

**21 Dale Ave 605****Toronto Ontario M4W 1K3**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 98

Taxes: \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 30**Sold: \$405,000****List: \$415,000**

Co-Op Apt

#Shares%: 5**Rms:** 2

Apartment

Locker#:**Bedrooms:** 0**Unit#:** 605**Locker Lev/Unit:** 3E**Washrooms:** 1**Corp#:** N/A / 80**Locker Unit:** 166

1x4xFlat

Level: 06**Dir/Cross St:** Bloor E/Castle Frank**Prop Mgmt:** Kensington Apartments Limited**MLS#:** C11926060**Sold Date:** 02/14/2025**PIN#:** 211130099

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$815.81	Lndy Lev:	Lower
Fireplace/Stv:	N	A/C:	None	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	Surface
Apx Sqft:	0-499	Elev/Lift:	Y	Park Type:	Rental
Sqft Source:	Previous floor plan	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	W	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Ground	14.11	x 12.14	Laminate	Combined W/Living	4 Pc Bath
2	Dining	Ground	8.53	x 12.14	Laminate	Combined W/Living	
3	Kitchen	Ground	7.22	x 6.56	Tile Floor	Combined W/Living	
4	Bathroom	Ground	6.89	x 5.22	4 Pc Bath		

Client Remks: Live in luxury at an entry-level price in this coveted South Rosedale co-op. This main floor suite offers easy access to the lobby and outdoors, with no elevator required. The spacious bachelor suite features a light and airy open-concept layout and has been newly renovated throughout, including new flooring and tons of upgrades. The beautiful kitchen boasts custom cabinets, quartz countertops, and high-end stainless steel appliances, including an induction stove top, built-in microwave, fridge, and dishwasher. Residents of the building enjoy access to a range of amenities, including an indoor and outdoor pool, exercise room, library, and 24-hour concierge. The spectacular 5-acre grounds are surrounded by breathtaking ravines and gardens. Conveniently located just a short walk from Castle Frank subway station, with easy access to the Danforth and Yorkville, this suite is perfect for downsizers or those seeking a pied-terre in a prime location. Don't miss out on this incredible opportunity!" **EXTRAS** Fridge, stove, all elf, large storage locker. Indoor or outdoor parking available to rent. Visitors parking. 24hrs security. Maint fees include: property tax, cable & wifi.

Extras:**Listing Contracted With:** ROYAL LEPAGE ESTATE REALTY 416-690-2181


40 Glen Rd 314
Toronto Ontario M4W 2V1
Sold: \$489,000
List: \$489,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 100

Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 17

Co-Op Apt	#Shares%: 0	Rms: 5
1 Storey/Apt	Locker#:	Bedrooms: 1
Unit#: 14	Locker Lev/Unit:	Washrooms: 1
Corp#: n/a / 0	Locker Unit:	1x3xMain
	Level: 3	

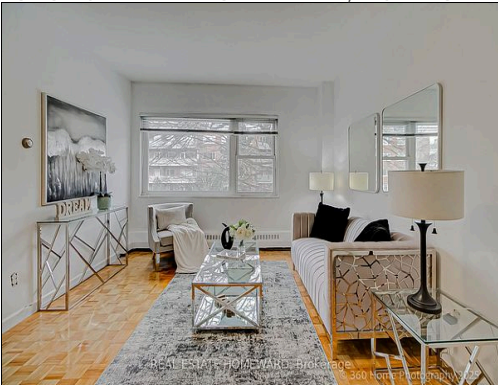
Dir/Cross St: Glen Rd & Dale Ave**Directions:** North of Bloor, East of Sherbourne**Prop Mgmt:** Royale Grande Property Management Ltd 416-945-7902 ex 223**MLS#:** C12083016**Sold Date:** 05/02/2025**PIN#:** 211120104


Kitchens:	1	Pets Perm:	N	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$859	Lndy Lev:	Upper
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Brick
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Private
Year Built:	1957	Elev/Lift:		Park Type:	Exclusive
Yr Built Source:	MPAC	Taxes Incl:	Y	Park/Drv Spcs:	0
Apx Sqft:	600-699	Heat Incl:	Y	Park \$/Mo:	
Sqft Source:	Floor Plans	Cable TV Incl:	Y	Prk Lvl/Unit:	
Exposure:	E	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Visitor Parking, Elevator
Assessment:	2024	Cert Level:		Com Elem Incl:	Y
Spec Desig:	Unknown	GreenPIS:			
Survey Type:	None	Prop Feat:	Electric Car Charger, Hospital, Library, Public Transit, Ravine, Rec Centre		
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.19	x 13.55	Hardwood Floor	W/O To Balcony	B/I Shelves
2	Dining	Main	13.19	x 13.55	Combined W/Living	Hardwood Floor	Pot Lights
3	Kitchen	Main	11.94	x 8.83	Renovated	B/I Appliances	Combined W/Dining
4	Prim Bdrm	Main	10.96	x 13.58	Hardwood Floor	Picture Window	3 Pc Ensuite
5	Foyer	Main	4.43	x 4.56	B/I Shelves	Hardwood Floor	Pot Lights
6	Bathroom	Main	9.88	x 7.84	Ceramic Floor	Separate Shower	Renovated

Client Remks: Well, it's the penthouse don't you know ! This is a lovely modern 1 bedroom apartment with an enormous bathroom full of jets and water and stone and glass !!! It's open concept living with a big separate bedroom and new floors. There are built in cupboards and appliances, filled with windows that are almost too much sun. This apartment is in a CO-OP building in Rosedale, a two minute walk to the subway but separated by the Rosedale valley. It is surrounded by trees and it's almost strangely quiet. A CO-OP building is a little bit like knowing your neighbours and working together to make sure the building is well run and it's clean and taken care of. In the living room there is a pull down murphy bed for guests...the maintenance fees include your taxes....an underground garage stores your car and everyone has a locker. You can walk to almost everything you can think of in a city...restaurants, transit, shops, the library, walking trails the ROM, the AGO, and Koerner Hall. If you are in the market for a lovely 1 bedroom apartment with a long and luscious balcony that faces East, this sweet pea knuckle of a spot at 640sq feet will wowza you !!!!

