

		430 Roncesvalles Ave P2 - #31 Toronto Ontario M6R 0A6 Toronto W01 Roncesvalles Toronto % Dif: 77 Taxes: \$414.75 / 2025 For: Sale SPIS: N DOM: 11		Sold: \$23,000 List: \$30,000	
		Parking Space Other Unit#: 21 Corp#: TSCC / 2918		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: P2	
		Dir/Cross St: Roncesvalles and Howard Park Directions: Between Howard Park and Dundas Prop Mgmt: Icon Property Management		Rms: Bedrooms: 0 Washrooms: 0	
MLS#: W12500752		Sold Date: 11/12/2025			
Assignment: N		Fractional Ownership: N PIN#:			
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: Apx Age: Apx Sqft: Sqft Source: Exposure: Assessment: Spec Desig: Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Locker: Maint: \$151.37 A/C: Central Vac: N UFFI: Elev/Lift: HST Applicable to Retirement: Sale Price: In Addition To Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: N Prop Feat: Interior Feat: None		Balcony: Ens Lndry: Lndy Lev: Exterior: Gar/Gar Spcs: 0 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:	
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Parking space available for sale at The Roncy. A great opportunity for existing suite owners to secure a parking space in this highly sought-after boutique residence. Buyer must be a registered owner in the building.					
Listing Contracted With: HIRSCH AND ASSOCIATES REAL ESTATE INC. 647-245-3337					



38 Howard Park Ave 212 Toronto Ontario M6R 0A7 Toronto W01 Roncesvalles Toronto % Dif: 92 Taxes: \$2,403.37 / 2024 For: Sale SPIS: Y DOM: 20			Sold: \$504,000 List: \$549,000
Condo Apt Apartment Unit#: 12 Corp#: TSCC / 2604	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 153 Level: 2	Rms: 3 Bedrooms: 1 Washrooms: 1 1x3xMain	
Dir/Cross St: Howard Park & Roncesvalles Directions: Howard Park & Roncesvalles Prop Mgmt: First Service Residential			

MLS#: W12255492 **Sold Date:** 07/22/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: Builder floor plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$453.85 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Other Security Feat: Security Guard	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Metal/Side Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: None Park \$/Mo: 0 Tot Prk Spcs: 0 Prk Lvl/Unit: Bldg Amen: Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.73	x 7.28	Laminate Closet
2	Kitchen	Main	11.29	x 10.4	Laminate Quartz Counter Combined W/Living
3	Living	Main	11.19	x 7.74	Laminate Pot Lights W/O To Terrace
4	Br	Main	11.55	x 8.14	Laminate W/I Closet Closet Organizers

Client Remks: A Creative Haven in the Heart of Roncy! Step into this sun-drenched, design-forward 1-bedroom retreat, where artistry meets effortless living. Start your mornings with inspiration on the expansive 110 sq. ft. terrace complete with a gas BBQ hookup and waterline perfect for open-air dinners under the stars. Inside, a chefs kitchen becomes your creative workspace, featuring a gas range, quartz waterfall island, custom backsplash, and underlit cabinetry. Thoughtful upgrades like pot lights, roller blinds, and statement fixtures add to the ambiance, while a smart layout ensures seamless flow. Located in a rare boutique building, this home offers unparalleled access to transit steps from three streetcar lines, the subway, and UP Express so a car is entirely optional. With low maintenance fees and Roncesvalles indie shops, cafes, and galleries at your doorstep, this is more than a home its a muse. Don't miss this rare opportunity book your private viewing today! ** EXTRAS: Boutique Bldg with unbeatable transit access steps to three streetcar lines, the subway, and UP Express making. Gym, Pet Spa, Party Rm, Yoga Rm, Outdoor BBQ Area, Media Rm, Steps to amazing coffee shops, restaurants, schools and High Park.

Inclusions: S/S Fridge, Gas Stove, Dishwasher, Hood Fan, Stacked Washer Dryer, All light Fixtures. Window Coverings, Locker

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



25 Ritchie Ave 303
Toronto Ontario M6R 2J6
 Toronto W01 Roncesvalles Toronto % Dif: 97
Taxes: \$2,846.85 / 2024 **For:** Sale **SPIS:** N **DOM:** 95
Sold: \$575,000
List: \$589,900
Condo Apt **#Shares%:** **Rms:** 4
Apartment **Locker#:** **Bedrooms:** 1
Unit#: 03 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCP / 2132 **Locker Unit:** 61 1x4
Level: 3
Dir/Cross St: Dundas St W and Howard Park
Directions: Roncesvalles Ave to Ritchie
Prop Mgmt: Maple Ridge Community Management

MLS#: W12223443 **Sold Date:** 09/19/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 700 sf as per MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$671.78 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: HST Applicable to Included In Sale Price: 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: Prop Feat: Ensuite Laundry, Hospital, Lake/Pond, Level, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A Unit 15 Bldg Amen: Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.01	x 14.5	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	18.01	x 14.5	Hardwood Floor	Combined W/Living	Combined W/Kitchen
3	Kitchen	Flat	18.01	x 14.5	Hardwood Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Flat	13.12	x 10.01	Hardwood Floor	Large Window	Closet

Client Remks: Welcome to Roncesvalles Lofts, a boutique low-rise with only 56 units that offers a serene retreat within the bustle of the city. Nestled in the heart of Roncesvalles, this uniquely sustainable building features a stunning courtyard surrounded by century old trees and tranquil pond, which offer a communal social space to barbeque, gather with friends, or lounge with a book beside the peaceful water flowing through the pond. Enter Suite 303 where you'll find a spacious living and dining room that features 9-foot ceilings, hardwood floors, and floor-to-ceiling windows that span the entire width of the condo. Walk out to your over-sized balcony where there's plenty of space to kick back and relax while enjoying the quiet garden courtyard and spectacular sunsets. Complete with blackout blinds in the primary bedroom, a large 4-piece bath, custom pot lights, full-sized stainless steel kitchen appliances, and a stackable washer and dryer. Walking distance to the UP Express, Dundas W Subway Station, High Park, Sorauren Park with its famed Farmers Market, Sunnyside Beach, and the Junction. Enjoy local cafes, bakeries, restaurants, and the unique shops found in Roncy. The community is vibrant and captivating. With a Walk Score of 97 and a perfect Transit Score of 100 this home is perfectly situated for those who wish to enjoy all the excitement the west end has to offer while maintaining a short commute time to the downtown core.

Inclusions: Stainless steel fridge, stove, dishwasher and microwave, stackable washer and dryer, existing light fixtures and window coverings, wardrobe in front hallway, wardrobe in primary bedroom. One parking spot (next to elevator) and one locker. Maintenance fee includes high-speed internet.

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



25 Ritchie Ave 307
Toronto Ontario M6R 2J6
 Toronto W01 Roncesvalles Toronto % Dif: 98
Taxes: \$2,861 / 2024 **For:** Sale **SPIS:** N **DOM:** 38
Sold: \$588,000
List: \$598,000
 Condo Apt **#Shares%:** **Rms:** 4
 Loft **Locker#:** 32 **Bedrooms:** 1
Unit#: 7 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCC / 2132 **Locker Unit:** 60 1x4xMain
Level: 3
Dir/Cross St: Roncesvalles Avenue and Dundas Street
Directions: Roncesvalles Avenue and Dundas Street
Prop Mgmt: Maple Ridge Management - Maria Janjicek 905-507-6726

MLS#: W12416619 **Sold Date:** 10/27/2025
PIN#: 761320031


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2010 Yr Built Source: MPAC Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: 700 Sq/ft & 110 Sq/ft Balcony - MPAC Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$671.72 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Encl Ens Lndry: Y Lndy Lev: Main Exterior: Concrete / Metal/Side Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.75	x 17.75	Combined W/Dining Hardwood Floor W/O To Balcony
2	Dining	Flat	17.75	x 17.75	Combined W/Living Hardwood Floor
3	Kitchen	Flat	17.75	x 17.75	Combined W/Dining Stainless Steel Appl Centre Island
4	Prim Bdrm	Flat	9.94	x 13.78	B/I Closet Window Hardwood Floor

Client Remks: Welcome to the Roncesvalles Lofts! Discover boutique living in the heart of Roncesvalles Village and become part of a thriving community. This bright and spacious loft boasts soaring 9 ft ceilings, floor-to-ceiling windows, and a large private balcony that fills the home with natural light. It looks out onto a shared courtyard with fountains, foliage, and bbq setup for community use. Featuring stainless steel appliances, an updated spa-inspired soaker tub and shower, 1 locker, and 1 parking space, this suite offers both style and the convenience of life in Roncy. Enjoy being just steps to High Park, Sorauren Park, and Dundas West, with Roncesvalles charming shops, cafes, restaurants, groceries, and breweries right at your doorstep. Perfectly located for commuters with easy access to the UP Express to Pearson/Union, the Dundas West subway, and TTC streetcars. Don't miss the chance to experience living this vibrant and walkable neighbourhood -- come see it for yourself!

