms: 1 Washrooms: 1 1x3xMain	
Dir/Cross St: Dundas St W/Sorauren Directions: Dundas St W/Sorauren Prop Mgmt: General Property Management			

MLS#: W12069620	Sold Date: 04/24/2025
Assignment: N	Fractional Ownership: N PIN#: 765570042

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: 6-10 Year Built: 2016 Apx Sqft: 500-599 Sqft Source: AS PER BUILDER Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$400.19 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: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	10.07	x 25.98	Modern Kitchen	Centre Island	B/I Appliances
2	Living	Main	10.07	x 25.98	W/O To Balcony	Window Flr to Ceil	Hardwood Floor
3	Dining	Main	10.07	x 25.98	Open Concept	Eat-In Kitchen	Hardwood Floor
4	Prim Bdrm	Main	9.22	x 10.83	W/W Closet	Window Flr to Ceil	Hardwood Floor

Client Remks: Welcome to 383 Sorauren Avenue a rare chance to live in one of Toronto's most beloved boutique buildings, right in the heart of vibrant Roncesvalles. This stylish one-bedroom suite strikes the perfect balance between modern sophistication and cozy charm. The sleek, contemporary kitchen features paneled appliances, quartz countertops, and an integrated walnut dining table all thoughtfully designed for both beauty and function. Loft-inspired details like exposed concrete ceilings and expansive floor-to-ceiling windows flood the space with natural light, highlighting the open-concept layout. Unique touches added by the current owners truly make this unit stand out. Step onto your private balcony overlooking a quiet, tree-lined street all while being just moments from the neighbourhoods best restaurants, shops, parks, and transit. Don't miss your opportunity to own a slice of paradise in one of the city's most sought-after communities.

Extras: Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. 416-485-7575
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369 Sorauren Ave 604
Toronto Ontario M6R 3C2
Sold: \$675,000
List: \$675,000

Toronto W01 Roncesvalles Toronto % Dif: 100

Taxes: \$3,254 / 2024 **For:** Sale **SPIS:** N **DOM:** 7

Condo Townhouse

#Shares%:

Rms: 2

Apartment

Locker#: 122**Bedrooms:** 1**Unit#:** 604**Locker Lev/Unit:** A**Washrooms:** 1**Corp#:** TCSS / 1899**Locker Unit:** 121

1x4xMain

Level: 6**Dir/Cross St:** Dundas/Sorauren**Directions:** Front entrance located on East side of Sorauren Ave, just south of Dundas.**Prop Mgmt:** Icon Property Management**MLS#:** W12032146**Sold Date:** 03/27/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$563	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	500-599	Elev/Lift:		Park Type:	Owned
Sqft Source:	Floor plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	
Survey Type:	None	Cert Level:		Energy Cert:	
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Bbqs Allowed, Exercise Room, Rooftop Deck/Garden, Visitor Parking
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.63	x 9.32	Combined W/Dining Concrete Floor
2	Dining	Main	12.63	x 9.32	Combined W/Living Concrete Floor
3	Kitchen	Main	12.17	x 9.32	Combined W/Dining Concrete Floor
4	Br	Main	16.57	x 9.42	Double Closet Concrete Floor
5	Foyer	Main	5.15	x 4.82	B/I Closet Concrete Floor

Client Remks: This stunning penthouse unit at the iconic Robert Watson Lofts offers the perfect blend of industrial character & modern convenience. Thanks to its soaring ceilings and oversized windows, this loft lives much larger than its footprint, creating an airy, open ambiance that feels both spacious and inviting. With a total of 611 sq ft of indoor/outdoor living space, this loft offers room to relax and entertain. Bonus: a private balcony with a BBQ gas connection (a rare find in lofts!). Steps to Sorauren Park; off-leash dog area, tennis courts, and a bustling farmers market. Enjoy fantastic local restaurants, cafes, and boutique shops, plus easy access to the 504, 505, and 506 streetcars, Dundas West Subway, UP Express, and GO Transit. This is your all-access pass to the best of Roncy don't miss it!

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888


36 Howard Park Ave 302
Toronto Ontario M6R 1V5
Sold: \$680,000
List: \$719,900

Toronto W01 Roncesvalles Toronto % Dif: 94

Taxes: \$2,811.08 / 2024 **For:** Sale**SPIS:** N**DOM:** 36

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 2**Locker Lev/Unit:** M**Washrooms:** 1**Corp#:** TSCC / 2604**Locker Unit:** 63

1x4xFlat

Level: 3**Dir/Cross St:** Howard Park & Roncesvalles**Prop Mgmt:** First Service Residential**MLS#:** W11886985**Sold Date:** 01/14/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$680.35	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:		Park Type:	Owned
Sqft Source:	As Per Mpac 680 Sf	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Bike Storage, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.07	x 3.97	Laminate	Double Closet	Open Concept
2	Living	Flat	12.93	x 7.64	Laminate	W/O To Balcony	Window Flr to Ceil
3	Dining	Flat	10.27	x 7.41	Laminate	Combined W/Living	Open Concept
4	Kitchen	Flat	11.98	x 9.68	Breakfast Area	Granite Counter	Stainless Steel Appl
5	Den	Flat	8.07	x 6	Laminate	Open Concept	
6	Prim Bdrm	Flat	11.68	x 9.09	Laminate	Large Closet	Large Window

Client Remks: Gorgeous 1 + 1 (680 Sq. Ft.) Unit In Roncesvalles Village Condo! Floor To Ceiling Windows W/Walk Out To Private & Cozy Balcony. Open Concept Layout. 9' Ceiling. New Laminated Flooring T/O. New Paint. Steps To High Park (Gem In City) Groceries, Art/Musical/Dance Studios, Roncesvalles Shops/Restaurants, Streetcars (505 & 506) @Doorsteps. Mins To Dundas West Subway. Rarely Offered, Don't Miss It!

Extras: All Existing New Light Fixtures, New Wdw Blinds, S/S Stove, Fridge, Microwave Oven W/Vh, B/I D/W, W&D, Building Amenities: Gym, Yoga Studio, 2 Indoor/Outdoor Party Rms W/Bbq & Patio, Pet Spa, Etc. Easy Access To Up Express & GoTrain Station

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-764-8688

**36 Howard Park Ave W 402****Toronto Ontario M6R 0A5**

Toronto W01 Roncesvalles Toronto % Dif: 99

Taxes: \$2,811.08 / 2024 **For:** Sale**SPIS:** N**Sold: \$689,000****List: \$699,000****DOM:** 7

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#: B82**Bedrooms:** 1 + 1**Unit#:** 2**Locker Lev/Unit:** B**Washrooms:** 1**Corp#:** TSCC / 2604**Locker Unit:**

1x4xMain

Level: 4**Dir/Cross St:** Roncesvalles & Dundas**Directions:** West on Howard Park from Dundas Street**Prop Mgmt:** First Service Residential**MLS#:** W12014290**Sold Date:** 03/19/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Encl
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$684	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	MPAC 680	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:		#:	18
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:		Prk Lvl/Unit:	A
Survey Type:	None	Cert Level:		Bldg Amen:	Bbqs Allowed, Bike Storage, Concierge, Exercise Room, Gym, Media Room
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.42	x 12.7	W/O To Balcony	Combined W/Kitchen	Large Window
2	Kitchen	Flat	18.8	x 10.33	B/I Appliances	Combined W/Dining	Open Concept
3	Den	Flat	18.8	x 10.33	Hardwood Floor	Open Concept	Combined W/Kitchen
4	Br	Flat	11.58	x 8.99	Large Closet	Hardwood Floor	Window Flr to Ceil

Client Remks: Lets embark to Howard Park. This 1 bed and den, 1 bath is the place to be - where function meets flair, where bright meets airy, where neighbourhood meets charm. Enjoy high ceilings, floor-to-ceiling windows (hello sunshine!) and a perfect covered balcony, acting as an extension of your living room. Strut your stuff on your new hardwood floor. Your new digs come with a parking spot, storage locker and bicycle locker, because lets face it, you'll be biking (or walking) to nearby High Park all summer long. Living here means your steps to Roncys best, from mom and pop boutiques, cozy cafes and Michelin rated restaurant, The Ace. Streetcar access is at your door, Dundas West subway a stone's throw away, zipping you around in the city in no time. Condo amenities include gym, yoga studio party room & dog spa.