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000

			<div>21 Dale Ave 742</div> <div>Toronto Ontario M4W 1K3</div> <div>Toronto C09 Rosedale-Moore Park Toronto % Dif: 108</div> <div>Taxes: \$0 / 2024 For: Sale SPIS: Y DOM: 8</div> <div>Co-Op Apt #Shares%: 6 Rms: 4</div> <div>Apartment Locker#: Bedrooms: 1</div> <div>Unit#: 42 Locker Lev/Unit: Washrooms: 1</div> <div>Corp#: N/A / 0 Locker Unit: 1x3xFlat</div> <div>Level: 7</div> <div>Dir/Cross St: Bloor St E & Castle Frank</div> <div>Prop Mgmt: Crossbridge Condo Services 419-921-2704</div>			<div>Sold: \$516,777</div> <div>List: \$479,900</div>		
MLS#: C11977480			Sold Date: 02/26/2025			PIN#:		
<div>Kitchens: 1</div> <div>Fam Rm: N</div> <div>Basement: None</div> <div>Fireplace/Stv: N</div> <div>Heat: Radiant / Electric</div> <div>Apx Age:</div> <div>Apx Sqft: 600-699</div> <div>Sqft Source: Bldg Drawings</div> <div>Exposure: W</div> <div>Assessment:</div> <div>Spec Desig: Unknown</div> <div>Phys Hdcap-Eqp:</div>			<div>Pets Perm: Restrict</div> <div>Locker: Exclusive</div> <div>Maint: \$1,125.28</div> <div>A/C: Wall Unit</div> <div>Central Vac: N</div> <div>UFFI:</div> <div>Elev/Lift:</div> <div>Taxes Incl: Y</div> <div>Heat Incl: Y</div> <div>Cable TV Incl:</div> <div>Bldg Ins Incl:</div> <div>Cert Level:</div> <div>GreenPIS:</div> <div>Prop Feat:</div> <div>Pets Allowed with Restrictions</div>			<div>Balcony: None</div> <div>Ens Lndry:</div> <div>Lndy Lev:</div> <div>Exterior: Brick</div> <div>Gar/Gar Spcs: Underground / 1</div> <div>Park/Drive: Undergrnd</div> <div>Park Type: Exclusive</div> <div>Park/Drv Spcs: 0</div> <div>Park \$/Mo:</div> <div>Prk Lvl/Unit: Assigned byCorp</div> <div>Bldg Amen:</div> <div>Com Elem Incl: Y</div> <div>Tot Prk Spcs: 1</div>		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	6	x 3.31	Closet	Led Lighting	Parquet Floor	
2	Living	Flat	11.68	x 16.4	Parquet Floor	Combined W/Dining	Large Window	
3	Dining	Flat	11.68	x 16.4	Parquet Floor	Combined W/Living	Open Concept	
4	Kitchen	Flat	7.25	x 5.87	Tile Floor	Led Lighting	Backsplash	
5	Prim Bdrm	Flat	11.15	x 13.02	Parquet Floor	Large Window	Closet	
<div>Client Remks: Charming 1-Bed, 1-Bath Co-op in Prime South RosedaleNestled within a tranquil 5-acre property, this inviting ground-floor unit offers serene garden views and an abundance of natural light. The home features fresh paint throughout and a modernized bathroom for your comfort. Residents enjoy access to top-notch amenities, including both indoor and outdoor pools, a fully-equipped gym, 24-hour concierge service, a cozy library, bike storage, and convenient guest parking. This pet-friendly, non-smoking building (2022) is situated on a scenic tree-lined street, just a short stroll to Castle Frank Subway and with easy access to the DVP. Enjoy the best of Rosedale living, with nature, convenience, and luxury at your doorstep.</div>								
<div>Extras:</div> <div>Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090</div>								

	30 Elm Ave 212 Toronto Ontario M4W 1N5 Toronto C09 Rosedale-Moore Park Toronto % Dif: 91 Taxes: \$0 / 2024 For: Sale SPIS: N DOM: 47				Sold: \$545,000 List: \$599,000	
	Co-Ownership Apt Apartment Unit#: 12 Corp#: N/A / 0		#Shares%: 2.181 Locker#: Locker Lev/Unit: 2 Locker Unit: 16 Level: 2		Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
	Dir/Cross St: Sherbourne and Bloor Directions: Sherbourne north of Bloor Prop Mgmt: Peer Property Management. 416-960-0144					
MLS#: C12075407 Sold Date: 05/27/2025 Assignment: N PIN#:						
Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Exclusive Maint: \$1,251.76 A/C: Wall Unit Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Pets Allowed with Restrictions		Retirement: Water Incl: Y Hydro Incl: Y CAC Incl: Prkg Incl: Y Energy Cert:		Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 28 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	17.16	x 11.09	Parquet Floor	Pot Lights W/O To Balcony
2	Dining	Flat	10.5	x 7.25	Parquet Floor	Window
3	Kitchen	Flat	7.12	x 6.43	Renovated	Stone Counter Galley Kitchen
4	Br	Flat	14.04	x 10.4	Broadloom	Large Closet Window
Client Remks: Welcome to 30 Elm Avenue a hidden gem tucked away on a quiet, tree-lined street in prestigious South Rosedale. A charming, low-rise boutique building offers a rare sense of privacy and community. This sun-drenched unit features spacious principal rooms, a beautifully renovated galley kitchen, and a large balcony overlooking serene, landscaped gardens. Includes one underground parking space and a locker. Unbeatable location just minutes to Yorkville, Bay & Bloor, Yonge & Summerhill, all offering some of the city's best restaurants and gourmet shopping. Just minutes to the Rosedale Valley Ravine which leads to a variety of scenic walking and biking trails. Enjoy easy access to multiple subway stops, all nestled in one of the city's most coveted neighbourhoods. Ideal as a pied-a-terre or a stylish option for downsizing in a prime setting. Maintenance fees cover all taxes and utilities, offering exceptional value and peace of mind.						
Extras:						
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-462-1888						