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

		25 Ritchie Ave 310 Toronto Ontario M6R 2J6 Toronto W01 Roncesvalles Toronto % Dif: 97 Taxes: \$3,016.35 / 2025 For: Sale SPIS: N DOM: 26		Sold: \$598,000 List: \$614,900			
		Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2132	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 29 Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4			
		Dir/Cross St: Roncesvalles & Howard Park Directions: Between Roncesvalles & Dundas Prop Mgmt: Maple Ridge Community Management					
MLS#: W12339386 PIN#:		Sold Date: 09/07/2025					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$671.73 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Lake/Pond, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free		Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Metal/Side / Stucco/Plaster Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A Unit 18 Bldg Amen: Party/Meeting Room, Visitor Parking, Community BBQ Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.68	x 14.4	Window Flr to Ceil	W/O To Balcony	Open Concept
2	Dining	Flat	17.68	x 14.4	W/O To Balcony	Combined W/Living	South View
3	Kitchen	Flat	17.68	x 14.4	Stainless Steel Appl	Granite Counter	Open Concept
4	Prim Bdrm	Flat	13.85	x 10.01	Large Closet	Large Window	Separate Rm
Client Remks: Welcome To 25 Ritchie Ave. Bright, Spacious Condo In Boutique 'Roncesvalles Lofts' Tucked Away On A Quiet, Tree-Lined Street. This 700 Sq. Ft. Unit Combines Style, Comfort, And Community, Featuring 9 Foot Smooth Ceilings And Floor-To-Ceiling Windows Spanning The Entire Unit That Fill The Living Area With Natural Light. Step Through The Sliding Door To An Oversized Southwest Facing Balcony With Peaceful Views Of The Courtyard And Green Space, Perfect For Morning Coffee Or Evening Sunsets. Freshly Painted And Updated With Newer Flooring, The Modern Open Concept Layout Makes It Move-In Ready. Outside Your Door, Discover Independent Cafes, Artisanal Shops, And Transit Options Including TTC, GO, And The UP Express (Just 8 Minutes To Union Station). Enjoy Walking Distance Access To Torontos Iconic High Park And The Waterfront. Close To Multiple Highly-Ranked Schools, This Location Boasts A 97 Walk Score And A Perfect 100 Transit Score. It's The Neighbourhood Charm That Makes Roncesvalles One Of Torontos Most Beloved Pockets. Inclusions: One Parking Space and One Locker Included. Stainless Steel Appliances- French Door Fridge, Dishwasher, Stove, Built-In Microwave. LG Wash Tower-Washer/Dryer. All Electrical Light Fixtures. ***High Speed Internet Included In Maintenance Fees**							
Listing Contracted With: SUTTON GROUP REALTY SYSTEMS INC. 416-762-4200							

			383 Sorauren Ave 209			Sold: \$585,000		
			Toronto Ontario M6R 0A4			List: \$619,900		
			Toronto W01 Roncesvalles Toronto % Dif: 94					
			Taxes: \$2,225 / 2024 For: Sale		SPIS: N		DOM: 63	
			Condo Apt		#Shares%:		Rms: 3	
Apartment		Locker#:		Bedrooms: 1				
Unit#: 9		Locker Lev/Unit:		Washrooms: 1				
Corp#: TSCC / 2557		Locker Unit:		1x3xMain				
		Level: 2						
Dir/Cross St: Sorauren Ave/Dundas St W								
Directions: Sorauren Ave/Dundas St W								
Prop Mgmt: GPM Property Management Inc.								
MLS#: W12420642 Sold Date: 11/25/2025								
PIN#:								
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Terr				
Fam Rm: N		Locker: Owned		Ens Lndry: Y				
Basement: None		Maint: \$550		Lndy Lev:				
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick / Concrete				
Heat: Forced Air / Gas		Central Vac: N		Gar/Gar Spcs: Underground / 0				
Apx Age:		UFFI:		Park/Drive:				
Apx Sqft: 500-599		Elev/Lift:		Drive:				
Sqft Source: MPAC		HST Applicable to Included In		Park Type: None				
Exposure: E		Sale Price:		Park/Drv Spcs: 0 Tot Prk Spcs: 0				
Assessment:		Taxes Incl:		Park \$/Mo:				
Spec Desig: Unknown		Water Incl:		Prk Lvl/Unit:				
Survey Type: None		Heat Incl: Y Hydro Incl:		Bldg Amen:				
Phys Hdcap-Eqp:		Cable TV Incl: CAC Incl:		Com Elem Incl: Y				
		Bldg Ins Incl: Y Prkg Incl:						
		Cert Level: Energy Cert:						
		GreenPIS:						
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions						
		Interior Feat: None						
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Kitchen	Main	20.47	x 13.35	Combined W/Living W/O To Terrace			
2	Living	Main	20.47	x 13.35	Combined W/Kitchen			
3	Br	Main	12.99	x 7.61	Large Window Closet			
Client Remks: Welcome To Your Urban Oasis In The Heart Of Roncesvalles Village (Large 200 sq.ft terrace). This Rarely Offered 1 Bed, 1 Bath Suite At 383 Sorauren Avenue Blends Modern Living With Boutique Charm And Features A Remarkable Private Terrace That's Perfect For Entertaining, Gardening, Or Simply Soaking Up The Sun. This Condo Offers 24-Hr Concierge, A Fully Equipped Gym, And Party Room. Within Close Proximity To Schools, Parks, TTC, Dufferin Mall, And Plenty More.								
Inclusions: AS PER SCHEDULE "B"								
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850								



383 Sorauren Ave 308 Toronto Ontario M6R 2G5 Toronto W01 Roncesvalles Toronto % Dif: 94 Taxes: \$2,496.36 / 2025 For: Sale SPIS: N DOM: 73			Sold: \$595,000 List: \$634,900
Condo Apt Apartment Unit#: 8 Corp#: TSCP / 2557	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Dundas & Sorauren Directions: Dundas & Sorauren Prop Mgmt: First Service Residential			

MLS#: W12373528 **Sold Date:** 11/14/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Flr Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$472.94 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.65	x 13.98	Combined W/Kitchen	Hardwood Floor	W/O To Balcony
2	Kitchen	Main	13.65	x 13.98	Combined W/Dining	Modern Kitchen	Centre Island
3	Dining	Main	13.65	x 13.98	Combined W/Living	Hardwood Floor	Centre Island
4	Br	Main	10.33	x 10.17	Semi Ensuite	Hardwood Floor	Sliding Doors
5	Den	Main	7.74	x 8.07	Closet	Open Concept	

Client Remks: Welcome To Roncesvalles! 383 Sorauren Is One Of The Neighbourhood's Most Desirable And Boutique Addresses, And Unit 308 Offers Exactly What You Are Looking For! Ideal For Investors Or First Time Home Buyers, Unit 308 Is Smartly Laid Out Over 638 Square Feet. This 1 Bedroom And 1 Den Soft Loft Unit Is Desirable In Its Function And Aesthetic! The Living Space Is Open Concept And Features A Built-In Island And Dining Table, As Well As Ample Kitchen Storage, A Sizable Living Space And A Walk-Out To The Large Balcony. With Hardwood Floors Throughout, A Beautiful Kitchen, And Upgraded Light Fixtures, The Space Will Not Leave You Wanting. The Bedroom Is Large Enough To Comfortably Fit A Queen Bed, And The Semi-Ensuite Washroom Allows Convenience And Privacy When Guests Are Over. A Smartly Laid Out Den Is Perfect For A Home Office, And There Is No Shortage Of Storage Throughout The Unit, Including A Functional Pantry Which Is Not To Be Overlooked. Located At The End Of The Hall With A Stairwell On One Side, This Unit Is Ideally Located In The Building For Privacy And Comfort. The Building Has Fantastic Amenities, Including A Top Notch Gym, Wonderful Party Room, Working Spaces, And A Concierge. Above All, The Location Cannot Be Beat. Roncesvalles Is One Of The City's Most Desirable Neighbourhoods, And You Are Steps Away From All The Neighbourhood Has To Offer, Not To Mention Some Of The City's Parks Being A Stones Throw Away. Walkable To Both The Bloor Subway Line And The Bloor UP Stop, Downtown And All The Rest The City Has To Offer Is At Your Fingertips. You Can Be To Union Station In 20 Minutes! What Are You Waiting For? Your New Home Awaits!