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



38 Howard Park Ave 150 Toronto Ontario M6R 0A7 Toronto W01 Roncesvalles Toronto % Dif: 99 Taxes: \$2,403.37 / 2024 For: Sale SPIS: N DOM: 36			Sold: \$720,000 List: \$724,900
Condo Apt Apartment Unit#: 51 Corp#: TSCC / 2604	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 152 Level: 1	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Roncesvalles Ave. & Howard Park Ave. Directions: Roncesvalles Ave. & Howard Park Ave. Prop Mgmt: FirstService Residential			

MLS#: W12123478	Sold Date: 06/10/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Apx Sqft: 600-699 Sqft Source: Professional Floor Plan Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$512.49 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Water Incl: Y Heat Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Cert Level: Prkg Incl: GreenPIS: Energy Cert: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	11.52	x 10.01	Hardwood Floor	Combined W/Dining	W/O To Terrace
2	Dining	Flat	11.52	x 10.01	Hardwood Floor	Combined W/Living	W/O To Terrace
3	Kitchen	Flat	10.5	x 9.32	Hardwood Floor	Stainless Steel Appl	Centre Island
4	Prim Bdrm	Flat	11.25	x 9.42	Hardwood Floor	Large Closet	Large Window
5	Den	Flat	7.35	x 9.42	Hardwood Floor	Sliding Doors	Separate Rm

Client Remks: The summer of your dreams awaits in the heart of Roncy! The birds are chirping, the sun is shining, and this 1-bedroom-plus-den main-level condo with a private, lush nearly 300 square foot outdoor terrace with a gas BBQ hookup is calling your name. Whether you want to enjoy a quiet morning outdoors with a cup of coffee or a lively BBQ with friends and family, the choice is all yours. The floor-to-ceiling windows and soaring ceilings (over 11 feet!) provide ample natural light in this spacious, open-concept modern suite. When its too cold for the terrace, the kitchen island is the perfect gathering spot for friends, family, or a quiet night in. The den can be used as an office, home gym, flex room, or whatever your heart desires. The oversized bathroom and bright and airy primary bedroom are the cherries on top of this gorgeous unit. New pot lights mean even nighttime can feel bright. Say goodbye to pesky elevators with ground-level access to the street and the building's myriad of handy amenities, including as a full-sized gym, a yoga room, visitor parking and even a pet spa for your furry friend. You won't ever have to worry about storage with a front hall closet so large it acts like a locker, plus an owned traditional storage locker and two dedicated bike lockers as well. Transit and getting around will be a breeze with 3 streetcar lines, TTC subway, UP Express, and GO Transit all within walking distance. Right in the heart Roncy, of one of Toronto's most desirable neighbourhoods, you are steps from parks such as High Park and Sorauren Park to enjoy dog walks, hikes, and jogs galore. If the outdoors is not your vibe, then the neighbourhood is packed with cafes, restaurants, cool shops, galleries and much more. Looking for a more affordable entry into the Roncesvalles neighbourhood? This main-level condo that feels like a bungalow might just be your ticket to Roncy living! Welcome to the neighbourhood!

Extras:
Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248



437 Roncesvalles Ave 112
Toronto Ontario M6R 3B9

Sold: \$735,000
List: \$757,000

Toronto W01 Roncesvalles Toronto % Dif: 97

Taxes: \$3,211.65 / 2024 **For:** Sale **SPIS:** N **DOM:** 44

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#: 22

Bedrooms: 1 + 1

Unit#: 9

Locker Lev/Unit: A

Washrooms: 1

Corp#: TSCC / 1922

Locker Unit: A

1x4xGround

Level: 01

Dir/Cross St: Roncesvalles/Howard Park

Directions: South of Bloor & Dundas

Prop Mgmt: Meritus Group

MLS#: W12111910

Sold Date: 06/11/2025

Assignment: N

Fractional Ownership: N **PIN#:** 129220011

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Heat: Heat Pump / Gas
Apx Age: 16-30
Apx Sqft: 800-899
Sqft Source: Floorplan
Exposure: Ne
Assessment: 2024
Spec Desig: Unknown
Survey Type: None
Phys Hdcap-Eqp: Y

Pets Perm: Restrict
Locker: Owned
Maint: \$901.28
A/C: Central Air
Central Vac: N
UFFI: No
Elev/Lift: Y **Retirement:** N
Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:**
Cable TV Incl: **CAC Incl:**
Bldg Ins Incl: Y **Prkg Incl:** Y
Cert Level: **Energy Cert:** N
GreenPIS:
Prop Feat:

Ensuite Laundry, Fenced Yard, Fireplace/Stove,
 Hospital, Park, Pets Allowed with Restrictions,
 Public Transit, Rec Centre, 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
Park \$/Mo:
Prk Lvl/Unit: A22
Bldg Amen:
 Bbqs Allowed, Bike Storage, Concierge,
 Rooftop Deck/Garden, Visitor Parking, Elevator
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	18.21	x 10.07	Open Concept	Updated	Centre Island
2	Dining	Flat	18.21	x 10.07	Open Concept	Combined W/Kitchen	
3	Living	Flat	18.21	x 10.07	Fireplace	Open Concept	W/O To Terrace
4	Prim Bdrm	Flat	13.71	x 11.06	Closet	Window	
5	Den	Flat	8.92	x 5.71	Murphy Bed	Closet	Window
6	Other	Ground	18.86	x 9.84			

Client Remks: Great value for 812 sf, plus a 200 sf terrace, plus tripled sized locker+corner parking+++Fantastic High Park Lofts, Ground Floor, Garden Suite, One Level With W/O To Private Terrace, Fabulous Ceiling Height And Just Over 800sqft Of Living Space. Large Primary Bedroom With Closets And Window, Den With Murphy Bed, Custom Closet Doors, New Floors, Freshly Painted And Upgraded Kitchen Cabinetry. Corner Like Unit Comes With Corner Parking Spot + Oversized Locker right beside the parking spot, Large Enough To Store A Kayak , Bikes With Room To Store More. Very Eco-Friendly, Geo Thermal Building With Lush Atrium, Outstanding Concierge, Roof Top Garden with incredible 360 degree views of the city, nothing quite like this including a Party Room with the same City Views. Excellent Opportunity To Live In Roncesvalles Where You Are A Stroll Away From It All, Including Farmers Markets, High Park, MOCA, TTC + More! Walk Score Of 95 Proves It!

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100


369 Sorauren Ave 308
Toronto Ontario M6R 3C2

Toronto W01 Roncesvalles Toronto % Dif: 97

Taxes: \$3,447.69 / 2024 **For:** Sale**SPIS:** N**Sold: \$745,000****List: \$769,900****DOM: 59**

Condo Apt

#Shares%:**Rms:** 5

Loft

Locker#: 206**Bedrooms:** 1 + 1**Unit#:** 26**Locker Lev/Unit:** A**Washrooms:** 1**Corp#:** TSCC / 1899**Locker Unit:** 203

1x4xFlat

Level: 3**Dir/Cross St:** Dundas St W & Sorauren Ave**Prop Mgmt:** Icon Property Management**MLS#:** W12071808**Sold Date:** 06/07/2025**Assignment:** N**Fractional Ownership:** N **PIN#:** 128990109

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 16-30
Year Built: 2007
Yr Built Source: MPAC
Apx Sqft: 600-699
Sqft Source: MPAC
Exposure: E
Assessment: 2024
Spec Desig: Unknown
Phys Hdcap-Eqp: N

Pets Perm: Restrict
Locker: Owned
Maint: \$682.86
A/C: Central Air
Central Vac: N
UFFI: No
Elev/Lift: Y **Retirement:** N
Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:**
Cable TV Incl: **CAC Incl:**
Bldg Ins Incl: Y **Prkg Incl:** Y
Cert Level: **Energy Cert:** N
GreenPIS: N
Prop Feat:
Clear View, Ensuite Laundry, Hospital, Library,
Park, Pets Allowed with Restrictions, Public
Transit, Rec Centre

Balcony: Open
Ens Lndry: Y
Lndy Lev: Main
Exterior: Brick
Gar/Gar Spcs: Underground / 1
Park/Drive: Undergrnd
Park Type: Owned
Park/Drv Spcs: 1 **Tot Prk Spcs:** 1
#: P2 #31
Park \$/Mo:
Prk Lvl/Unit: Level B/Unit 31
Bldg Amen:
Bike Storage, Gym, Party/Meeting Room,
Rooftop Deck/Garden, Visitor Parking,
Community BBQ
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	4.27	x 3.25	Concrete Floor B/I Closet Open Concept
2	Kitchen	Flat	12.07	x 8.5	Combined W/Dining Galley Kitchen B/I Shelves
3	Dining	Flat	12.07	x 8.5	Combined W/Kitchen Open Concept Track Lights
4	Living	Flat	14.76	x 9.68	Window Flr to Ceil W/O To Balcony East View
5	Den	Flat	10.43	x 8.99	Sliding Doors B/I Shelves Track Lights
6	Br	Flat	10.99	x 8.99	Sliding Doors Closet Organizers East View
7	Bathroom	Flat	9.09	x 5.41	4 Pc Bath Soaker Combined W/Laundry
8	Other	Flat	19.59	x 5.58	Balcony East View

Client Remks: The quintessential loft with impeccable detailing! This stunning industrial-modern space boasts soaring ceilings, exposed mechanics, and concrete walls & ceilings. Bespoke renovations bring refinement to this incredible space, with polished concrete floors that resemble terrazzo and custom reclaimed corrugated metal sliding doors. The restaurant-inspired gourmet kitchen features a sociable dining island, bistro-style open shelving, quartz countertops, and for the chef a gas stove. Expansive windows flood the space with natural light, showcasing a desirable east-facing view with a private and unobstructed cityscape. A separate den offers versatility and work-from-home convenience. The spacious bedroom features a wall-to-wall closet, fully outfitted with custom organizers for maximum storage. Upgrade HVAC system. Garage parking and storage locker included. An incredible opportunity to live in the heart of Roncesvalles! Steps to Sorauren Park, the farmers' market, with easy access to restaurants, shops, and amenities on the high street. Quick highway access, the rail path, plus convenient TTC options: 501, 504, 505, and 506 streetcars, Dundas W Subway, GO Train, and the UP Express all make getting downtown a breeze!