21 Dale Ave 715
Toronto Ontario M4W 1K3

Sold: \$580,000
List: \$595,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 97

Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 38

Co-Op Apt

#Shares%: 7

Rms: 4

Apartment

Locker#:

Bedrooms: 1

Unit#: 15

Locker Lev/Unit:

Washrooms: 1

Corp#: N/A / 0

Locker Unit:

1x4xMain

Level: 7

Dir/Cross St: Bloor St E & Castle Frank Rd

Prop Mgmt: First Service Residential Jo-Anne Selvagio 416-921-2704

MLS#: C11931257

Sold Date: 02/27/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$1,195.94	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Window Unit	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Rental
Sqft Source:	as per floor plan	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	Nw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Gym, Indoor Pool, Outdoor Pool, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.4	x 5.74	Double Closet
2	Living	Main	22.41	x 12.99	Combined W/Dining
3	Dining	Main	22.41	x 12.99	Combined W/Living
4	Kitchen	Main	16.5	x 7.58	Renovated
5	Prim Bdrm	Main	14.17	x 11.58	Double Closet

Client Remks: Unique, spacious 800 sq. ft., one bedroom suite, in a very special established South Rosedale building. Large windows overlooking a mature-treed garden provide all-day natural light in every room. Generous sized living/dining room. Modern updated kitchen, stainless steel appliances, ample storage & plenty of counter space. Bedroom easily accommodates a king-sized bed. 21 Dale offers a large indoor pool, whirlpool, outdoor pool with sundeck, and exercise room. Building is pet friendly, non-smoking (since 2022), has 24 hour concierge service, and offers guest parking. No rentals. Steps to Castle Frank subway station & TTC bus services. Easy access to the DVP. Superb opportunity to live in a wonderful, friendly building in one of Toronto's best communities. ****EXTRAS**** Monthly maintenance includes: taxes, heat, water, cable tv, wi-fi, building insurance & locker (assigned). Speak to the Listing Agent re: monthly maintenance.

Extras:

Listing Contracted With: WAKEFIELD REALTY CORPORATION 416-488-5590



942 Yonge St 909
Toronto Ontario M4W 3S8
Sold: \$620,000
List: \$648,000

Toronto C02 Annex Toronto % Dif: 96

Taxes: \$2,758.30 / 2023 **For:** Sale

SPIS: N

DOM: 29

Condo Apt

#Shares%:

Rms: 4

Apartment

Locker#:

Bedrooms: 1 + 1

Unit#: 9

Locker Lev/Unit:

Washrooms: 1

Corp#: MTCC / 1019

Locker Unit:

1x3

Level: 9

Dir/Cross St: Yonge & Davenport

Prop Mgmt: 360 Community Management

MLS#: C11892991

Sold Date: 01/08/2025

PIN#:

Kitchens:	1	Pets Perm:	N	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$737	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
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	perbuilder	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y Hydro Incl: Y	#:	B17
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	14.3	x 13.29	Laminate	Combined W/Dining	Open Concept
2	Dining	Ground	14.3	x 13.29	Laminate	Combined W/Living	Open Concept
3	Kitchen	Ground	9.91	x 6.89	Marble Floor	Breakfast Bar	
4	Prim Bdrm	Ground	12.37	x 10.04	Laminate	Large Closet	
5	Den	Ground	9.45	x 8.63	Laminate	Open Concept	
6	Foyer	Ground	12.2	x 6.2	Marble Floor	Large Closet	

Client Remks: Bright and spacious south facing One Plus Den suite features hardwood floor, stainless steel appliances & granite kitchen countertop. Functional open concept layout. The large den with a glass panel divider provides tons of versatility ideal for either a home office, guest room, or nursery. Amenities Include - 24-Hour Concierge Service, Gym, Party Room, And A Rooftop Garden. Centrally Located, Near Rosedale and Bloor/Yonge Stations, And Easy Access to the DVP and QEW - Everything You Could Want Right Outside Your Door! Lots of Cozy Neighbourhood Restaurants, As well as Whole Foods, Pusateri's, Longo's, City Market and Eataly All Within Walking Distance. Also Nearby Ramsden Park With Everything You Need To Stay Active.