Inclusions: Includes All Existing Appliances: Fridge/Freezer, Dishwasher, Stovetop, Oven, Hood Fan, Washer/Dryer, Microwave. Includes All Existing Electric Light Fixtures. Includes All Existing Window Coverings. Possibility of Including B/I TV and Sonos Speaker, As Well As Bed, Couch, Dining Room Chairs, Coffee Table, Chest of Drawers, Desk, Ikea Storage Unit. Speak To Listing Agent For More Information.

Listing Contracted With: BOSLEY - TORONTO REALTY GROUP INC., 416-642-2660



363 Sorauren Ave 318
Toronto Ontario M6R 3C1
Toronto W01 Roncesvalles Toronto % Dif: 98
Taxes: \$3,400.94 / 2025 **For:** Sale **SPIS:** N **DOM:** 59

Sold: \$640,000
List: \$650,000

Condo Apt
Loft
Unit#: 18
Corp#: TSCC / 1899

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

Rms: 4
Bedrooms: 1
Washrooms: 1
1x4xFlat

Dir/Cross St: Dundas/ Sorauren
Directions: Dundas/ Sorauren
Prop Mgmt: Icon Property Management

MLS#: W12297389
Sold Date: 09/17/2025
PIN#:

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age:
Apx Sqft: 600-699
Sqft Source: MPAC
Exposure: E
Assessment:
Spec Desig: Heritage
Survey Type: Unknown
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions
Locker: None
Maint: \$601.64
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift:
HST Applicable to Not Subject to HST
Sale Price:
Taxes Incl:
Heat Incl: Y
Cable TV Incl:
Bldg Ins Incl: Y
Cert Level:
GreenPIS:
Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions
Interior Feat: None

Water Incl: Y
Hydro Incl:
CAC Incl: Y
Prkg Incl:
Energy Cert:

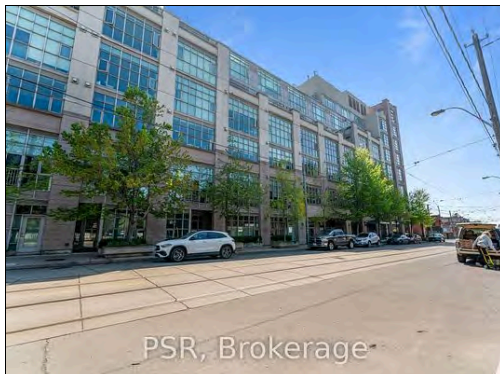
Balcony: Open
Ens Lndry: Y
Lndy Lev:
Exterior: Brick
Gar/Gar Spcs: None / 0
Park/Drive:
Drive:
Park Type: None
Park/Drv Spcs: 0 **Tot Prk Spcs:** 0
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen:
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	18.01	x 10.33	Open Concept
2	Dining	Flat	18.01	x 10.33	Open Concept
3	Kitchen	Flat	14.01	x 8.99	Open Concept
4	Br	Flat	14.01	x 10.24	Window

Client Remks: Welcome to 363 Sorauren Ave #318, a stylish and sun-filled 1-bedroom suite in the iconic Robert Watson Lofts, located in the vibrant heart of Roncesvalles. This historic hard loft features soaring 12 ft ceilings, expansive windows, and a balcony overlooking the serene courtyard. Thoughtfully updated in 2025 with a refreshed bathroom. Newly laid wide-plank laminate flooring throughout the living area. The modern kitchen is equipped with a full suite of brand new appliances. Residents enjoy exceptional building amenities including a two-level fitness centre, party room, and visitor parking. Ideally situated just steps to Sorauren Park, within walking distance to High Park, Dundas West Subway Station, and the streetcar. Surrounded by charming cafes, local shops, and all the conveniences of urban living.

Inclusions: Upgrades 2025 bathroom vanity, toilet, wide-plank laminate flooring, new stainless steel appliances fridge, range, dishwasher, microwave, and washer/dryer (all 2025).

Listing Contracted With: KW Living Realty, 905-474-0500

	437 Roncesvalles Ave 702 Toronto Ontario M6R 3B9 Toronto W01 Roncesvalles Toronto % Dif: 90 Taxes: \$2,603.65 / 2024 For: Sale SPIS: N DOM: 93			Sold: \$650,000 List: \$725,000	
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 1922		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 7		Rms: 3 Bedrooms: 1 Washrooms: 1 1x4xFlat
	Dir/Cross St: Roncesvalles & Dundas West Directions: Roncesvalles & Dundas West Prop Mgmt: Meritus Group				
	PSR, Brokerage				
MLS#: W12283943 Sold Date: 10/15/2025 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: As per builder's plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$708 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Built-In Oven, Carpet Free Security Feat: Other		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y	
Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	Hardwood Floor Combined W/Dining
2	Dining	Main	0	0	Hardwood Floor Combined W/Living Open Concept
3	Kitchen	Main	0	0	Hardwood Floor Stainless Steel Appl
4	Prim Bdrm	Main	0	0	Hardwood Floor Large Closet
Client Remks: This unit has never been lived in. Stunning Penthouse in One of Toronto's Most Prestigious Low-Rise Condos! This beautifully designed 1-bedroom unit offers sweeping views of the CN Tower and Lake Ontario, framed by soaring 10-foot ceilings and floor-to-ceiling windows. Enjoy the warmth and ambiance of a rare gas-burning fireplace and step out onto your private balcony for a breath of fresh air. The open-concept living space is flooded with natural light, creating a bright and airy feel throughout. Residents have convenient access to a rooftop terrace and stylish party room both with breathtaking skyline views. Located in the heart of vibrant Roncesvalles Village, you're just steps from High Park, the Bloor subway line, and some of the city's best restaurants, cafes, and boutique shops. Parking and locker included. Experience elevated living in one of the city's most sought-after neighborhoods!					
Listing Contracted With: PSR 416-360-0688					



36 Howard Park Ave 202			Sold: \$705,000		
Toronto Ontario M6R 0A5			List: \$729,900		
Toronto W01 Roncesvalles Toronto % Dif: 97					
Taxes: \$2,886.68 / 2024		For: Sale		SPIS: N	
				DOM: 49	
Condo Apt		#Shares%:		Rms: 4	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 2		Locker Lev/Unit: P2		Washrooms: 2	
Corp#: TSCC / 2604		Locker Unit: 98		2x4xMain	
		Level: 2			
Dir/Cross St: Roncesvalles/Howard Park Ave					
Directions: Roncesvalles/Howard Park Ave					
Prop Mgmt: First Service Residential					

MLS#: W12172655 **Sold Date:** 07/14/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$706.42 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Other Security Feat: Alarm System, Security System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 26 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bike Storage, Gym, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	9.32	x 9.35	Open Concept	Quartz Counter	W/O To Balcony
2	Living	Main	9.55	x 8.96	Hardwood Floor	Large Window	Overlook Patio
3	Prim Bdrm	Main	9.74	x 11.78	Hardwood Floor	4 Pc Ensuite	
4	2nd Br	Main	9.19	x 8.53	Hardwood Floor	Closet	

Client Remks: Welcome to 36 Howard Park Urban Living in the Heart of Roncesvalles! Step into this stylish and functional 2-bedroom, 2-bathroom condo offering over 700 sq ft of thoughtfully designed living space in one of Toronto's most desirable neighbourhoods. Located in the vibrant and always in-demand Roncesvalles Village, this suite places you just steps from the TTC, local shops, renowned restaurants, and the natural beauty of High Park. Inside, you'll find hardwood floors throughout and a modern kitchen equipped with a gas stove, large quartz island, and panelled fridge. The open-concept living and dining area flows seamlessly onto a spacious private balcony, perfect for entertaining or unwinding after a long day. The large primary bedroom features a 4-piece ensuite, offering comfort and privacy, while the second bedroom and additional full bath provide versatility for guests or a home office. This unit includes one underground parking space and one storage locker. Don't miss your opportunity to live in one of Toronto's most beloved communities! See Virtual Tour!