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



363 Sorauren Ave 313 Toronto Ontario M6R 3C1 Toronto W01 Roncesvalles Toronto % Dif: 99 Taxes: \$3,526.38 / 2024 For: Sale SPIS: N DOM: 17			Sold: \$775,000 List: \$779,000
Condo Apt Loft Unit#: 13 Corp#: TSCP / 1899	#Shares%: Locker#: 95 Locker Lev/Unit: A Locker Unit: 94 Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4	
Dir/Cross St: Dundas St W & Sorauren Ave Prop Mgmt: Icon Property Management			

MLS#: W11910438 PIN#: 128990096	Sold Date: 01/24/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Matterport 3D tour Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$735.48 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: N Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Retirement: Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Energy Cert: N	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 13 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Recreation Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.72	x 20.7	Beamed
2	Bathroom	Main	10.56	x 8.07	4 Pc Bath Track Lights
3	Br	Main	10.24	x 13.85	Track Lights Sliding Doors Beamed
4	Kitchen	Main	7.61	x 9.09	B/I Microwave Stainless Steel Appl Beamed
5	Dining	Main	7.68	x 9.09	Beamed
6	Living	Main	15.29	x 11.88	Beamed Large Window Track Lights

Client Remks: Welcome to your urban oasis in the historic Robert Watson Lofts! This stunning 1-bedroom, 1-bath loft is full of character, featuring soaring 12ft+ ceilings, brick & beam accents, and polished concrete floors that make it truly one of a kind. The open-concept layout creates a bright and airy feel, perfectly complemented by expansive windows with beautiful views. Nestled in the heart of the highly sought-after Roncesvalles neighborhood, you're steps from Sorauren Park and just 1 kilometer from High Park, offering the perfect blend of city convenience and green space. Located West of downtown, this vibrant area gives you easy access to the Bloor TTC, GO, and UP Pearson trains, all within minutes away. Enjoy building amenities that include a fully equipped gym, party room, rooftop deck, visitor parking, and a locker, plus your very own underground parking space. This is not just an apartment, it's a lifestyle. Don't miss your chance to live in one of the city's most unique and charming buildings!

Extras: Listing Contracted With: <u>COLDWELL BANKER - R.M.R. REAL ESTATE</u> 905-852-4338
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363 Sorauren Ave 301
Toronto Ontario M6R 3C1
Sold: \$779,000
List: \$779,000

Toronto W01 Roncesvalles Toronto % Dif: 100

Taxes: \$3,770.43 / 2025 **For:** Sale**SPIS:** N**DOM:** 8

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 1**Unit#:** 01**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 1899**Locker Unit:**

1x4xFlat

Level: 3**Dir/Cross St:** Dundas/Sorauren**Directions:** Via google maps**Prop Mgmt:** Icon PM**MLS#:** W12160594**Sold Date:** 05/28/2025**PIN#:** 128990091

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$698.31	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1
Exposure:	E	Heat Incl:		#:	49
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Heritage	Bldg Ins Incl:		Prk Lvl/Unit:	Level A
Survey Type:	None	Cert Level:		Bldg Amen:	Bike Storage, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.72	x 6.73	Combined W/Laundry Concrete Floor
2	Kitchen	Main	11.81	x 12.24	O/Looks Dining Concrete Floor
3	Dining	Main	8.5	x 6.07	B/I Bookcase Concrete Floor
4	Living	Main	8.89	x 11.22	East View W/O To Balcony Concrete Floor
5	Br	Main	9.91	x 15.39	Large Closet W/O To Balcony Concrete Floor

Client Remks: This stunning loft conversion at the iconic Robert Watson Lofts is overflowing with character and charm, from the soaring ceilings with exposed ductwork to the sleek polished concrete floors. The expanse of space is felt throughout with the floor to ceiling windows and the 12 foot ceiling heights. The spacious open-concept kitchen offers ample room for a centre island and includes additional custom cabinetry that can double as extra storage or a convenient home office setup. Flowing seamlessly from the kitchen, the living and dining areas are framed by east-facing, windows and offer a walk-out to a large private balcony overlooking the quiet inner courtyard. The oversized bedroom features a tandem seating or dressing nook and provides generous storage, a double closet, and an additional overhead alcove. The newly renovated bathroom includes a glass-enclosed bathtub with a rain shower head, with a timeless tile surround. An abundant amount of in-suite storage can be found throughout, along with an ensuite laundry. Originally a candy factory, the Robert Watson Lofts offers both historic character and a strong sense of community. Ideally located just steps from Sorauren Park with its weekly farmers market, off-leash dog area, tennis courts, and sports fields and only a short walk to Roncesvalles with its many cafes, restaurants, and shops. Transit is easily accessible via nearby TTC streetcar lines, with quick access to the Gardiner Expressway for weekend escapes or downtown commutes.

Extras:**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191


36 Howard Park Ave 801
Toronto Ontario M6R 1V5
Sold: \$845,000
List: \$849,000

Toronto W01 Roncesvalles Toronto % Dif: 100

Taxes: \$3,762.42 / 2024 For: Sale SPIS: N DOM: 35

Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#: 73	Bedrooms: 2
Unit#: 1	Locker Lev/Unit: B	Washrooms: 2
Corp#: TSCC / 2604	Locker Unit:	1x4xFlat, 1x3xFlat
	Level: 8	

Dir/Cross St: Roncesvalles and Howard Park**Prop Mgmt:** First Service Residential 416-531-4958**MLS#:** W11975945**Sold Date:** 03/25/2025**PIN#:** 766040100

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$805.82	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	as per floorplan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y Hydro Incl:	#:	25
Assessment:		Cable TV Incl:	CAC Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Bldg Amen:	Bbqs Allowed, Bike Storage, Gym, Media Room, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	3.74	x 12.43	Hardwood Floor
2	Office	Flat	6.27	x 8.69	Hardwood Floor
3	Living	Flat	11.81	x 15.22	Hardwood Floor
4	Dining	Flat	11.81	x 15.22	Hardwood Floor
5	Kitchen	Flat	6.5	x 15.22	Hardwood Floor
6	Prim Bdrm	Flat	9.19	x 12.6	Hardwood Floor
7	2nd Br	Flat	8.37	x 9.84	Hardwood Floor

Client Remks: Experience exceptional urban living on the penthouse level of The Howard Park Residences, located in the vibrant, trendy and very much in-demand neighbourhood of Roncesvalles Village. This two bedroom two bath luxurious condo features 10ft+ high airy ceilings, hardwood floors, floor to ceiling windows in main living area, spa-like baths, ensuite laundry, built-in kitchen appliances, and a dedicated office space. Watch the sunset from your private balcony, fitted with a gas hook-up for year-round BBQs. The view of the lake over the neighbourhood rooftops is captivating from here. This unit also includes its owned parking space, storage and bike lockers. Enjoy the great amenities offered in this complex, including gym and exercise rooms, party and meeting room, media room, visitor parking, even a pet spa and more. Walk to streetcar transit, Dundas West subway, Go and the Up Express. It's also just a short drive south to the Gardiner Expressway and downtown. Enjoy the shops and wonderful dining experiences of Roncy Village, the cultural festivals and the famous Revue Cinema - all at your doorstep. A short walk finds you in beautiful High Park - the envy of green space in our city. It's all yours! Everything. Everywhere. All at once!

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871


430 Roncesvalles Ave 511
Toronto Ontario M6R 0A6
Sold: \$845,000
List: \$849,000

Toronto W01 Roncesvalles Toronto % Dif: 100

Taxes: \$3,926.94 / 2024 **For:** Sale **SPIS:** N **DOM:** 14

Comm Element Condo	#Shares%:	Rms: 5
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 01	Locker Lev/Unit: P2	Washrooms: 2
Corp#: TSCC / 2918	Locker Unit:	1x4xFlat, 1x3xFlat
	Level: 5	

Dir/Cross St: Roncesvalles & Howard Park Ave**Directions:** west**Prop Mgmt:** Icon Property Management - 416 805 8937**MLS#:** W11988673**Sold Date:** 03/12/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$849.07	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:	Y	Park Type:	Owned
Sqft Source:	as per builder	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Sw	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:		Bldg Amen:	
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Check out The Roncy Condos a stunning 2-bedroom, 2-bathroom boutique condo right at the corner of Howard Park and Roncesvalles Ave. This place is all about convenience, with streetcar access right at your door and just a short hop to the subway, GO Transit, and the UP Express. Plus, youre surrounded by awesome shops, restaurants, and all the essentials, with High Park and the lakefront just a quick walk away. Located in a great school district, The Roncy Condos is perfect for both professionals and families. The buildings 8 stories contains fewer than 90 units, so it feels cozy and community-focused. If you're looking for a place thats got it all location, style, and a great vibe this is it!					
Extras:					
Listing Contracted With: <u>MCCANN REALTY GROUP LTD.</u> 416-481-2355					



363 Sorauren Ave 303 Toronto Ontario M6R 3C1 Toronto W01 Roncesvalles Toronto % Dif: 102 Taxes: \$4,170 / 2024 For: Sale SPIS: N DOM: 7			Sold: \$880,000 List: \$859,000		
Condo Apt	#Shares%:	Rms:	3		
Loft	Locker#:	Bedrooms:	1		
Unit#: 303	Locker Lev/Unit:	Washrooms:	1		
Corp#: TSCC / 1899	Locker Unit:	1x3xFlat			
	Level:				
Dir/Cross St: Sorauren Ave./Dundas Street W.					
Directions: Via google maps					
Prop Mgmt: ICON Property Management					