Extras: The Maintenance Fee Covers All Utilities! Amazing Opportunity To Own A Cozy, Well-Maintained Unit In The Desirable Yorkville Area. Incl. S/S Fridge, S/S Hood Fan, Full Size Washer/Dryer, Dishwasher, Microwave, All Elf's & Window Coverings

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



21 Dale Ave 625
Toronto Ontario M4W 1K3
Toronto C09 Rosedale-Moore Park Toronto % Dif: 100
Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 68
Sold: \$625,000
List: \$625,000
Co-Op Apt **#Shares%:** 11 **Rms:** 5
Apartment **Locker#:** 65 **Bedrooms:** 2
Unit#: 625 **Locker Lev/Unit:** 5 **Washrooms:** 1
Corp#: N/A / 0 **Locker Unit:** 1x4xFlat
Level: 6
Dir/Cross St: Bloor St E and Castle Frank Rd.
Prop Mgmt: Crossbridge Property Management 416-921-2704

MLS#: C11990143 **Sold Date:** 05/05/2025
PIN#: 211130099

Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,839.51	Lndy Lev:
Fireplace/Stv: N	A/C: Window Unit	Exterior: Brick
Heat: Water / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Rental
Sqft Source: Real Vision	Taxes Incl: Y Water Incl: Y	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Assessment:	Cable TV Incl: Y CAC Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	Concierge, Exercise Room, Indoor Pool, Outdoor Pool, Visitor Parking
	GreenPIS:	Com Elem Incl: Y
	Prop Feat:	
	Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	5.25	x 8.86	
2	Kitchen	Flat	7.55	x 10.83	
3	Dining	Flat	7.87	x 11.15	
4	Living	Flat	13.45	x 21.98	
5	Prim Bdrm	Flat	11.48	x 16.4	
6	2nd Br	Flat	10.5	x 10.5	

Client Remks: Amazing value and a great opportunity to renovate this spacious 2 bedroom ground level condo! Design and add your own style! Forget those stairs and elevators! Located in the heart of Rosedale, on a quiet tree-lined street with five acres of beautifully manicured gardens. Excellent well-maintained and managed building, pet friendly with excellent amenities: Outdoor Pool & Newly Renovated Indoor Pool; Hot Tub, Sauna, Gym, 24/7 Concierge, Library, And Guest Parking. Condo fees includes: heat, water, cable TV, WIFI, property taxes, common elements and building insurance! If you are looking for transit, you're an easy walk to Castle Frank Station and quick access to the DVP, as well as shops on Bloor, Manulife Centre, and Yorkville.

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


120 Rosedale Valley Rd 211
Toronto Ontario M4W 1P8
Sold: \$670,000
List: \$685,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 98

Taxes: \$0 / 2025 **For:** Sale**SPIS:** N**DOM:** 8

Co-Op Apt

#Shares%: 10**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 211**Locker Lev/Unit:****Washrooms:** 1**Corp#:** N/A / 0**Locker Unit:**

1x4xMain

Level: 2**Dir/Cross St:** Rosedale Valley Rd and Park Rd**Directions:** Rosedale Valley Rd and Park Rd**Prop Mgmt:** Royal Grande 416-945-7902**MLS#:** C12030959**Sold Date:** 03/28/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$1,355.62	Lndy Lev:	
Fireplace/Stv:	N	A/C:	None	Exterior:	Concrete
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Carport / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	Floor Plan	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	N	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Gym, Outdoor Pool, Visitor Parking
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Clear View, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	18.04	x 6.14	
2	Living	Main	13.02	x 19.42	
3	Dining	Main	7.68	x 9.91	
4	Kitchen	Main	7.68	x 9.15	
5	Prim Bdrm	Main	10.99	x 19.69	
6	Den	Main	8.69	x 6.14	

Client Remks: Enjoy your own private garden terrace suite in this mid-century co-op building. Set in prime South Rosedale and surrounded by pristine ravine land. This is the only unit of this size at the Arbour Glen with a walkout to a special garden oasis! Stunning lush landscaping and treed vistas. Ideal for dining al fresco or relaxing with a book. The unique green exposure is truly a rare opportunity as it is permanently protected and completely private. A slice of Muskoka in the city! 880 SQFT total. This one-bedroom plus den offers a large living area, dining room, and functional kitchen that is perfect for entertaining. The large bedroom has two closets and offers treed vistas. The den could be the perfect office for working from home. This move-in ready suite has abundant storage with four additional closets plus one exclusive-use locker. Arbour Glen is a mid-rise co-op building nestled on a quiet residential street that offers its residents urban conveniences while being in the heart of the Rosedale ravine. The 24-hour concierge provides unparalleled safety and security to Arbour Glen residents and guests. Other top-tier amenities include a recently enlarged gym with new equipment, a heated outdoor saltwater pool, two laundry rooms built for efficiency, and visitor parking. Steps to Rosedale and Bloor subway stations, and some of midtowns and Yorkville's best shopping, cafes, and restaurants, Suite 211 at 120 Rosedale Valley Road is sure to check all the boxes! **Utility: Air conditioning possible, configured for two through-wall units.

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

**980 Yonge St 1001****Toronto Ontario M4W 3V8**

Toronto C02 Annex Toronto % Dif: 115

Taxes: \$3,264.75 / 2024 **For:** Sale**SPIS:** N**Sold: \$688,500****List: \$599,999****DOM:** 1

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 1 + 1**Unit#:** 1**Locker Lev/Unit:****Washrooms:** 1**Corp#:** MTCC / 1173**Locker Unit:**

1x4xFlat

Level: 10**Dir/Cross St:** Yonge/Belmont**Prop Mgmt:** Icon Property Management**MLS#:** C11965852**Sold Date:** 02/11/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,114.57	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	800-899	Elev/Lift:		Park Type:	Owned
Sqft Source:	as per MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.01	x 11.32	Combined W/Dining	W/O To Balcony	Large Window
2	Dining	Main	20.01	x 11.32	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	11.15	x 8.04	Breakfast Bar	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	Main	10.5	x 11.48	Large Window	Closet	Hardwood Floor
5	Den	Main	11.48	x 6.56	Large Window	French Doors	Hardwood Floor

Client Remks: Upscale Boutique Living Perfectly situated between Rosedale and Yorkville, this spacious 800 sq. ft. 1-bedroom + large den (with French doors) is flooded with natural light and designed for effortless comfort and style. The modern open-concept layout offers excellent storage and features numerous upgrades, including hardwood flooring, a luxurious bathroom with a jacuzzi tub, an eco-friendly deck on the balcony, a wall-mounted electric fireplace, designer light fixtures, European kitchen appliances, and more. The beautifully positioned big private terrace is good place for sunset and sunrise. All rooms enjoy breathtaking 180 degree views of the Rosedale Valley and a distant lakeview. The neighborhood is vibrant, with trendy, upscale shopping, dining, and entertainment options. Conveniently located just minutes from the DVP, close to TTC, parks, and trails. With a 97 Walk Score, you're steps from Rosedale Station, top restaurants, the Toronto Public Library, Ramsden Park.