Inclusions: Fridge, Gas Stove, Vent Hood, Built In Dishwasher. Washer & Dryer. All Electrical Light Fixtures. All Window Coverings. Parking & Locker.

Listing Contracted With: RE/MAX REALTRON REALTY INC. 905-764-6000



369 Sorauren Ave 307
Toronto Ontario M6R 3C2
 Toronto W01 Roncesvalles Toronto % Dif: 95
Taxes: \$3,233.11 / 2024 **For:** Sale **SPIS:** N **DOM:** 43
Sold: \$720,000
List: \$755,000
 Condo Apt **#Shares%:** **Rms:** 4
 Loft **Locker#:** **Bedrooms:** 1
Unit#: 25 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 1899 **Locker Unit:** 1x4xFlat
Level: 3
Dir/Cross St: Dundas & Roncesvalles
Directions: WAZE
Prop Mgmt: ICON Property Management

MLS#: W12169109 **Sold Date:** 07/05/2025
PIN#: 128990108

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$660.13 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Surface / 1 Park/Drive: Surface Drive: Surface Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 33 Park \$/Mo: Prk Lvl/Unit: Lvl 1, 33 Bldg Amen: Bbqs Allowed, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.03	x 14.11	Combined W/Dining	W/O To Terrace	Window Flr to Ceil
2	Dining	Flat	19.03	x 14.11	Combined W/Living	Concrete Floor	Window Flr to Ceil
3	Kitchen	Flat	19.03	x 14.11	Combined W/Dining	Stainless Steel Appl	Granite Counter
4	Prim Bdrm	Flat	8.66	x 16.08	Sliding Doors	Concrete Floor	
5	Bathroom	Flat	5.31	x 8.83	4 Pc Bath	Porcelain Floor	

Client Remks: Discover The Perfect Blend Of Form And Function In This Renovated Loft At The Coveted Robert Watson Lofts In The Heart Of Roncesvalles. This Generously Proportioned, Open-Concept Floor Plan Features Exposed Concrete/Ductwork, 10' Ceilings, Electric Blackout Roller Shades, Floor-To-Ceiling Windows, Polished Concrete Floors, And Unobstructed Views Of Toronto's Skyline From Your Private Terrace With A Gas Barbecue. Remodelled Chef's Kitchen With Stainless Steel Appliances, Granite Countertops And Gas Range. Oversized Primary Bedroom With Custom Fitted PAX Wardrobe. Renovated 4-Piece Bathroom With Soaker Tub And Glass Shower Enclosure. Fabulous Building Amenities Include: 2 Storey Gym, Rooftop Deck, Party Room And Meeting Room. 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. Easy Access To The 504, 505, And 506 Streetcars, Dundas West Subway, UP Express, And Go Transit. 1 Parking Spot

Inclusions: Stainless Steel:Fridge, Stove, Over-The-Range Microwave and Dishwasher. Washer, Dryer, All ELF's, Ecobee Thermostat, Window Coverings, PAX Wardrobe in Primary Bedroom, CB2 Bookshelves in Living Room and Gas Barbecue.

Listing Contracted With: SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200



369 Sorauren Ave 204 Toronto Ontario M6R 3C2 Toronto W01 Roncesvalles Toronto % Dif: 114 Taxes: \$4,396.33 / 2025 For: Sale SPIS: N DOM: 7			Sold: \$903,000 List: \$795,000
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 1899	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 6 Bedrooms: 2 Washrooms: 1 1x4xFlat	
Dir/Cross St: Sorauren Ave and Dundas West Directions: On Sorauren Ave, just south of Dundas West Prop Mgmt: Icon Property Management			

MLS#: W12434917 **Sold Date:** 10/07/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$864.33 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Auto Garage Door Remote, Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B4 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	8.86	x 19.36	W/O To Balcony	Combined W/Dining	Concrete Floor
2	Dining	Flat	8.86	x 19.36	Combined W/Living	Concrete Floor	Window Flr to Ceil
3	Kitchen	Flat	13.12	x 9.51	Stainless Steel Appl	Renovated	Centre Island
4	Prim Bdrm	Flat	14.11	x 11.48	Double Closet	Window	Concrete Floor
5	2nd Br	Flat	13.12	x 11.15	Closet	Large Window	Concrete Floor

Client Remks: Welcome to Robert Watson Lofts where industrial charm meets modern comfort. This 2-bedroom, 1-bathroom loft blends character with convenience, offering polished concrete floors, soaring ceilings, and expansive windows that frame city views, including a glimpse of the CN Tower from the balcony. Inside, the open-concept living, dining, and kitchen areas create a seamless space to entertain and unwind. A new custom kitchen features sleek cabinetry, integrated lighting, a new fridge and hood range/microwave. The living area flows effortlessly, highlighting the airy design and unique loft details, featuring custom-designed Vitsoe 606 modular shelving that adds both style and function. Both bedrooms are thoughtfully designed with versatile layouts, wall-to-wall closets with customized built-ins and additional storage above, while the full bathroom offers contemporary finishes to match the modern loft aesthetic. The unit also includes a convenient building storage locker and parking. Enjoy the Robert Watson Lofts community amenities which include a well equipped gym, party room, and BBQ terrace on the 2nd floor, just across the hall from the unit. Step outside and enjoy Roncesvalles living at its best. Sorauren Park feels like your backyard, offering year-round community events, the weekly Sorauren Farmers Market, and green space right at your doorstep. The building itself is just steps from a major transit hub making commuting across the city whether by TTC, UP express, or GO transit a breeze. With easy access to High Park and the Waterfront, youre surrounded by boutique shops, cafes, breweries, and restaurants. this loft in Roncy places you at the centre of it all.

Inclusions: All existing appliances including fridge, stove, microwave hood range, built in dishwasher, clothes washer and clothes dryer, all electric light fixtures, all window coverings. Television Mount. Custom-designed Vitsoe 606 modular shelving; Custom cedar bench with built in planters.

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



437 Roncesvalles Ave 215
Toronto Ontario M6R 3B9
Toronto W01 Roncesvalles Toronto % Dif: 98
Taxes: \$3,054 / 2024 **For:** Sale **SPIS:** N **DOM:** 14

Sold: \$785,000
List: \$799,999

Condo Apt
Loft
Unit#: 9
Corp#: tssc / 1922

#Shares%:
Locker#:
Locker Lev/Unit: p2
Locker Unit:
Level: 2

Rms: 5 + 1
Bedrooms: 2
Washrooms: 1
1x4xLower

Dir/Cross St: Roncesvalles & Dundas West
Directions: Turn onto Ritchie Ave for Visitor Parking
Prop Mgmt: Meritus