MLS#: W12208825	Sold Date: 06/17/2025
PIN#: 128990086	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$864.33	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Year Built: 2007	Elev/Lift: Y	Park Type: Owned
Yr Built Source: Other	Taxes Incl: Y	Park/Drv Spcs: 0
Apx Sqft: 800-899	Water Incl: Y	Tot Prk Spcs: 1
Sqft Source: Previous MLS	Heat Incl: Y	Park \$/Mo:
Exposure: E	Cable TV Incl: Y	Park Lvl/Unit:
Assessment: 2024	Bldg Ins Incl: Y	Bldg Amen:
Spec Desig: Heritage	Cert Level: Y	Com Elem Incl: Y
Survey Type: None	Energy Cert:	
Phys Hdcap-Eqp:	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	11.09	x 3.74	Concrete Floor Double Closet
2	Br	Flat	11.91	x 13.16	Concrete Floor Window Large Closet
3	Kitchen	Flat	17.29	x 16.57	Concrete Floor Eat-In Kitchen Stainless Steel Appl
4	Living	Flat	17.29	x 16.57	Concrete Floor Open Concept W/O To Balcony

Client Remks: Own a piece of Torontos history in one of the best neighbourhoods at the Robert Watson Lofts. A rare and beautiful authentic hard loft conversion, this former confectionary plant offers residents a unique blend of meticulously preserved architectural character, combined with a modern sensibility that makes living in it an extraordinary experience of its own. From the original factory brickwork (circa 1903), to the homage paid by original exterior lettering, one is always reminded this space has a story. Enter Suite #303, a stunning unit that has been fully and thoughtfully renovated by its current owner. A gallery hallway welcomes one into the soaring space embraced by high ceilings and exposed original brickwork. Indulge in a large sun-filled principal bedroom with ample closets and a rare large architectural window. Cook and entertain in a custom modern kitchen with well-designed storage and displays, SS appliances, eat-in waterfall island, and quartz countertops. A renovated bathroom offers a glass walk-in shower, large vanity with modern hardware, ensuite laundry with washer and dryer. Natural light graces the large living room through floor-to-ceiling windows. Step into your outdoor living space with a walkout to large balcony perched amongst a canopy of trees, above the tranquil inner courtyard. Complete the package with an owned underground parking spot and locker. Building amenities include a well-equipped gym, party room, communal courtyard, and plentiful visitor parking. The perfect location - merely steps from Sorauren Park with one of the best farmers markets in the city, sports facilities, off leash dog park, and coffee shops. An easy stroll to Roncesvalles known for its stores and restaurants. Truly a unique opportunity to own a very special property - come fall in love.

Extras:
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



383 Sorauren Ave 402
Toronto Ontario M6R 0A4

Sold: \$895,000
List: \$800,000

Toronto W01 Roncesvalles Toronto % Dif: 112

Taxes: \$3,290.33 / 2024 **For:** Sale **SPIS:** N **DOM:** 0

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 02 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2557 **Locker Unit:** 1x4xMain, 1x3xMain
Level: 4

Dir/Cross St: Sorauren and Dundas
Prop Mgmt: GMP Property Management Inc.

MLS#: W11919895

Sold Date: 01/13/2025

PIN#: 765570039

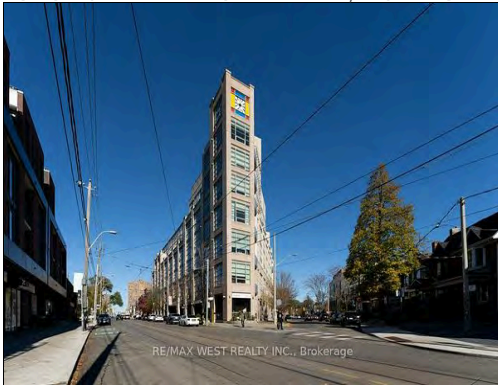
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$657.48	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	Developer	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y	#:	65
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.82	x 10.33	W/O To Patio	Open Concept	Combined W/Dining
2	Dining	Main	27.82	x 10.33	Combined W/Living	Open Concept	South View
3	Kitchen	Main	27.82	x 10.33	Open Concept	B/I Appliances	Combined W/Dining
4	Prim Bdrm	Main	10.83	x 8.99	3 Pc Ensuite	Laminate	
5	2nd Br	Main	8.92	x 10.24	Laminate	Large Closet	Sliding Doors

Client Remks: Welcome to your Urban Oasis! This spotless and impeccably maintained 2 bed, 2 bath suite is the place you've been looking for and all in the heart of Roncesvalles in a family and pet friendly building. The split floor plan is perfect for your guest's comfort and privacy. Note: The 2nd bedroom is currently staged as a private dining room. With a well appointed gym, beautiful party room, outdoor community patio with BBQ, Concierge, bike storage and visitor parking, it's all here for you in the highly sought after village of Roncesvalles...just steps to Sorauren Farmers' Market and Park, TTC with the UP close-by and the very popular Roncesvalles shops and cafes.

Extras:

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

**437 Roncesvalles Ave 503**
Toronto Ontario M6R 3B9**Sold: \$920,000**
List: \$995,000

Toronto W01 Roncesvalles Toronto % Dif: 92

Taxes: \$3,733.81 / 2024 **For:** Sale **SPIS:** N **DOM:** 66

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#: 67**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1992**Locker Unit:**

2x4xFlat

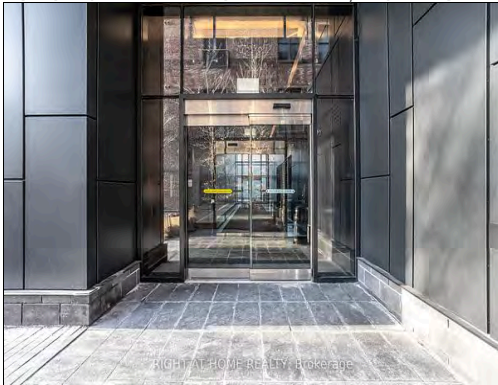
Level: 4**Dir/Cross St:** Roncesvalles and Dundas Street West**Prop Mgmt:** Meritus Group Management Inc.**MLS#:** W10428044**Sold Date:** 01/22/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,151.33	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	Seller	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	B/12
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.06	x 17.26	Open Concept	Cork Floor	W/O To Balcony
2	Dining	Flat	10.56	x 9.02	Open Concept	Cork Floor	
3	Kitchen	Flat	12.01	x 10.53	Modern Kitchen	Cork Floor	B/I Dishwasher
4	Prim Bdrm	Flat	15.06	x 8.83	3 Pc Ensuite	W/O To Balcony	Double Closet
5	2nd Br	Flat	13.48	x 9.22	Cork Floor		

Client Remks: Light-filled West facing 2 bed, 2 bath condo at High Park Lofts. Boasts gourmet kitchen with tons of cupboard space, wine fridge and built-in dishwasher. Cork floors throughout and walk-out from living room to large, West facing balcony. Primary bedroom offers double closets, 3 piece ensuite and walk-out to balcony. Unit also comes with a roof-top garden plot with water and BBQ hook-up and absolutely stunning views of downtown Toronto. Convenient underground parking and storage locker also included. The neighbourhood has it all - restaurants, cafes, fruit markets and easy walk to the subway and UP Express - a downtown commuter's dream! The building offers a gorgeous indoor Atrium where music concerts and events are held by the management team. Enjoy the community feeling inside and outside the building!

Extras: Amenities include visitor parking, concierge, party room, meeting room, rooftop deck/shared BBQ area.**Listing Contracted With:** RE/MAX WEST REALTY INC. 416-769-1616



383 Sorauren Ave 802 Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 103 Taxes: \$3,455 / 2024 For: Sale SPIS: N DOM: 7		Sold: \$952,500 List: \$925,000
Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2557	#Shares%: Locker#: A27 Locker Lev/Unit: Locker Unit: Level: 8	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x3xMain
Dir/Cross St: Sorauren & Dundas Directions: South Prop Mgmt: GMP Property Management Inc.		


MLS#: W12031341 PIN#: 765570117	Sold Date: 03/27/2025
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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: 800-899 Sqft Source: Developer Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$683 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: Clear View, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 31 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.1	x 10.4	W/O To Balcony	South View	Window Flr to Ceil
2	Dining	Main	27.1	x 10.4	Combined W/Living	Open Concept	
3	Kitchen	Main	27.1	x 10.4	Centre Island	B/I Appliances	Stainless Steel Sink
4	Prim Bdrm	Main	10.1	x 8.99	Ensuite Bath	Large Closet	
5	2nd Br	Main	10.3	x 8.1	Large Closet	Closet Organizers	Sliding Doors

Client Remks: Sun-drenched, sensational Sorauren. This open-concept, modern 2 bedroom, 2 bath, with high ceilings with exposed concrete, floor-to-ceiling windows, a generous balcony with unobstructed south views of the lake, a beautiful kitchen with seamlessly integrated appliances, and a stunning wood dining table extension is ready for entertaining or peaceful mornings and evenings soaking up the sun with your favourite beverage. This unit has one owned parking spot and storage locker, additional storage space in the large foyer closets and ensuite laundry. Sun flows through the whole unit, including the second bedroom, which is also perfect for a home office. Pet-friendly building with great amenities, including a fully-equipped gym, bike storage room, party room, guest suite, communal BBQ, outdoor lounge, concierge and visitor parking. All in Roncesvalles, where you can enjoy cafes, restaurants, local grocery stores, unique shopping boutiques, Sorauren Park and Farmers' Market, a Walk/Transit/Bike Score of 92/98/100, and so much more.