Extras:**Listing Contracted With:** CENTURY 21 ATRIA REALTY INC. 905-883-1988



149 South Dr 5
Toronto Ontario M4W 1S3
Sold: \$690,000
List: \$729,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 95

Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 16

Co-Op Apt **#Shares%:** 4.45 **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 5 **Locker Lev/Unit:** Gro **Washrooms:** 1
Corp#: 0 / 0 **Locker Unit:** 1x4xMain
Level: 1

Dir/Cross St: Mt Pleasant Rd & Elm Ave

Prop Mgmt: Peer Property Management

MLS#: C11944328

Sold Date: 02/13/2025

PIN#:

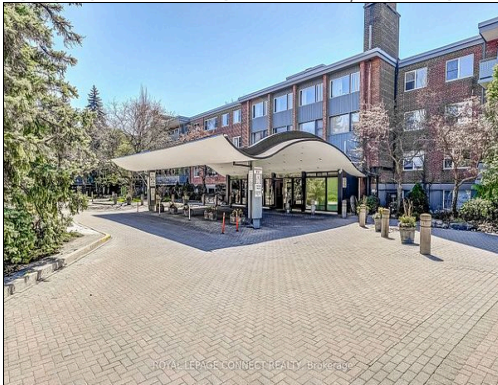
Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$1,233.52	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:	Y	Park Type:	Exclusive
Sqft Source:	Floor Plans	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	W	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	1
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	
		GreenPIS:			
		Prop Feat:	Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.33	x 5.35	Parquet Floor	Double Closet	O/Looks Living
2	Living	Main	15.75	x 14.99	Open Concept	Parquet Floor	W/O To Terrace
3	Dining	Main	11.15	x 8.01	Open Concept	Picture Window	O/Looks Garden
4	Kitchen	Main	10.07	x 7.74	Tile Floor	O/Looks Dining	
5	Prim Bdrm	Main	13.48	x 12.07	Picture Window	Double Closet	Parquet Floor
6	Bathroom	Main	7.68	x 4.82	4 Pc Bath	Tile Floor	

Client Remks: Welcome to this charming boutique building nestled in the heart of Rosedale overlooking the historic Craigleigh Gardens Park. A rare opportunity to live in a ground level suite featuring over 750 sqft of interior living space, gorgeous hardwood floors and generously proportioned principal rooms designed for comfortable everyday living. The primary bedroom boasts a large window overlooking the landscaped garden as well as a double-closet. This beautifully maintained suite has been lovingly enjoyed and cared for by the same owner for almost 25 years. It is completely move-in ready or could be renovated into something even more special. Residents enjoy access to a recently updated rooftop terrace, perfect for soaking in breathtaking views, along with amenities like a party/meeting room, recreation space, and bike storage. Suite 5 is conveniently located next to the shared laundry room and adjacent to the storage locker room, where it includes an exclusive-use locker. Don't miss your chance to live in this wonderful community with TTC at your doorstep, easy access to parks, the ravine system, Summerhill Market and shops on Summerhill Ave. **Monthly maintenance fees are inclusive of heat, water, property taxes and building insurance.*** **EXTRAS** This well-maintained building, known as Craigleigh Apartments is very quiet and impeccably managed by an exceptional live-in Superintendent, whose attention to detail and quick responsiveness ensure a seamless living experience. No rentals.

Extras:

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


21 Dale Ave 712
Toronto Ontario M4W 1K3
Sold: \$715,000
List: \$724,899

Toronto C09 Rosedale-Moore Park Toronto % Dif: 99

Taxes: \$2,024 / 2024 **For:** Sale **SPIS:** N **DOM:** 19

Co-Op Apt	#Shares%: 11	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 712	Locker Lev/Unit:	Washrooms: 1
Corp#: N/A / 0	Locker Unit:	1x4xFlat
	Level: 7	

Dir/Cross St: Bloor St E & Castle Frank Rd.**Prop Mgmt:** Crossbridge - Joanne Selvagio 416-921-2704**MLS#:** C11929276**Sold Date:** 02/05/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$1,803.56	Lndy Lev:	Lower
Fireplace/Stv:	N	A/C:	None	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Surface
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Rental
Sqft Source:	Floor Plans	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	S	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge, Exercise Room, Indoor Pool, Outdoor Pool, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.19	x 5.74	Double Closet	Parquet Floor	Mirrored Closet
2	Living	Main	22.6	x 13.75	Open Concept	Parquet Floor	W/O To Balcony
3	Dining	Main	11.32	x 8.1	Open Concept	Parquet Floor	
4	Kitchen	Main	10.96	x 7.87	Galley Kitchen	B/I Oven	B/I Range
5	Prim Bdrm	Main	16.5	x 11.78	W/I Closet	Broadloom	Closet Organizers
6	2nd Br	Main	13.02	x 10.6	Double Closet	Parquet Floor	B/I Bookcase