MLS#: W12379055 PIN#: 129220028			Sold Date: 09/17/2025					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Year Built: 2007 Apx Sqft: 800-899 Lot Size Source: MPAC Roof: Green Sqft Source: balcony and rooftop patio = approx 150 ft Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: N			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$980.30 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Atrium, Carpet Free Security Feat: Concierge/Security, Carbon Monoxide Detectors, Smoke Detector			Balcony: Open Ens Lndry: Y Lndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Community BBQ Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	2nd Br	Upper	11.75	x 8.43	Glass Block Window	Closet	O/Looks Living	
2	Living	Main	17.16	x 10.33	Juliette Balcony	Gas Fireplace	Combined W/Dining	
3	Dining	Main	17.16	x 10.33	Hardwood Floor	Window Flr to Ceil		
4	Kitchen	Main	11.32	x 7.68	Quartz Counter	Stainless Steel Appl	Breakfast Bar	
5	Prim Bdrm	Lower	10.66	x 9.91	W/I Closet	W/O To Balcony	Hardwood Floor	
6	Foyer	Upper	7.35	x 5.91	Double Closet	Hardwood Floor		
Client Remks: Soaring ceilings, private rooftop patio, unique common space! Welcome to one of Toronto's most unique hidden gems. The entrance from Roncesvalles hides a majestic secret, a seven-story glass ceiling-enclosed green atrium with real plants and dynamic lighting. A gathering place for social and community music events, and a soul-raising experience every time you come home. A green roof and common area with gas BBQs is available to residents, but this home comes with its own private rooftop refuge, this nearly 130 sq foot patio is well equipped with natural gas, water, lights and power. Enjoy private rooftop dining and or solo morning coffees with the gorgeous city and High Park views. The 3-level loft itself is no less special, with a gas stove, and fireplace, and soaring ceilings over 12 feet high in the main level. 2 balconies! A bright space, perfect for entertaining. The interior balcony out into the green atrium is a great place for a stay at home office, many people in the building do just that! The underground parking space abuts a large storage locker, conveniently located adjacent to the parking space which is already fitted out with a level 2 EV charger. Even the condo corridors have windows and natural light. Come see yourself here in this truly unique space. Inclusions: Rooftop Appliances are in as-is condition: bar fridge, Ironstone cast iron griddle, wicker furniture, table and storage box, simply human stainless steel refuse bin, and patio lights. In the apartment, Stainless microwave with fume hood, stainless gas range, and fridge. Built in dishwasher, , washer and dryer. In the storage locker, Hotel Bar Cart and Built in Storage rack shelving.								
Listing Contracted With: KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392								



377 Sorauren Ave
Toronto Ontario M6R 0A4
 Toronto W01 Roncesvalles Toronto % Dif: 139
Taxes: \$5,678.28 / 2025 **For:** Sale **SPIS:** N **DOM:** 7
Sold: \$1,250,000
List: \$899,880
 Condo Townhouse **#Shares%:** **Rms:** 8
 2-Storey **Locker#:** **Bedrooms:** 3
Unit#: 2 **Locker Lev/Unit:** A **Washrooms:** 3
Corp#: TSCC / 2557 **Locker Unit:** 102 1x3, 1x4, 1x2
Level: 1
Dir/Cross St: Dundas & Bloor St W
Directions: Dundas & Bloor St W
Prop Mgmt: GPM Property Management Inc

MLS#: W12459645 **Sold Date:** 10/21/2025
PIN#: 765570245

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: 1200-1399 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$845.76 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Auto Garage Door Remote, Carpet Free, Built-In Oven, Countertop Range, Storage Area Lockers Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A/10 Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: An incredibly rare offering in the heart of Roncesvalles: a beautifully designed 3-bedroom 3-bathroom townhouse in the award-winning 383 Sorauren. This is the first unit of its kind to come to market since 2018. Offering nearly 1,300 square feet of interior living space across two levels, this turnkey home also features a sun-soaked terrace with a gas line and hose connection - perfect for outdoor cooking, lounging, or gardening. With its own private street-level entrance, the home blends the comfort of a house with the convenience of condo living. Inside, you'll find soaring concrete ceilings, floor-to-ceiling windows, and refined finishes throughout, including beautiful hardwood floors and Italian porcelain tile. The open-concept main level features a modern kitchen with a custom oversized island, gas stove, integrated appliances, spacious living and dining areas, and powder room for total convenience. Upstairs find three bedrooms, including a bright primary suite that fits a king-sized bed. Two full bathrooms and smart built-ins throughout ensure the home functions as beautifully as it looks. Includes one parking space and a locker. Residents enjoy access to a concierge, fitness centre, co-working space, and an elegant party room. Located within the catchment area of some of the top-ranked schools in the TDSB, including Howard Junior Public School, Fern Avenue Junior and Senior Public School, and St. Vincent de Paul Catholic School, this home offers exceptional educational opportunities for growing families. Just steps to Sorauren Park, High Park, and the shops, cafes, and restaurants that define life in Roncy. Quick access to the UP Express, Bloor subway, and multiple streetcar routes. A rare chance to own a truly special home in one of Toronto's most desired neighbourhoods.					
Listing Contracted With: RARE REAL ESTATE 416-233-2071					



369 Sorauren Ave 510
Toronto Ontario M6R 3C2
 Toronto W01 Roncesvalles Toronto % Dif: 97
Taxes: \$3,956 / 2024 **For:** Sale **SPIS:** N **DOM:** 41
Sold: \$905,000
List: \$929,900
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 17 **Locker Lev/Unit:** A171 **Washrooms:** 2
Corp#: TSCP / 1899 **Locker Unit:** 1x3xGround, 1x4xGround
Level: 5
Dir/Cross St: Dundas And Sorauren
Directions: Dundas And Sorauren
Prop Mgmt: Icon Property Management

MLS#: W12298023 **Sold Date:** 08/31/2025
PIN#: 128990164


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2007 Apx Sqft: 700-799 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$806.99 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 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	14.8	x 11.19	Combined W/Dining Hardwood Floor W/O To Terrace
2	Dining	Main	14.8	x 11.19	Combined W/Living Hardwood Floor
3	Kitchen	Main	11.32	x 11.19	Open Concept Stainless Steel Appl
4	Prim Bdrm	Main	20.01	x 10.01	4 Pc Ensuite W/I Closet W/O To Terrace
5	2nd Br	Main	15.12	x 9.78	Hardwood Floor Closet 4 Pc Bath

Client Remks: Urban Living And Stylish 2 Bedroom & 2 full Bathroom Loft In The Vibrant Roncesvalles Village . Functional split bedroom layout. 10 FT High Ceilings, Brand new appliances , fresh painting. Exposed Ductwork And Hardwood Floors Throughout. The Expansive Windows And Sliding Glass Doors Lead Out To A Generous SW-Facing Terrace, Overlook the courtyard and Toronto's Skyline. Easy Access Sorauren Park, Off-Leash Dog Park, Tennis Courts, And A Bustling Farmers Market and more ! Close to 504, 505, And 506 Streetcars, Dundas West Subway, UP Express, And Go Transit.

Inclusions: Brand new Fridge, Gas Stove, Washer/Dryer, All Elfs, Window Coverings, Built In Shelving In Master Closet, Locker & Parking. B/I Dishwasher, Microwave,