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



DREAM LAND REALTY INC., Brokerage

35 Wabash Ave 314
Toronto Ontario M6R 0A9
Toronto W01 Roncesvalles Toronto % Dif: 98
Taxes: \$5,240.91 / 2024 **For:** Sale **SPIS:** N **DOM:** 25

Sold: \$980,000
List: \$999,900

Condo Apt
Multi-Level
Unit#: 314
Corp#: TSCC / 2732

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 3

Rms: 5
Bedrooms: 2
Washrooms: 2
1x4x2nd, 1x2xMain

Dir/Cross St: Roncesvalles & Queen
Directions: Dundas & Lansdowne
Prop Mgmt: Nadlan Harris Property Management

MLS#: W12169908
PIN#: 767320043

Sold Date: 06/17/2025

Kitchens: 0 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: 987 Unit, 220 Terr Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$778.36 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions	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 #: 27 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	12.01	x 6.3	Modern Kitchen
2	Dining	Main	16.9	x 12.01	Combined W/Living
3	Living	Main	16.9	x 12.01	Combined W/Dining
4	Prim Bdrm	2nd	14.01	x 12.01	His/Hers Closets
5	2nd Br	2nd	9.51	x 8.53	Large Closet


Stone Counter	B/I Appliances
Open Concept	
Open Concept	Large Window
Large Window	
Vaulted Ceiling	Large Window

Client Remks: Welcome to Roncesvalles! A rarely offered Sky Town, 2 bedroom, stunning & sophisticated stylish living space in a boutique building. Open concept living, dining & kitchen with a convenient powder room on the main level. Great use of space provides ample storage. The second level contains a large primary bedroom, luxurious bath, laundry & 2nd bedroom. Spectacular private rooftop terrace with unbelievable unobstructed city skyline views that never get old.

Extras:

Listing Contracted With: DREAM LAND REALTY INC. 416-748-0020



	25 Ritchie Ave 106		Sold: \$1,100,000
	Toronto Ontario M6R 2J6		List: \$1,150,000
	Toronto W01 Roncesvalles Toronto % Dif: 96		
	Taxes: \$3,884.02 / 2024 For: Sale		SPIS: N
			DOM: 57
Condo Townhouse	#Shares%:	Rms: 5	
2-Storey	Locker#: 29	Bedrooms: 3	
Unit#: 6	Locker Lev/Unit: A	Washrooms: 2	
Corp#: TSCC / 2132	Locker Unit: 57	1x2xMain, 1x4x2nd	
	Level: 1		
Dir/Cross St: Dundas and Howard Park			
Prop Mgmt: Maple Ridge Community Management			

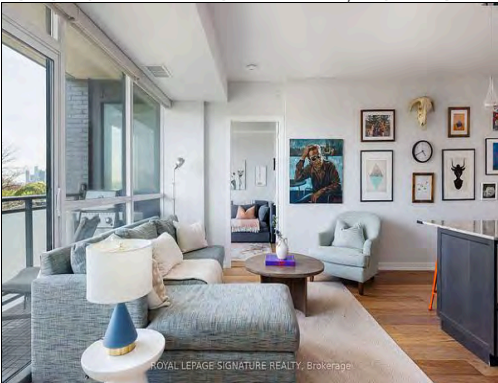
MLS#: W10929769	Sold Date: 01/22/2025
Assignment: N	Fractional Ownership: N PIN#: 761320006

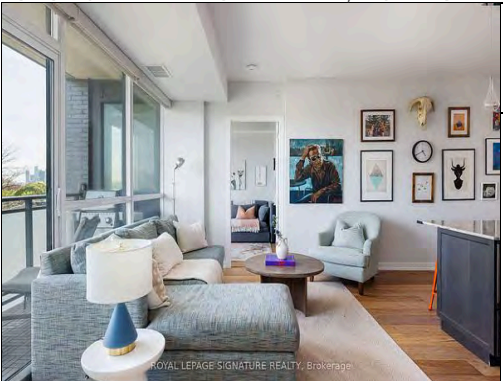
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Apx Sqft: 1200-1399 Sqft Source: 1227.43 as per floorplan Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$917.91 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: N Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: N Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: Surface / 0 Park/Drive: Surface Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 16 Park \$/Mo: Prk Lvl/Unit: Level 1/Unit 16 Bldg Amen: Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.4	x 8.89	Laminate	Window Flr to Ceil	Closet
2	Kitchen	Main	13.91	x 9.94	Laminate	Stainless Steel Appl	Quartz Counter
3	Br	2nd	11.52	x 9.65	Broadloom	Closet	
4	Den	2nd	10.1	x 7.87	Broadloom	Pot Lights	
5	Prim Bdrm	2nd	17.68	x 10.73	Broadloom	Double Closet	Window

Client Remks: Nestled in the heart of vibrant Roncesvalles Village, this spacious 3-bedroom townhouse offers the perfect blend of modern living and prime location. Enter through a private courtyard with exclusive access to just 10 units on this level ensuring peace and privacy. The open-concept, two-level loftdesign boasts soaring 20-ft floor-to-ceiling windows, filling the space with natural light and offering a dramatic living experience. The main floor features a generously sized living room, an impressive kitchen perfect for entertaining, and a convenient 2-piece powder room. Upstairs, you'll find three comfortable bedrooms, a 4-piece bath, and an in-unit laundry area for added convenience. Additional perks include parking, a locker for extra storage, and proximity to everything Roncesvalles has to offer charming shops, trendy cafes, and easy access to public transit (TTC). Plus, this family-friendly neighbourhood is home to some of the citys top schools.

Extras:
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100



	38 Howard Park Ave 520			Sold: \$1,155,000
	Toronto Ontario M6R 0A7			List: \$1,190,000
	Toronto W01 Roncesvalles Toronto % Dif: 97			
	Taxes: \$5,014.18 / 2024		For: Sale	SPIS: N
	DOM: 28			
Condo Apt	#Shares%:	Rms: 6		
Apartment	Locker#:	Bedrooms: 2 + 1		
Unit#: 20	Locker Lev/Unit:	Washrooms: 2		
Corp#: TSCC / 2604	Locker Unit:	1x4, 1x3		
	Level: 5			
Dir/Cross St: HOWARD PARK & RONCESVALLES				
Directions: N/A				
Prop Mgmt: GOLDVIEW PROPERTY MANAGEMENT				

MLS#: W12147330 Sold Date: 06/11/2025

PIN#: 766040471

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2018 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: PAST LISTING Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,097.51 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: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.17	x 10.24	Hardwood Floor	Combined W/Kitchen	W/O To Balcony
2	Kitchen	Main	14.17	x 16.24	Hardwood Floor	Combined W/Dining	B/I Appliances
3	Prim Bdrm	Main	10.93	x 12.57	Hardwood Floor	4 Pc Ensuite	W/I Closet
4	2nd Br	Main	9.55	x 17.91	Hardwood Floor	3 Pc Ensuite	W/I Closet
5	Den	Main	9.81	x 8.79	Hardwood Floor		

Client Remks: Modern Family Living in the Heart of Roncesvalles | 3 Bed | 2 Bath | Nearly 1,200 Sqft + Balcony | CN Tower ViewWelcome to Unit 520 at the coveted Howard Park Condos, a boutique building crafted by the award-winning Triumph Developments, known for quality construction and thoughtful design. This rare 3-bedroom suite offers nearly 1,200 square feet of sun-drenched, open-concept living with serene tree-top views, stunning white oak floors, and a 7-foot kitchen island that anchors a contemporary chefs kitchen perfect for both weeknight dinners and weekend entertaining.The intuitive layout includes a separate laundry room with a folding station, ample storage, walk-in closets, and even a cozy nook ideal for a nursery, reading space, or child's sleep area. Both bathrooms are beautifully appointed with sleek finishes and spa-inspired details. Step out onto your private balcony to take in the peaceful green canopy and yes, you'll catch that iconic CN Tower view too.Enjoy unmatched convenience: mere steps to Roncy's best restaurants, cafes, and local shops. Hop on the streetcar, stroll to the UP Express for stress-free airport runs, or take an easy commute downtown via the nearby Bloor GO or Dundas West TTC.Howard Park Condos offers modern amenities including a fully equipped gym, party room, bike storage, and secure underground parking. Designed to blend seamlessly into the charm of the Roncesvalles community, this is urban family living without compromise.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-205-0355



363 Sorauren Ave PH8
Toronto Ontario M6R 3C1
Toronto W01 Roncesvalles Toronto % Dif: 122
Taxes: \$4,763.82 / 2024 **For:** Sale **SPIS:** N **DOM:** 7

Condo Apt
Loft
Unit#: 19
Corp#: TSCC / 1899

#Shares%:
Locker#:
Locker Lev/Unit: A
Locker Unit: 77
Level: 5

Rms: 7
Bedrooms: 2
Washrooms: 2
1x4xFlat, 1x3xFlat

Dir/Cross St: Dundas St W and Sorauren Ave
Directions: Between Dundas St W and Sorauren Park
Prop Mgmt: Icon Property Management

MLS#: W12069532
PIN#:

Sold Date: 04/15/2025

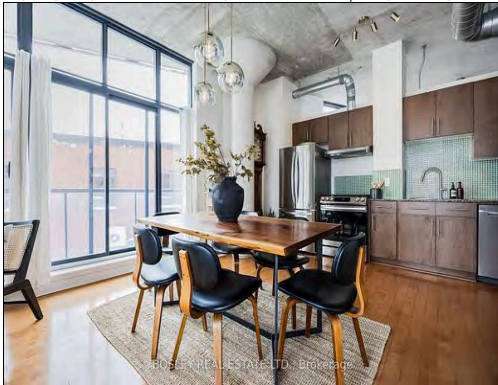
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: 213 Sq Ft Exterior Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$883.49 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, 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 Park \$/Mo: Prk Lvl/Unit: Level A Unit 38 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	15.65	x 13.75	W/O To Terrace
2	Dining	Flat	15.65	x 13.75	B/I Shelves
3	Kitchen	Flat	12.63	x 9.91	Centre Island
4	Prim Bdrm	Flat	13.75	x 8.76	3 Pc Ensuite
5	Bathroom	Flat	7.09	x 5.54	Porcelain Floor
6	2nd Br	Flat	11.81	x 10.04	B/I Shelves
7	Bathroom	Flat	8.14	x 5.48	Porcelain Floor
8	Other	Flat	24.28	x 7.22	Se View
9	Other	Flat	8.1	x 7.22	East View

Client Remks: Welcome to Penthouse living at Robert Watson, one of the most iconic residences in Toronto. This rare 2-bedroom, 2-bathroom penthouse offers an exceptional blend of historic charm and contemporary design, with nearly 12-foot ceilings, exposed concrete details, and two private balconies that flood the space with natural light. Professionally designed for personal use, the home features sleek modern finishes, brand-new appliances, and a smart, open-concept layout ideal for both entertaining and everyday living. Polished concrete floors add a refined industrial edge, while a striking fireplace clad in metal becomes the sculptural focal point of the living space. The stylish kitchen is anchored by clean lines and upgraded appliances, opening seamlessly into a spacious living and dining area. One of the terraces extends off this main living space and is generously sized with skyline views including the CN Tower. It's large enough to host gatherings, with distinct lounge and dining zones for elevated outdoor living. Both bathrooms have been elevated with porcelain tile and heated floors, offering a spa-like experience that adds everyday comfort. The primary suite feels like a true retreat, with generous proportions including a stylish ensuite bathroom. The second bedroom has a built-in Queen size Murphy bed and access to one of two balconies. Complete with underground parking and situated in the heart of Roncesvalles, this penthouse puts you steps from trendy cafes, local boutiques, High Park, Sorauren Park, and effortless TTC access. Roncesvalles is one of Torontos most vibrant and tight-knit communities, known for its charming European feel, family-friendly vibe, and walkable streets lined with shops and restaurants. Perfect for creative professionals, downsizers, or anyone seeking an authentic loft lifestyle with luxurious upgrades, this is your chance to own one of the most coveted suites in the Robert Watson Lofts don't miss it!

Extras:

Listing Contracted With: REVEL REALTY INC. 855-738-3547



369 Sorauren Ave 211
Toronto Ontario M6R 3C2

Sold: \$1,201,701
List: \$899,000

Toronto W01 Roncesvalles Toronto % Dif: 134

Taxes: \$4,435 / 2024 **For:** Sale

SPIS: N

DOM: 8

Condo Apt

#Shares%:

Rms: 5

Loft

Locker#: 148A

Bedrooms: 2

Unit#: 29

Locker Lev/Unit:

Washrooms: 2

Corp#: TSCC / 1899

Locker Unit: A

1x2xFlat, 1x4xFlat

Level: 2

Dir/Cross St: Dundas St W & Sorauren Ave

Directions: Dundas St W & Sorauren Ave

Prop Mgmt: Icon Property Management

MLS#: W11985584

Sold Date: 03/04/2025

PIN#: 128990078

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$982.47	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Other / 0
Apx Age:	16-30	UFFI:		Park/Drive:	Other
Year Built:	2007	Elev/Lift:		Park Type:	Rental
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Apx Sqft:	1000-1199	Heat Incl:	Y	Park \$/Mo:	\$125
Sqft Source:	Builder Plans	Cable TV Incl:		Prk Lvl/Unit:	
Exposure:	Se	Bldg Ins Incl:		Bldg Amen:	
Assessment:		Cert Level:		Com Elem Incl:	Y
Spec Desig:	Unknown	GreenPIS:	N		
Survey Type:	None	Prop Feat:			
Phys Hdcap-Eqp:		Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School, School Bus Route			


#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.22	x 10.76	Hardwood Floor	W/O To Terrace	Combined W/Dining
2	Dining	Main	13.22	x 7.87	Hardwood Floor	W/O To Terrace	Combined W/Living
3	Kitchen	Main	22.8	x 7.71	Hardwood Floor	Stainless Steel Appl	Open Concept
4	Prim Bdrm	Main	12.27	x 13.58	Window	Large Closet	Irregular Rm
5	2nd Br	Main	11.35	x 10.1	Hardwood Floor	Window	Closet

Client Remks: Experience The Ultimate In Urban Living In This Sleek And Stylish 2-Bedroom, 2-Bathroom Corner Loft. The Expansive Open-Concept Living Space Is Filled With Natural Light, Boasting 10 High Ceilings, Exposed Ductwork, And Hardwood Floors Throughout. The Loft's Thoughtful Design Includes Two Spacious Bedrooms Providing The Perfect Blend Of Comfort And Functionality. The Expansive Windows And Sliding Glass Doors Lead Out To A Generous East-Facing Terrace, Spanning Over 250 Sq. Ft. Perfect For Taking In The Breathtaking Views Of Toronto's Skyline. Ideally Situated In The Vibrant Roncesvalles Village, This Loft Is Just Steps Away From The Picturesque Sorauren Park, Featuring An Off-Leash Dog Park, Tennis Courts, And A Bustling Farmers Market. Enjoy Easy Access To A Diverse Array Of Dining, Shopping, And Cultural Experiences, All At Your Doorstep. Don't Miss Your Chance To Call This Exceptional Loft Your New Home! Easy Access To The 504, 505, And 506 Streetcars, Dundas West Subway, UP Express, And Go Transit.

Extras:

Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-530-1100





363 Sorauren Ave 102 Toronto Ontario M6R 3C1 Toronto W01 Roncesvalles Toronto % Dif: 96 Taxes: \$6,062.86 / 2025 For: Sale SPIS: N DOM: 28		Sold: \$1,290,000 List: \$1,349,000
Condo Townhouse 2-Storey Unit#: 2 Corp#: TSCC / 1899	#Shares%: Locker#: Locker Lev/Unit: Lev Locker Unit: 115 Level: 1	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xMain, 1x4x2nd
Dir/Cross St: Dundas St W / Sorauren Ave Directions: Via google maps Prop Mgmt: Icon PM		

MLS#: W12164226	Sold Date: 06/18/2025
PIN#: 128990002	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2007 Apx Sqft: 1200-1399 Sqft Source: Floor plans Exposure: E Assessment: 2024 Spec Desig: Heritage Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,317.96 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 19 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Set within the historic Robert Watson Lofts, this authentic hard-loft conversion has been renovated to perfection yet retains the cherished brickwork and exposed beams from the original factory, built in 1903. As an end unit townhouse, the expansive floor-to-ceiling windows at both front and side of this corner unit pour natural light throughout this suite. There are two entryways to this suite, one from the quiet inner courtyard, and the other from the inner hallway of the condo building itself. The courtyard offers a unique garden space to enjoy and a dedicated entryway that makes this offering feel much more like a home than a condo. There is space for a barbecue and garden planters, allowing you to personalize the space as your own. Inside the unit, the open-concept main living area features soaring ceilings that emphasize the lofts scale and character. A striking bell pendant anchors the dining area and is open to the living room. The kitchen was completely renovated in 2021 and offers gorgeous custom cabinetry with a rift-cut design that extends to the entryway, integrated high-end appliances, under-cabinet lighting, and stone counters with a matching backsplash. Down a corridor but remaining on this level, the second bedroom provides a large closet with a barn door feature and a north-facing window. It is serviced by a four-piece bathroom and as well a concealed laundry closet with full-sized machines. The upper level is devoted entirely to the primary suite, featuring new engineered hardwood flooring, exposed wood-beamed ceilings, and a glass railing overlooking the living space below. It offers king-sized proportions, a generous built-in closet system, room for dressers, and a beautifully renovated three-piece ensuite showcasing a glass enclosed walk-in shower, new vanity, fixtures and hardware, and stylish tile surround and flooring. Completing this offering, the unit is being sold with one owned underground parking spot and a storage locker. his					
Extras:					
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191					



437 Roncesvalles Ave 422 Toronto Ontario M6R 3B9 Toronto W01 Roncesvalles Toronto % Dif: 132 Taxes: \$4,456.25 / 2024 For: Sale SPIS: N DOM: 8			Sold: \$1,301,000 List: \$989,000		
Condo Apt	#Shares%:	Rms: 6		Bedrooms: 2 + 1	
Multi-Level	Locker#:	Locker Lev/Unit: A		Washrooms: 3	
Unit#: 22	Locker Unit: 45	1x4xMain, 1x3xMain,			
Corp#: TSCC / 1922	Level: 3	1x2xUpper			
Dir/Cross St: Roncesvalles / Howard Park					
Prop Mgmt: The Meritus Group Mgmt Inc.					