Client Remks: **Welcome To Your Urban Retreat, Nestled In The Heart Of Prestigious South Rosedale!** **Spacious 2 Bedroom Condo Enjoys Breathtaking Views Of Lush Ravine** Interior Is Awash With Natural Light From Coveted South Exposure**Second Bedroom Currently Used As A Den**Resort Style Amenities Include Indoor & Outdoor Pools, Hot Tub, Gym, Library, 24hr Concierge, Bike Storage, Guest Parking etc...**Conveniently Located Steps Away From Castle Frank Station**Easy Access To DVP**A Winning Combination!**

Extras: Fridge, Stovetop, B/I Oven, Dishwasher, Bar Fridge, (All appliances in "as is" condition), Window Coverings, ELF's, B/I Bookshelves, Closet Organizers**Outdoor patio furniture**

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 905-831-2273


914 Yonge St 1108/09
Toronto Ontario M4W 3C8

Toronto C02 Annex Toronto % Dif: 104

Taxes: \$3,318.95 / 2024 **For:** Sale**SPIS:** N**Sold:** \$720,000**List:** \$689,000**DOM:** 3

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: 5**Bedrooms:** 1 + 1**Unit#:** 7/8**Locker Lev/Unit:** 11**Washrooms:** 2**Corp#:** YCC / 163**Locker Unit:** 5

1x4xFlat, 1x4xFlat

Level: 11**Dir/Cross St:** Yonge and Davenport**Prop Mgmt:** Del Property Management**MLS#:** C11972062**Sold Date:** 02/16/2025**PIN#:** 111630035

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,174.64	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	None
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Rental
Sqft Source:	Floorplans	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Sw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Party/Meeting Room
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	9.32	x 7.15	W/O To Balcony	Stainless Steel Appl	Tile Floor
2	Living	Flat	17.91	x 12.17	W/O To Balcony	Sliding Doors	Window Flr to Ceil
3	Dining	Flat	9.91	x 8.66	Panelled	Crown Moulding	Tile Floor
4	Office	Flat	10.99	x 8.01	Double Closet	Panelled	Tile Floor
5	Prim Bdrm	Flat	16.24	x 10.6	4 Pc Ensuite	W/O To Balcony	Double Closet

Client Remks: This stunning condo at Davenport and Yonge is a rare gem 2 units combined into one - with nearly 1,100 square feet of living space, soaring 10.5-foot ceilings with crown moulding, and 2 very spacious balconies! Freshly renovated, with exquisitely panelled walls and doors, this home radiates modern sophistication. The suite offers a spacious foyer, a large primary bedroom with 4 pc ensuite, an office, a spacious living room with incredible views, a dining room area off the kitchen, a second four-piece bathroom, ensuite laundry and marble floors that flow throughout the unit. The kitchen features mini subway tile backsplash, a double stainless-steel sink with side spray faucet, high-end appliances including double ovens and a Liebherr Premium Refrigerator including wine storage. The living room is very spacious and features double sliding doors to 2 separate balconies which face South and West for optimal light throughout the day. Recessed lighting creates an ambiance for sophisticated gatherings. There is so much storage in this unit! The primary bedroom offers two double closets while the office area offers another set of double closets for coat storage. There's even a hidden push-to-open latched door leading to a broom closet! Just steps to Yorkville shopping and restaurants as well as the Rosedale subway station, other nearby amenities include Ramsden Park, Pricefield Rd Playground, Yonge St shops and restaurants, The Concert Hall, Toronto Reference Library and much more. Priced at \$730/sq. ft, this is the opportunity you've been waiting for! ****EXTRAS**** Monthly condo fees cover Cable TV, Air Conditioning, Common Elements, Heat, Hydro, Building Insurance and Water. 914 Yonge Street Condos's amenities include a Meeting Room, Bike Storage, and Security System.

Extras:**Listing Contracted With:** ROYAL LEPAGE/J & D DIVISION 416-489-2121



21 Dale Ave 845 Toronto Ontario M4W 1K3 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99 Taxes: \$0 / 2024 For: Sale SPIS: N DOM: 19			Sold: \$913,500 List: \$927,000
Co-Op Apt Apartment Unit#: 45 Corp#: 0 / 0	#Shares%: 11 Locker#: Locker Lev/Unit: E Locker Unit: 1 Level: 8	Rms: 5 Bedrooms: 2 Washrooms: 2 1x2, 1x3	
Dir/Cross St: Castle Frank/ Powell Prop Mgmt: Crossbridge Joanne 416 -921-2704			

MLS#: C11913749	Sold Date: 01/27/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Floor Plan Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,775.31 A/C: Window Unit Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: N Prop Feat: Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: \$188 Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	22.77	x 13.88	W/O To Terrace Parquet Floor
2	Dining	Main	8.92	x 8.1	W/O To Terrace Parquet Floor
3	Kitchen	Main	9.51	x 7.71	Renovated B/I Appliances
4	Prim Bdrm	Main	15.42	x 11.65	B/I Closet 3 Pc Ensuite
5	2nd Br	Main	12.4	x 10.5	Closet Open Concept

Client Remks: Welcome to your dream suite, a spacious 2-bedroom, 2-BATH that truly embodies the perfect blend of luxury and comfort. This home shines with natural light, thanks to the expansive wall of windows that stretch the entire length of the suite. Step out onto the private terrace facing east to enjoy stunning views and the serene atmosphere. The Kensington Apartment Complex offers more than just a place to live it's a lifestyle. Immerse yourself in an elegant, welcoming community, surrounded by meticulously landscaped lawns and vibrant gardens that provide a peaceful retreat right outside your door. Need a place to entertain guests? Ample visitor parking ensures convenience for all. Indulge in the suite you've always dreamed of refined, bright, and designed for the modern lifestyle. You won't want to miss this opportunity!