Listing Contracted With: VERTICAL MARKETING REALTY 905-947-1960

			437 Roncesvalles Ave 423 Toronto Ontario M6R 3B9 Toronto W01 Roncesvalles Toronto % Dif: 93 Taxes: \$3,519 / 2024 For: Sale SPIS: N DOM: 58			Sold: \$888,000 List: \$949,900		
Condo Apt Loft Unit#: 23 Corp#: TSCC / 1922			#Shares%: Locker#: Locker Lev/Unit: LEVEL B Locker Unit: 65 Level: 3			Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain		
Dir/Cross St: Roncesvalles/Howard Park Directions: South of Bloor & Dundas Prop Mgmt: Meritus Group								
MLS#: W12162412 Sold Date: 07/18/2025 PIN#: 129220055								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2007 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: previous listing Exposure: Se Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,051 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: 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: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: None Security Feat: Security System, Concierge/Security			Balcony: Open Ens Lndry: Y Nldy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: LEVEL B UNIT 1 Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	12.99	x 10.99	W/O To Balcony	Gas Fireplace	Hardwood Floor	
2	Dining	Main	10.01	x 7.81	Window	Open Concept	Hardwood Floor	
3	Kitchen	Main	10.2	x 8.69	Stainless Steel Appl	Granite Counter	B/I Microwave	
4	Prim Bdrm	Main	11.81	x 8.89	Window	Double Closet	Hardwood Floor	
5	2nd Br	Upper	11.29	x 9.51	Closet	Window	Hardwood Floor	
Client Remks: Welcome to High Park Lofts, Torontos first-ever geothermal low-rise building, completed in 2007. Known for its eco-friendly design & strong sense of community, this boutique residence offers exceptional amenities, including a breathtaking rooftop terrace with sweeping views of the CN Tower, and a stunning atrium lounge that feels like a city within a city - a truly unique feature that sets this building apart. This rarely available, spacious loft offers approximately 968 sq ft of open-concept living space, featuring 2 bedrooms and 2 full bathrooms. Bright and airy, the living and dining areas are enhanced by gleaming engineered hardwood floors, soaring ceilings, and a cozy gas fireplace. The modern kitchen is outfitted with stainless steel appliances, including a gas range, sparkling granite countertops, a full backsplash, and custom LED under mount lighting. Step out onto the spacious private balcony, featuring a gas line hooked up to the included gas BBQ- ready for effortless outdoor grilling. Perfectly situated in the heart of Roncesvalles Village, you're just steps to vibrant shops, restaurants, parks & unbeatable transit access -only a 5 minute walk to the Bloor subway line and UP Express, and a short stroll to Dundas West and College streetcars & King West streetcar. Experience stylish, eco-conscious living in one of Torontos most sought-after neighbourhoods and feel like a true part of the vibrant Roncesvalles community.								
Inclusions: S/S Fridge, gas stove, dishwasher, microwave, washer & dryer, all electrical light fixtures & Gas BBQ. 1 parking & 1 locker								
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300								



373 Sorauren Ave Toronto Ontario M6R 0A4 Toronto W01 Roncesvalles Toronto % Dif: 108 Taxes: \$5,678.28 / 2025 For: Sale SPIS: N DOM: 6		
Condo Townhouse 2-Storey Unit#: 04 Corp#: TSCC / 2557	#Shares%: Locker#: 99 Locker Lev/Unit: A Locker Unit: A-99 Level: 1	Rms: 5 Bedrooms: 3 Washrooms: 2 1x4x2nd, 1x2xMain
Dir/Cross St: Bloor St./Dundas St./Roncesvalles Directions: Bloor/Dundas Prop Mgmt: GPM Property Management		

MLS#: W12492866 **Sold Date:** 11/05/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 6-10 Year Built: 2016 Apx Sqft: 1200-1399 Foundation: Concrete Sqft Source: Previous Listing Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: N	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$845.76 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Built-In Oven, Countertop Range, Storage Area Lockers	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 1 Park \$/Mo: Prk Lvl/Unit: A-11 Bldg Amen: Bbqs Allowed, Concierge, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.25	x 3.9	Double Closet
2	Living	Main	30.45	x 13.06	Picture Window
3	Dining	Main	30.45	x 13.06	Combined W/Family
4	Kitchen	Main	30.45	x 13.06	Hardwood Floor
5	Prim Bdrm	2nd	10.43	x 9.68	W/I Closet
6	2nd Br	2nd	12.89	x 12.57	Irregular Rm
7	3rd Br	2nd	9.68	x 9.25	

Client Remks: Experience elevated urban living in this architecturally acclaimed residence at 383 Sorauren, an award-winning boutique building blending industrial design with modern comfort. Offering the best of loft-inspired living in Roncesvalles. Soaring concrete ceilings and expansive windows create an airy, open-concept space perfect for entertaining. Rarely offered unit over looking it's own private large terrace, great for summer bbq's, a rare opportunity from one of Toronto's most desirable neighbourhoods. Townhouse features large kitchen with custom over-sized island and integrated appliances including gas range. Spacious living and dinings areas allow for hosting inside or out. Second floor allows for an additional play or workspace and laundry. Located within the catchment area of some of the top ranked schools, including Howard Junior Public School, Fern Avenue Junior and Senior Public School. Vincent de Paul Catholic school. Just steps to Sorauren Park, High Park, and the shops, cafes, and restaurants that define life in Roncy. Quick access to the UP Express, Bloor subway, and multiple streetcar routes. This is a great opportunity to enjoy a special home in one of Toronto's most desired neighbourhoods. Note: The home has 2 addresses. 373 Sorauren Ave is also 383 Sorauren Ave unit 104. Residents of 383 Sorauren Ave condominium enjoy the access to the Building Concierge, Fitness Centre, Co-working Space, and and elegant Party Room. Don't miss this great Townhouse.

Inclusions: Fridge, Gas Stove, B/I Dishwasher, 2 Fridge Drawer , Electric Light Fixtures, Washer and Dryer, Builit in Blinds

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



38 Howard Park Ave 424
Toronto Ontario M6R 0A7
Toronto W01 Roncesvalles Toronto % Dif: 97
Taxes: \$5,105.17 / 2025 **For:** Sale **SPIS:** N **DOM:** 55

Condo Apt
Apartment
Unit#: 24
Corp#: TSCC / 2604

#Shares%:
Locker#: 181
Locker Lev/Unit: P2
Locker Unit: Leve
Level: 4

Rms: 6 + 1
Bedrooms: 2 + 1
Washrooms: 2
1x3xMain, 1x4xMain

Dir/Cross St: Howard Park & Roncesvalles
Directions: To the east of Roncesvalles on the north side of Howard Park
Prop Mgmt: FirstService Residential 416-531-4958

Sold: \$1,165,000
List: \$1,199,000

MLS#: W12406388
PIN#: 766040445

Sold Date: 11/10/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 6-10 Year Built: 2017 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: 1128 sq.ft. as per MPAC Residential Floor Area Report Exposure: Nw Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,070.86 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Under Contract: Other HST Applicable to Sale Price: Not Subject to HST Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Storage	Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert: Retirement: Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Metal/Side Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P2 #131 Park \$/Mo: Prk Lvl/Unit: Level B #131 Bldg Amen: Bbqs Allowed, Bike Storage, Gym, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	18.11	x 7.61	Hardwood Floor
2	Kitchen	Main	15.55	x 8.2	Hardwood Floor
3	Living	Main	10.89	x 12.76	Hardwood Floor
4	Dining	Main	6.89	x 16.57	Hardwood Floor
5	Den	Main	5.15	x 4.13	Hardwood Floor
6	Br	Main	9.51	x 9.32	Hardwood Floor
7	2nd Br	Main	8.46	x 7.84	Hardwood Floor
8	Bathroom	Main	4.82	x 7.91	Tile Floor
9	Bathroom	Main	4.79	x 9.32	Tile Floor

Mirrored Closet	Double Closet
Centre Island	Stainless Steel Appl
W/O To Balcony	Nw View
Open Concept	Combined W/Kitchen
Combined W/Living	Nw View
W/I Closet	3 Pc Ensuite
Sliding Doors	Double Closet
4 Pc Bath	Soaker
3 Pc Ensuite	

Client Remks: Open the suite door of this 2+1 bedroom in vibrant Roncesvalles that expands out to 1128 sq.ft. of real breathing and living space. In the entry, two sets of connected double doors reveal a wildly impressive storage closet with built-in shelves, drawers, hanging systems & pull-out options. The chef's kitchen is exceptional in size, with counter space galore & one enormous stainless steel undermount sink & gooseneck pull-down faucet for even the biggest cleanups. Upgraded (2024) Electrolux induction cooktop (no more indoor air pollution from gas). The expansive Caesarstone-topped kitchen island stretches on for wide-scale cooking & party hosting, with an abundance of bar stool seating space, soft-close drawers, cupboards, a built-in microwave & power outlets. A handy coffee & wine bar with built-in bottle storage creates a convenient drink station beside the kitchen & dining areas. A unique full kitchen in a condo, leading into the open concept living area & den with a span of northwest-facing windows that bring in glowing afternoon sun through the maple & oak foliage outside. Facing onto the tree-top backyards of Ritchie Street, and away from the neighbourhood sounds of Howard Park Avenue, the living room is a quiet space to enjoy day & night. Within the room the dining area is capable of hosting up to 10 people. Down the hall leads to a second bedroom with a sliding barn-style solid door, closet, and operable window. Next is the main 4-piece bathroom with upgraded polished tiling. The principal bedroom caps off the suite, featuring a walk-in closet with custom shelving and drawers, operable window, and a spacious 3-piece ensuite bathroom with undermount sink & discrete medicine cabinet storage. A quiet balcony provides an outdoor oasis soaked in sun in the afternoon and night breezes after dark, with a gas hookup. Unparalleled space for a life near 300+ acre High Park, the indie shops & restaurants of Roncesvalles, and the waterfront a walk or bike ride away!