MLS#: W11925328	Sold Date: 01/23/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,341.47	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Grnd Srce	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1200-1399	Elev/Lift:	Park Type: Owned
Sqft Source: Listing Realtor	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: W	Heat Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit: A16
Spec Desig: Unknown	Bldg Ins Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Bbqs Allowed, Bike Storage, Concierge,
	GreenPIS:	Rooftop Deck/Garden, Visitor Parking
	Prop Feat:	Com Elem Incl: Y
	Ensuite Laundry, Fireplace/Stove, Lake/Pond,	
	Library, Park, Pets Allowed with Restrictions,	
	Place Of Worship, Public Transit, School	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.73	x 12.34	Combined W/Dining	Gas Fireplace	West View
2	Dining	Main	12.2	x 7.41	Combined W/Living	Cathedral Ceiling	Plank Floor
3	Kitchen	Main	10.73	x 10.17	Stainless Steel Appl	Vaulted Ceiling	W/O To Balcony
4	Prim Bdrm	Main	14.93	x 13.25	3 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	Main	10.04	x 8.63	Double Doors	Double Closet	Window
6	Den	Upper	10.5	x 9.68	Double Doors	Plank Floor	North View

Client Remks: Bright multi-level corner unit offering room to grow in High Park Lofts! Entrance level den and powder room suitable as a home office, study, or guest accoms. Principal level features an abundance of afternoon & evening light, lofty ceilings, updated flooring and a cozy gas fireplace. Three (!) owned balcony spaces - a kitchen walkout, interior courtyard balcony and a furnished rooftop garden (spot 20) with a view of downtown. Convenient vertical bike rack for two, Level 2 EV charging, and a separate 120v receptacle at the underground parking spot. Steps to Roncesvalles' unique shops, eateries, cinema and nightlife. Well connected too, with your choice of three TTC streetcar lines, subway and GO/UP train. Howard PS catchment. Viewings by appointment only.

Extras: Kitchen walkout (gas) & rooftop spaces (gas, water, hydro) are also BBQ friendly.

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



430 Roncesvalles Ave 801			Sold: \$1,315,000		
Toronto Ontario M6R 0A6			List: \$1,349,000		
Toronto W01 Roncesvalles Toronto % Dif: 97					
Taxes: \$5,479.11 / 2024		For: Sale		SPIS: N	
				DOM: 36	
Condo Apt		#Shares%:		Rms: 6	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 01		Locker Lev/Unit: P3		Washrooms: 2	
Corp#: TSCC / 2918		Locker Unit:		1x3xMain, 1x4xMain	
		Level: 8			
Dir/Cross St: Roncesvalles & Howard Park					
Prop Mgmt: Icon Property Management					

MLS#: W11953272	Sold Date: 03/11/2025
Assignment: N	Fractional Ownership: N PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,045.92	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Alum Siding / Brick Front
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift: Y Retirement: N	Park Type: Owned
Sqft Source: Builder	Taxes Incl: Water Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Ne	Heat Incl: Hydro Incl:	#: 26
Assessment:	Cable TV Incl: CAC Incl:	Park \$/Mo:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: P2
Phys Hdcap-Eqp: Y	Cert Level: Energy Cert: N	Bldg Amen:
	GreenPIS: N	Bbqs Allowed, Bike Storage, Bus Ctr (Wifi Bldg),
	Prop Feat:	Gym, Party/Meeting Room, Visitor Parking
	Clear View, Ensuite Laundry, Hospital, Pets	Com Elem Incl: Y
	Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.66	x 23.26	East View	Large Window	Hardwood Floor
2	Dining	Main	8.66	x 11.91	Centre Island	Combined W/Kitchen	Large Window
3	Kitchen	Main	5.15	x 11.58	Modern Kitchen	Large Window	Stainless Steel Appl
4	Prim Bdrm	Main	11.15	x 10.99	3 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	Main	10.01	x 8.01	B/I Closet	Hardwood Floor	Large Window

Client Remks: An Unmatched Corner Penthouse At The Roncy - Welcome To This Bright And Spacious 2 Bedroom, 2 Bathroom Home With Outstanding Views From Every Room And Exceptional Outdoor Living Space On The 420 Square Foot Private Terrace. A Perfect Split-Bedroom Plan, Enhanced By Custom Finishes Throughout, With An Open-Concept Living Area Boasting Both City Skyline And Lake Views. The Sunsets In This Suite Are Stunning! Oversized Kitchen Featuring Full-Sized Appliances, Gas Range, Upgraded Quartz Counters, Abundant Storage And A Large Dining Island. White Oak Hardwood Throughout, High Ceilings And A Very Privileged Location Within The Building - With No Shared Walls With Neighbours! 1 Car Parking Parking And Storage Locker Included. One Of Just Four Penthouses In This Recently-Completed Building In The Very Heart Of Roncesvalles. A Unique Urban Home. Terrace Equipped With Gas Line For Bbq Or Fire Pit. Wifi Included With Condo Fees. Parking Is Upgraded With EV Charger Rough-In. ****EXTRAS**** Moments To Shops, Restaurants, High Park, Sorauren Farmers Market And Transit To The City Core. Option To Add 2nd Parking Available.

Extras:

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



430 Roncesvalles Ave 414 Toronto Ontario M6R 0A6 Toronto W01 Roncesvalles Toronto % Dif: 147 Taxes: \$4,656.53 / 2024 For: Sale SPIS: N DOM: 7			Sold: \$1,324,000 List: \$899,000
Condo Apt Apartment Unit#: 14 Corp#: TSCC / 2918	#Shares%: Locker#: 77 Locker Lev/Unit: B Locker Unit: Level: 4	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4xMain, 1x3xMain	
Dir/Cross St: Roncesvalles & Howard Park Ave Directions: Roncesvalles & Howard Park Ave Prop Mgmt: Icon Property Management - 416-805-8938			

MLS#: W12160898	Sold Date: 05/27/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Other Apx Age: Apx Sqft: 900-999 Sqft Source: 943 SF + 193 SF Terrace as per Plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,149.88 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	Retirement: Water Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:	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 #: 23 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Exercise Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.24	x 12.5	Hardwood Floor	Open Concept	W/O To Terrace
2	Dining	Main	18.24	x 12.5	Combined W/Living	Hardwood Floor	Open Concept
3	Kitchen	Main	18.24	x 12.5	Modern Kitchen	Stone Counter	Stainless Steel Appl
4	Den	Main	9.97	x 11.65	Hardwood Floor	Open Concept	
5	Prim Bdrm	Main	11.65	x 10.01	3 Pc Ensuite	W/I Closet	Large Window
6	Br	Main	10.01	x 8.99	B/I Closet	Hardwood Floor	Large Window

Client Remks: Welcome To The Roncy - Where Urban Sophistication Meets Boutique Luxury. Suite 414 Is A Beautifully Appointed Corner Suite Boasting 2 Bedrooms, Den & 2 Full Bathrooms. This Highly Sought After & Rarely Available Floorplan Offers A Functional Open Concept Living Space, Floor To Ceiling Windows, & Extensive Developer Upgrades Throughout. Did We Mention The Expansive, Almost 200 SF Terrace? Your Own Private Oasis Complete With Gas Line - Perfect For Entertaining Friends And Family, BBQing, Gardening, Or Simply Relaxing. Modern Kitchen Is Well Equipped With Full-Sized Integrated Appliances, Double Door Fridge, Gas Cooktop, Large Island & Stone Countertops. Generously Sized Primary Bedroom Retreat Easily Homes A King-Sized Bed, As Well As A 3pc. Ensuite With Heated Floors & Sizeable Custom, Walk-in Closet. Den Can Double As The Formal Dining Area Or The Perfect Home Office. 1 Underground Parking & 1 Locker Included. Building Is Steps From Some Of The Cities Best Cafes, Restaurants, Shops, Grocers, & Parks. TTC Is At Your Doorstep With Subway, GO & UP Express All Within Walking Distance. Wi-Fi Is Included In Maintenance Fee.

Extras:

Listing Contracted With: PSR 416-360-0688
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363 Sorauren Ave PH1 Toronto Ontario M6R 3C1 Toronto W01 Roncesvalles Toronto % Dif: 102 Taxes: \$5,265 / 2024 For: Sale SPIS: N DOM: 4			Sold: \$1,522,870 List: \$1,499,999
Condo Apt Unit#: 1 Corp#: TSCC / 1899	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 5	Rms: 5 Bedrooms: 2 Washrooms: 2 2x4xMain	
Dir/Cross St: Dundas St W & Sorauren Ave Directions: Dundas St W & Sorauren Ave Prop Mgmt: Icon Property Management			

MLS#: W12010183 PIN#: 128990148	Sold Date: 03/14/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2007 Yr Built Source: MPAC Apx Sqft: 900-999 Sqft Source: Floor Plans Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,016.18 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: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.47	x 9.48	Open Concept	Window Flr to Ceil	W/O To Terrace
2	Dining	Main	18.47	x 9.48	Open Concept	Concrete Floor	Window Flr to Ceil
3	Kitchen	Main	18.57	x 8.27	Stainless Steel Appl	Window Flr to Ceil	Double Sink
4	Prim Bdrm	Main	10.6	x 14.4	3 Pc Ensuite	Closet	W/O To Terrace
5	Br	Main	14.9	x 9.68	B/I Bookcase	Closet	Window Flr to Ceil

Client Remks: Step inside this stunning Corner Penthouse elevating luxury living in the highly sought-after Roncesvalles. The expansive terrace provides breathtaking views of the lake, views of Sorauren Park and the vibrant city skyline, all illuminated by natural light streaming through grand floor- to-ceiling windows. This exquisite 2-bedroom, 2-bathroom hard loft is nestled within the historic Robert Watson Lofts, where this boutique building offers rich industrial heritage. The meticulously crafted interior showcases a sophisticated blend of polished concrete floors, sleek kitchen amenities, and striking steel beams, creating a unique and inviting ambiance. Embrace the versatility of open spaces with a spacious main living area that effortlessly flows into a bright dining room adorned with picturesque terrace views. The primary suite is your sanctuary, featuring a large window that captures serene garden vistas and a luxurious ensuite bathroom, offering a perfect escape. The second bedroom is ideal as a tranquil home office, cozy reading nook, or inviting guest suite, complete with custom-built cabinetry, plus a closet to maximize functionality. Enjoy the convenience of in-suite laundry and abundant storage in the foyer and hall closet. This penthouse includes TWO valuable parking spaces close to the elevator and THREE lockers with plenty of storage for home and work, adding to the appeal of this remarkable opportunity. Step outside to your private patio, outfitted with stylish planters and elegant seating, creating your oasis amidst the lively atmosphere of Sorauren Park. And just a short walk to Dundas Street West and many restaurants, cafes, and markets, plus the future Wabash Community Recreation Centre (2025 projected start) at the southeast corner of Sorauren Park. This building features a remarkable living experience and fosters a vibrant community of friendly neighbours. Don't miss your chance to claim this extraordinary loft as your new home in Roncesvalles.