Extras:

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191
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21 Dale Ave 704 Toronto Ontario M4W 1K3 Toronto C09 Rosedale-Moore Park Toronto % Dif: 97 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 41			Sold: \$930,000 List: \$959,000
Co-Op Apt 1 Storey/Apt Unit#: 4 Corp#: N/A / 0	#Shares%: 11 Locker#: Locker Lev/Unit: Locker Unit: Level: 7	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4, 1x2	
Dir/Cross St: Bloor & Sherbourne Directions: South of Bloor, East of Sherbourne Prop Mgmt: Crossbridge - JoAnne Selvagio 416-921-2704			

MLS#: C11989236	Sold Date: 04/08/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Water / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Floorplans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,917.04 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 67 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	22.51	x 13.75	B/I Shelves	Hardwood Floor	Combined W/Dining
2	Dining	Flat	11.42	x 8.07	W/O To Balcony	Hardwood Floor	Combined W/Living
3	Prim Bdrm	Flat	10.93	x 7.84	Side Door	Galley Kitchen	B/I Shelves
4	Prim Bdrm	Flat	16.67	x 11.75	W/I Closet	East View	Hardwood Floor
5	2nd Br	Flat	11.09	x 10.6	East View	Hardwood Floor	Window
6	Foyer	Flat	9.09	x 4.27			

Client Remks: Seldomly available 2 bedroom, 2 bathroom suite perched privately over the Rosedale Ravine Lands in Toronto's exclusive South Rosedale neighbourhood. The Kensington Apartments at 21 Dale Avenue is an iconic address set on an expansive 5-acre, beautifully landscaped ravine lot that includes walking trails, gardens, indoor and outdoor pools, sauna, gym, and 24hr concierge. Suite #704 is a fabulous, bright, 2 bedroom suite with a rare 2nd bathroom, parquet hardwood flooring, 127sf walkout balcony overlooking green space, a second butler's door with entry directly into the kitchen, and one of very few suites with central A/C. This suite boasts large living spaces, classic architectural elements and a practical layout. A superb suite in an exceptional building all within Toronto's finest neighbourhood. Easy access to Castle Frank TTC, DVP, parks and trails and close proximity to Yorkville, Danforth and Bloor Street Shopping and restaurants.							
Extras:							
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191							



120 Rosedale Valley Rd 206 Toronto Ontario M4W 1P8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 98 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 23			Sold: \$970,000 List: \$985,000
Co-Op Apt Apartment Unit#: 206 Corp#: N/A / 0	#Shares%: 15 Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 6 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x2	
Dir/Cross St: Rosedale Valley Rd and Park Rd Directions: Rosedale Valley Rd and Park Rd Prop Mgmt: Royale-Grande 416-945-7902			

MLS#: C12054324	Sold Date: 04/24/2025
PIN#:	


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,875.65 A/C: Wall Unit Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: GreenPIS: Prop Feat: Arts Centre, Fenced Yard, Library, Park, Pets Allowed with Restrictions, School, Wooded/Treed	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Other / 1 Park/Drive: Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Gym, Outdoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.73	x 6.04	Hardwood Floor W/I Closet
2	Living	Main	12.4	x 19.19	Hardwood Floor O/Looks Garden W/O To Balcony
3	Dining	Main	7.87	x 13.81	Hardwood Floor O/Looks Garden Combined W/Living
4	Kitchen	Main	7.87	x 11.65	B/I Appliances Stainless Steel Sink Stainless Steel Appl
5	Prim Bdrm	Main	11.78	x 19.29	O/Looks Garden W/I Closet 3 Pc Ensuite
6	2nd Br	Main	10.33	x 13.35	B/I Shelves O/Looks Garden Hardwood Floor
7	Office	Main	6.07	x 6.3	B/I Closet Mirrored Closet Hardwood Floor

Client Remks: Lush garden views at the Arbour Glen! This mid-century co-op building is set in prime South Rosedale surrounded by ravine parkland. This exceptional, fully renovated, and rarely offered interior courtyard suite boasts approx 1202 sf of bright, elegant & cheery interior living space with a spacious balcony to enjoy the garden views. Lush forsythia adds charm & appeal for anyone with a green thumb! Completed by Jeff Brennan of Village Homes, this 2-bed, 2-bath suite has been updated throughout with a meticulous level of detail. A gracious foyer welcomes you with elegant, engineered wood flooring throughout. A custom kitchen with Miele appliances including: a built-in wall oven, warming drawer, microwave, fridge, freezer, and electric cooktop. A double pull-out pantry cupboard & custom storage make this space a Chef's paradise. The gorgeous garden views from the large living room & dining area make the perfect backdrop for entertaining. An exceptionally large primary suite easily accommodates a king-size bed & features a large sitting or office area & a generous w/i closet. A 2nd bedroom has custom California Closet b/ins & sleek pocket doors & could also be the perfect sitting room/den or TV area. A large walk-in closet off the entrance foyer could be used as an office & features thoughtfully placed storage behind mirrors. There are 2 baths, 1 powder rm & the other a 3-pc w/a large walk-in shower & heated towel rack. No detail has been overlooked. This elegant turnkey abode is a rare offering for the building & is ready for its next owner. Arbour Glen is a mid-rise co-op building nestled on a quiet residential street that offers its residents urban conveniences while being in the heart of the Rosedale ravine. The 24-hour concierge provides unparalleled safety & security to Arbour Glen residents & and guests. Other top-tier amenities include a recently enlarged gym w/new equipment, a heated outdoor saltwater pool, 2 laundry rooms built for efficiency & visitor parking.