Inclusions: Incredible transit in the nexus of the Toronto straphanging universe with College/Carlton, Dundas and King Streetcars a one-minute walk away, plus Dundas West subway station, UP Express to downtown/Pearson and GO Trains on the Kitchener line within a 10-minute walk north. Includes roller blinds on all windows, all light fixtures, wine bottle storage system in kitchen cupboard, all built-in storage systems in entry closets & principal bedroom closet, Samsung full-sized fridge & freezer, Panasonic built-in microwave, GE Monogram oven, Electrolux induction cooktop, Bosch cooktop fan, full-sized Electrolux stacked washer & dryer units, patio tiles on balcony. Also includes P2

level locker & owned parking space, and a ground level owned bike parking rack (Level 1 #81). The building includes practical amenities, spread across the ground floor of both 36/38 Howard Park: yoga room, party room with kitchen & outdoor seating/BBQ area, party lounge, media room and gym. Balcony BBQs allowed.

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



363 Sorauren Ave 110
Toronto Ontario M6R 3C1
 Toronto W01 Roncesvalles Toronto % Dif: 96
Taxes: \$7,129.44 / 2025 **For:** Sale **SPIS:** N **DOM:** 13
Sold: \$1,200,000
List: \$1,249,000
Condo Apt **#Shares%:** **Rms:** 5
2-Storey **Locker#:** **Bedrooms:** 1 + 2
Unit#: 10 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1899 **Locker Unit:** 97/9 **1x4xFlat, 1x3x2nd**
Level: 1
Dir/Cross St: Dundas/ Sorauren
Directions: Dundas & Sorauren
Prop Mgmt: Icon PM

MLS#: W12427414 **Sold Date:** 10/08/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Custom Floor Plan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,230.86 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Brick & Beam	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: A/28 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	Kitchen	Ground	9.97	x 7.68	Open Concept
2	Living	Ground	12.3	x 11.15	Concrete Floor
3	Dining	Ground	15.09	x 8.73	Concrete Floor
4	Office	Ground	16.31	x 7.35	Concrete Floor
5	Prim Bdrm	2nd	16.4	x 12.37	Concrete Floor
6	Other	2nd	16.4	x 4.92	Concrete Floor

Client Remks: Unit 110 at 363 Sorauren Avenue, better known as Robert Watson Lofts, is truly a dramatic space, in the heart of Roncesvalles. Spanning two stories, this striking loft is defined by its soaring 17-foot ceilings on the main floor and an expansive wall of windows that drench the unit in natural light. The open main living area feels both spacious and intimate, blending modern design with the character of its exposed brick, steel accents and wood beams. Step outside to your own private terrace, a seamless extension of the living space, perfect for morning coffee, evening cocktails, and dining under the stars. The floating staircase designed with steel and wood, carries to the second level where the primary bedroom, with a fabulous spa like bathroom, overlooks the living space below. A versatile room that can serve not only as a serene bedroom, but an inspiring home office, or a creative studio. With its sense of volume, light, and connection to the outdoors, this home captures the essence of loft living while remaining warm, livable, and uniquely yours. Beyond the indoors, Roncesvalles is a neighbourhood humming with cafes, bakeries, and boutiques that give the community its unmistakable charm. Stroll to Sorauren Park, where weekend farmers markets, yoga on the lawn, and casual neighbourhood gatherings create an easy sense of connection. In addition to the one underground parking spot included, access to TTC streetcar and UP Transit, make commutes a breeze. *By Appt Only, No Open Houses*

Inclusions: * Den on Main Floor Acts As 2nd Bedroom * 2 Lockers * Underground Parking Very Accessible & Close To Garage Door * Fridge, Stove, Dishwasher, Washer, Dryer, Electric Light Fixtures.

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



384 Sunnyside Ave 102
Toronto Ontario M6R 2S1
 Toronto W01 High Park-Swansea Toronto % Dif: 98
Taxes: \$5,708 / 2025 **For:** Sale **SPIS:** N **DOM:** 35
Sold: \$1,272,000
List: \$1,298,000
Condo Apt **#Shares%:** **Rms:** 5
2-Storey **Locker#:** **Bedrooms:** 1
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCP / 1935 **Locker Unit:** 1x5, 1x2
Level: 1
Dir/Cross St: Sunyside / Howard Park
Directions: Sunyside / Howard Park
Prop Mgmt: Nadlan-Harris Property Management Inc. 416-915-9115 ext 85

MLS#: W12338714 **Sold Date:** 09/16/2025
PIN#: 129350002

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2007 Yr Built Source: MPAC Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: Floorplans Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,318.57 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Under Contract: Hot Water Heater HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Indy Lev: Main Exterior: Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: 333 Bldg Amen: Bbqs Allowed, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Family	Ground	14.99	x 10.99	Hardwood Floor	W/O To Terrace	Stained Glass
2	Living	Upper	14.99	x 10.99	Hardwood Floor	Open Concept	Stained Glass
3	Dining	Upper	13.58	x 12.5	Hardwood Floor	Open Concept	Stained Glass
4	Kitchen	Upper	18.41	x 8.5	Granite Counter		
5	Prim Bdrm	Upper	13.58	x 13.25			

Client Remks: 384 Sunnyside Avenue, Suite 102, offers a rare opportunity to own a piece of Toronto's history in the highly sought-after Abbey Lofts. Originally built in 1910 as a Methodist church, this stunning heritage conversion is one of the city's most remarkable architectural gems. This spectacular corner unit features a private south-facing terrace measuring approximately 600 sq. ftit is 1 of only 3 terraced units in the entire building. Inside, you'll find a seamless blend of historic charm and modern design, including exposed limestone walls, magnificent stained glass windows, and arched doorways that showcase the building's European Gothic character. Suite 102 is located on the ground floor and offers spacious, two-level living with high ceilings and an open-concept layout. The chef's kitchen is a standout, complete with a large granite center island with built-in wine storage, stainless steel appliances, and a generous dining area ideal for entertaining. The private terrace adds an element of serenity, providing a rare outdoor retreat in an urban setting. Situated in the family-friendly neighbourhood of Roncesvalles, Abbey Lofts is nestled in a peaceful enclave steps from the vibrancy of the High Park-Swansea community. High Park, Revue Cinema, charming cafes, top-rated schools, and local restaurants are all within walking distance. With just 24 exclusive lofts in the building, Abbey Lofts offers a truly unique lifestyle, combining historic character, modern luxury, and a strong sense of community in one of Toronto's most desirable neighbourhoods. Ideally located just minutes from the Lake, Bloor West Village, Hospitals, and The Junction, with quick access to major routes including the Gardiner Expressway, QEW, UP Express, and public transit. This pet-friendly residence features underground parking and secure indoor bike storage, offering both convenience and comfort. Perfect for the most discerning buyers looking for something truly unique.