Extras:

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES PHINNEY REAL ESTATE 905-466-8888
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**383 Sorauren Ave PH2**
Toronto Ontario M6R 0A4**Sold: \$1,550,000**
List: \$1,450,000

Toronto W01 Roncesvalles Toronto % Dif: 107

Taxes: \$5,400.43 / 2024 **For:** Sale**SPIS:** N**DOM:** 1

Condo Apt

#Shares%:**Rms:** 6

2-Storey

Locker#:**Bedrooms:** 2 + 1**Unit#:** 2**Locker Lev/Unit:** A (**Washrooms:** 2**Corp#:** TSCC / 2557**Locker Unit:** 21

1x4x2nd, 1x3x2nd

Level: 9**Dir/Cross St:** Sorauren/Dundas St W**Prop Mgmt:** GPM Property Management**MLS#:** W11914234**Sold Date:** 01/09/2025**PIN#:** 765570133

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$920.43	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	1127 as per MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y Hydro Incl:	#:	8
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	B(P2)
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bike Storage, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.77	x 12.4	W/O To Terrace	Open Concept	South View
2	Dining	Main	11.15	x 7.15	Open Concept	South View	
3	Kitchen	Main	9.91	x 8.23	Breakfast Bar	B/I Appliances	O/Looks Dining
4	Den	Main	9.91	x 8.76	B/I Shelves		
5	Prim Bdrm	2nd	18.01	x 9.51	3 Pc Ensuite	W/I Closet	W/I Closet
6	Br	2nd	12.24	x 9.74	Double Closet	South View	

Client Remks: Spectacular 2-storey penthouse with unmatched south views in coveted Roncesvalles Village! Experience the epitome of urban luxury in this stunning 2-storey penthouse condominium, offering 2 bedrooms plus a den/office and 2 beautifully appointed washrooms. Perfectly designed for modern living, this home boasts an open-concept main floor with soaring 10-foot exposed concrete ceilings and engineered hardwood floors throughout. The primary bedroom features a generous walk-in closet and a luxurious 3-piece ensuite bath, while the den offers the perfect space for a home office or additional lounge area. The chef's kitchen is a showstopper with a breakfast bar, integrated appliances, a beverage fridge, and a sleek stainless steel backsplash. Step outside onto the fabulous and spacious terrace, complete with a gas hookup for barbecues and breathtaking, unobstructed views of the water, the CN Tower, and the Toronto skyline. It's the perfect spot to entertain or unwind after a long day. Located in a pet-friendly building close to parks, shopping, and all the amenities you could need, with parking and extra storage, this penthouse combines luxury, convenience, and an unbeatable location.

Extras: Gas barbecue hookup and exterior hose bib/water supply on terrace! Heating and air conditioning units on both main and second floor - each with dedicated thermostatic controllers.

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871

**25 Ritchie Ave PH510****Toronto Ontario M6R 2J6**

Toronto W01 Roncesvalles Toronto % Dif: 89

Taxes: \$6,673.65 / 2024 **For:** Sale**SPIS:** Y**Sold: \$1,950,000****List: \$2,198,000****DOM: 84**

Condo Apt

#Shares%:**Rms:** 7

Multi-Level

Locker#: A51**Bedrooms:** 3 + 1**Unit#:** 10**Locker Lev/Unit:** A**Washrooms:** 3**Corp#:** TSCC / 2123**Locker Unit:** 51

1x2xUpper, 1x3xLower,

Level: 05

1x4xLower

Dir/Cross St: Roncesvalles Avenue & Dundas Street West**Prop Mgmt:** Maple Ridge Community Management**MLS#:** W9877248**Sold Date:** 01/23/2025**Assignment:** N**Fractional Ownership:** N **PIN#:****Kitchens:**

1

Fam Rm:

Y

Basement:

None

Fireplace/Stv:

N

Heat:

Forced Air / Gas

Apx Age:**Apx Sqft:**

1800-1999

Sqft Source:

Owner

Exposure:

Ew

Assessment:**Spec Desig:**

Unknown

Phys Hdcap-Eqp:

N

Pets Perm:

Restrict

Locker:

Owned

Maint:

\$1,756.60

A/C:

Central Air

Central Vac:

N

UFFI:

No

Elev/Lift:Y **Retirement:**

N

Taxes Incl:**Water Incl:**

Y

Heat Incl:**Hydro Incl:****Cable TV Incl:****CAC Incl:****Bldg Ins Incl:**Y **Prkg Incl:**

Y

Cert Level:**Energy Cert:**

N

GreenPIS:

N

Prop Feat:

Clear View, Ensuite Laundry, Family Room, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre

Balcony:

Terr

Ens Lndry:

Y

Lndy Lev:

Main

Exterior:

Concrete / Other

Gar/Gar Spcs:

Underground / 2

Park/Drive:

Undergrnd

Park Type:

Owned / Owned

Park/Drv Spcs:**2 Tot Prk Spcs:**

2

Park \$/Mo:**Prk Lvl/Unit:**

A13 / A14

Bldg Amen:

Bbqs Allowed, Bike Storage, Party/Meeting Room, Visitor Parking

Com Elem Incl:

Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Main	13.32	x 12.34	Hardwood Floor W/I Closet 3 Pc Ensuite
2	2nd Br	Main	13.48	x 10.99	Hardwood Floor East View
3	3rd Br	Main	13.75	x 10.17	Hardwood Floor W/O To Balcony Murphy Bed
4	Office	2nd	14.83	x 10.43	Hardwood Floor W/O To Balcony B/I Bookcase
5	Living	Upper	16.99	x 11.75	Hardwood Floor W/O To Terrace East View
6	Dining	Upper	16.99	x 13.42	Hardwood Floor W/O To Garden West View
7	Kitchen	Upper	19.91	x 9.91	Hardwood Floor B/I Appliances Centre Island

Client Remks: Rarely Does A Residence Of Such Great Importance Become Available In Toronto. Both A Family Home And Acclaimed Art Gallery, This Fully-Customized Penthouse, In Collaboration With Architect David Peterson, Offers Approximately 2000 Well-Appointed Interior Square Feet Distributed Over Two Inspiring Floors. The Home Has Been Featured As The Globe & Mail's Home Of The Week And Showcased In Dwell Magazine, Design Lines, Toronto Life And Cultured Magazine. Upon Entry, An Open Riser Staircase & Custom Bocci 14.1 Globe Chandelier, Created By Omer Arbel Himself Specifically For This Home, Instantly Greet You. Defined In Part By Its Open Walkways, The Upper Level Features A Bulthaup Kitchen Workshop With Top Of The Line Appliances & Adjacent Custom Millwork. The Living And Dining Rooms Feature A Subdued Modernist Palette Which Mesh Well With The Strategic Injection Of Color, Promoting The Perfect Environment For Social Circulation. The Entertaining Space Exudes Panoramic Serenity With Jaw Dropping City Views To The East & Tranquil, Sun-Drenched Garden Views To The West. Offering Over 1800 Exterior Square Feet, The Residence Seamlessly Integrates Into Its One-Of-A-Kind Terrace Oasis Which Lies Open To The Sky. Having Brought Artistry To The Exterior, The Terrace Includes A Professionally Landscaped Garden, Green Roof, Irrigation System, Infrared Sauna And Outdoor Kitchen. The Warm, Engaging Lower Level Features Three Private Bedrooms And A Spacious Library Which Includes A Full-Wall Of Custom Millwork And Is Appropriate For A Home Office, Studio Or Reading Area. The Indulgent Primary Bedroom Retreat Includes A Large Walk-In Closet And Modern, Three-Piece, Spa-Like En-Suite Bathroom. The Private, Guest Bedroom Includes A Custom Built-In Murphy Bed And Wardrobe System And Provides Easy Access To An Additional Large Balcony Which Overlooks The Buildings Communal Courtyard Which Was Envisioned By Architect David Peterson. The Lower Level Features An Additional Four-Piece Bathroom.

Extras: World Class Location. Steps To Dining & Shops Of Roncesvalles Avenue & Stirling Road, Museum of Contemporary Art, Sorauren & High Parks, Easy Access To QEW, Martin Goodman Trail, Lake Ontario, Junction, Little Portugal, Parkdale & Transit.

Listing Contracted With: RE/MAX HALLMARK BIBBY GROUP REALTY 416-481-0888