Inclusions: All existing appliances, elfs, bathroom mirrors
Listing Contracted With: Royal Lepage Real Estate Associates 905-812-8123



1 Columbus Ave L1
Toronto Ontario M6R 1S1
 Toronto W01 Roncesvalles Toronto % Dif: 83
Taxes: \$6,439.91 / 2025 **For:** Sale **SPIS:** N **DOM:** 64
Sold: \$1,075,000
List: \$1,299,000
 Condo Apt **#Shares%:** **Rms:** 5
 Loft **Locker#:** **Bedrooms:** 1
Unit#: 1 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1142 **Locker Unit:** 1x4xMain, 1x4xMain
Level: A
Dir/Cross St: Sorauren & Dundas St W
Directions: Sorauren & Dundas St W
Prop Mgmt: Dynamic Property Management 289-217-1761

MLS#: W12199634 **Sold Date:** 08/08/2025
PIN#: 121420010

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: As per MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,036.70 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Built-In Oven, Garburator, On Demand Water Heater, Storage	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Attached / 0 Park/Drive: Surface Drive: Surface Park Type: Rental Park/Drv Spcs: 1 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	Foyer	Flat	20.01	x 8.23	Closet Separate Rm
2	Living	Flat	20.01	x 19	Fireplace Window
3	Dining	Flat	9.74	x 16.01	Combined W/Kitchen Window
4	Kitchen	Flat	10.07	x 18.24	Combined W/Dining Stainless Steel Appl Breakfast Bar
5	Br	Flat	14.5	x 19.42	Closet Broadloom 4 Pc Ensuite

Client Remks: Welcome To The Epitome Of West-End Toronto Living At 1 Columbus. Your Opportunity Awaits To Live In One Of The Most Exclusive Buildings In Roncesvalles! Own A Part Of History In This Unique 10 Unit Building! This Expansive One Bedroom Loft Has Been Lovingly Cared For, Upgraded, & Designed To Suit Your Every Need. Walk Down A Few Short Steps (No Waiting For The Elevator!) From Sorauren For Direct Access. Be Greeted By Your Foyer And Walk-In Coat Closet. Entertaining The Living Room Will Make You Feel Like You're In A Boutique Hotel In Paris As You Are Surrounded By Unique Stone Walls & Rebel Walls Wallpaper. Cozy Up To Your Gas Fireplace With Some Friends Or Stretch Out And Enjoy A Movie Night At Home. Cook Up A Storm In Your Chef-Inspired Kitchen With Ample Room For A Dining Table Or Enjoy Your Breakfast Bar. There Is Even Space For A Pretty Epic WFH Set-Up. Stainless Steel Appliances Compliment The Open Shelving & Subway Tile Backsplash. There Is No Lack Of Storage Space In The Kitchen & Throughout The Suite For All Of Your Treasures & Knick Knacks. Off The Kitchen A Conveniently Located Full 4-Piece Ensuite Washroom. Parking Is Located At Surface Level Off Of Columbus Ave With Outlet Suitable For 220 Volt EV Charger. This Loft Is Perfect For Nature Lovers, Foodies, At Home Entertainers & Anyone Else That Appreciates All That Roncesvalles Area Has To Offer. Located Just Steps To Multiple TTC Options, Sorauren Park, Coffee Shops, The MOCA, Up Express And All Of The Unique On Roncesvalles.

Inclusions: All Appliances, Washing Machine & Dryer, Window Coverings, Broadloom Where Laid, Electric Light Fixtures, Bookshelf Under Window In Living Room, Bookshelf In Foyer, TVs & Brackets.

Listing Contracted With: PSR 416-360-0688



38 Howard Park Ave 156			Sold: \$1,310,000
Toronto Ontario M6R 0A5			List: \$1,359,000
Toronto W01 Roncesvalles Toronto % Dif: 96			
Taxes: \$7,307.11 / 2025		For: Sale	SPIS: N
			DOM: 42
Condo Townhouse	#Shares%:	Rms: 7 + 1	
3-Storey	Locker#:	Bedrooms: 3	
Unit#: 56	Locker Lev/Unit:	Washrooms: 4	
Corp#: TSCC / 0	Locker Unit:	1x4xBsmt, 1x2xMain,	
	Level: 1	1x4x2nd, 1x3x3rd	
Dir/Cross St: Roncesvalles & Howard Park Ave			
Directions: Roncesvalles & Howard Park Ave			
Prop Mgmt: First Service Residential			

MLS#: W12461675 **Sold Date:** 11/25/2025
PIN#:

Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Other / Other Apx Age: New Apx Sqft: 1800-1999 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$1,682.25 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: N Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School, Terraced Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Upper Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Gym, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.3	x 9.74	Se View	Laminate	Combined W/Dining
2	Dining	Main	8.83	x 9.74	North View	Laminate	Combined W/Kitchen
3	Kitchen	Main	9.48	x 9.97	Combined W/Dining	O/Looks Backyard	2 Pc Bath
4	Prim Bdrm	3rd	12.14	x 11.15	Combined W/Den	3 Pc Ensuite	Large Closet
5	2nd Br	2nd	11.15	x 9.97	Laminate	Large Window	Se View
6	3rd Br	2nd	11.48	x 10.89	Nw View	Large Closet	Laminate
7	Den	3rd	13.39	x 5.91	Nw View	Laminate	Combined w/Primary
8	Family	Bsmt	23.98	x 12.83	Se View	4 Pc Bath	Laminate

Client Remks: Experience modern urban living at its finest in this luxury designer executive townhome nestled in the heart of Roncesvalles Village. This exceptional 3-bedroom, 4-bath residence combines architectural sophistication with comfort, showcasing custom designer finishes and luxury upgrades throughout. A stunning floating staircase anchors the open-concept main floor, featuring wide-plank hardwood flooring, soaring ceilings, and an elegant chefs kitchen complete with premium built-in appliances, quartz countertops, and bespoke cabinetry. The spacious finished basement offers flexibility for a family room, home office, or gym, while the private backyard with a sitting area and garden provides a serene outdoor retreat. Upstairs, the primary suite is a true sanctuary complete with a custom walk-in closet and a spa-inspired ensuite bathroom featuring designer tilework, a glass shower, and double vanity. Enjoy all the conveniences and amenities of 38 Howard Park, along with the vibrant lifestyle that makes Roncesvalles one of Toronto's most coveted neighborhoods steps to trendy cafes, boutique shops, parks, and transit.

Listing Contracted With: FOREST HILL REAL ESTATE INC. 905-695-6195



430 Roncesvalles Ave 604
Toronto Ontario M6R 0A6
 Toronto W01 Roncesvalles Toronto % Dif: 91
Taxes: \$6,666.13 / 2025 **For:** Sale **SPIS:** N **DOM:** 22
Sold: \$1,403,000
List: \$1,545,000
 Condo Apt **#Shares%:** **Rms:** 7
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 4 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: tssc / 2918 **Locker Unit:** 2x3xFlat
Level: 6
Dir/Cross St: Roncesvalles Ave and Howard Park
Directions: West Side of Roncy north of Howard Park
Prop Mgmt: Icon Property Management

MLS#: W12256656 **Sold Date:** 07/24/2025
PIN#: 769180008

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2021 Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: builder floorplan Exposure: S Assessment: Spec Desig: Unknown Survey Type: Available Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,340.80 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre Interior Feat: Bar Fridge	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Exercise Room, Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.04	x 8.53	Hardwood Floor	B/I Closet	B/I Shelves
2	Living	Main	28.51	x 14.83	Hardwood Floor	Open Concept	South View
3	Kitchen	Main	28.51	x 14.83	Modern Kitchen	Pantry	W/O To Terrace
4	Dining	Main	28.51	x 14.83	East View	Hardwood Floor	
5	Prim Bdrm	Main	11.48	x 10.99	Large Closet	W/O To Terrace	3 Pc Ensuite
6	2nd Br	Main	9.02	x 10.99	Murphy Bed	Hardwood Floor	

Client Remks: An exceptional suite at The Roncy - offering a massive private terrace with sweeping and unobstructed views to the lake and city skyline. This expansive suite has been thoughtfully upgraded and customized throughout, and features 2 bedrooms, 2 bathrooms and extensive upgrades and customization. Herringbone flooring extends throughout the space, complemented by a custom entry mud room, upgraded closet systems, modern bathrooms, built-in beds and an oversized kitchen with gas range, large pantry and wine fridge. The main terrace - measuring almost 600 square feet - offers unequalled outdoor living space, fully outfitted with a built-in BBQ, an oversized sectional, dining table with chairs and a pair of umbrellas (all included!). Perfect for unforgettable entertaining or quiet evenings overlooking the neighbourhood. Second terrace from primary bedroom. Abundant natural light inside and out, a smart layout and great storage space in this boutique building in one of the city's most cherished neighbourhoods. Includes parking and locker.

Inclusions: All existing appliances, washer / dryer, all electric light fixtures, window coverings where installed, custom closet organizers and doors, murphy bed in 2nd bedroom, custom bed and headboard in primary bedroom, dual bbq station, outdoor sectional, outdoor dining table and chairs, 2 umbrellas and outdoor storage bin on terrace.

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