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





RARE REAL ESTATE Brokerage

942 Yonge St 701			Sold: \$1,055,000
Toronto Ontario M4W 3S8			List: \$849,880
Toronto C02 Annex Toronto % Dif: 124			
Taxes: \$4,436.40 / 2024		For: Sale	SPIS: Y
			DOM: 8
Condo Apt	#Shares%:	Rms: 5 + 1	
Unit#: 1	Locker#:	Bedrooms: 2 + 1	
Corp#: MTCC / 1019	Locker Lev/Unit:	Washrooms: 2	
	Locker Unit:	1x5, 1x3	
	Level: 7		
Dir/Cross St: Yonge & Davenport			
Directions: Yonge & Davenport			
Prop Mgmt: 360 Community Management			

MLS#: C11996373	Sold Date: 03/11/2025
PIN#:	

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: As Per Builder's Plan Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$1,230.23 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 91 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Gym, Media Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	
2	Dining	Flat	0	0	
3	Kitchen	Flat	0	0	
4	Prim Bdrm	Flat	0	0	
5	2nd Br	Flat	0	0	
6	Den	Flat	0	0	

Client Remks: Step into a home where style, sophistication, and comfort blend seamlessly in one of Toronto's most coveted neighbourhoods. Just steps from the charm of Yorkville and The Annex, this fully renovated condo has been thoughtfully transformed with over \$\$\$100K in upgrades, creating an elegant urban retreat. From the moment you walk into this 2-bedroom plus den, 2-bath condo, natural light pours through expansive windows, highlighting the rich hardwood floors that flow throughout. The open-concept layout is designed for both relaxation and entertaining, with a chef-inspired kitchen at its heart. Featuring high-end stainless steel appliances, an oversized center island, and sleek custom cabinetry, this kitchen is as functional as it is beautiful, perfect for hosting guests or enjoying quiet mornings with coffee in hand. The primary bedroom is a true sanctuary, complete with a spa-like 5-piece ensuite and a walk-in closet that offers ample storage for all your wardrobe essentials. Need extra space? The versatile den is ideal for a home office, creative studio, or guest suite tailored to your lifestyle. Every detail has been carefully considered, from the custom-designed laundry room to the upgraded pot lights that set the perfect ambiance. Storage is never an issue, with thoughtfully integrated solutions throughout the unit. Beyond the home itself, experience the best of city living, renowned boutiques, fine dining, and vibrant nightlife are just steps away. With easy access to transit, major highways, and lush green spaces, this location offers both convenience and excitement. This isn't just a condo it's a lifestyle. A rare opportunity to own something truly special in the heart of Toronto. Don't miss your chance to call it home!

Extras:
Listing Contracted With: RARE REAL ESTATE 416-233-2071



16 Rosedale Rd 820
Toronto Ontario M4W 2P4
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 100
Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 6
Sold: \$1,100,000
List: \$1,100,000
 Co-Op Apt **#Shares%:** 15 **Rms:** 8
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 820 **Locker Lev/Unit:** 1 **Washrooms:** 2
Corp#: 0 / 0 **Locker Unit:** H161 1x4xFlat, 1x2xFlat
Level: 8
Dir/Cross St: Park & Cluny
Directions:
 From DVP -Bayview Exit to Rosedale Valley Road, Right on Park, left on Rosedale. Property on Left.
Prop Mgmt: ROYALE GRANDE PROPERTY MANAGEMENT

MLS#: C11979878**Sold Date:** 02/26/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,875.65	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Wall Unit	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:	51-99	UFFI:		Park/Drive:	Surface
Apx Sqft:	1200-1399	Elev/Lift:	Y Retirement: N	Park Type:	Rental
Sqft Source:	owner	Taxes Incl:	Y Water Incl: Y	Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y CAC Incl:	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Concierge, Gym, Outdoor Pool, Sauna, Visitor
Survey Type:	None	Cert Level:	Energy Cert: N	Parking, Elevator	
Phys Hdcap-Eqp:		GreenPIS:	N	Com Elem Incl:	Y
Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Public Transit, Wooded/Treed					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.91	x 7.32	Closet Parquet Floor
2	Living	Flat	18.54	x 14.6	2 Way Fireplace W/O To Balcony Large Window
3	Dining	Flat	10.4	x 9.51	Large Window W/O To Balcony French Doors
4	Kitchen	Flat	14.01	x 9.12	B/I Dishwasher Eat-In Kitchen Tile Floor
5	Den	Flat	17.59	x 10.5	2 Way Fireplace B/I Bookcase Swing Doors
6	Prim Bdrm	Flat	13.68	x 11.09	W/I Closet 4 Pc Ensuite Large Window
7	Bathroom	Flat	9.28	x 5.91	4 Pc Ensuite Tile Floor
8	Bathroom	Flat	6.5	x 4	2 Pc Bath
9	Other	Flat	9.28	x 4.89	Parquet Floor W/I Closet
10	Other	Flat	8.3	x 4.99	Combined W/Laundry Tile Floor
11	Other	Flat	7.22	x 4.99	Parquet Floor
12	Other	Flat	3.35	x 10.99	Parquet Floor

Client Remks: Discover a truly special residence. Captivating 1+1 bedroom Mid-Century Co-Op in the heart of prestigious Rosedale. Top floor, corner, end unit sanctuary offers a rare combination of privacy & timeless style w/no overhead neighbours ensuring peace & tranquility. Step inside to experience the warmth of meticulously maintained details. Beautiful solid wood & mirrored accents in wainscotting, doors and cabinetry. Distinctive terra-cotta tiling with rich chocolate parquet hardwood floors flowing seamlessly throughout. 2 way wood burning fireplace is a cozy focal point complimented by a built-in floor to ceiling wall unit. Over-sized den offers dual functionality, providing both a comfortable living area & a guest bedroom. Primary suite w/generous WIC & well appointed 4-pc ensuite. Added convenience of in-suite laundry, vented hood fan & 2-pc powder room. 2 wall unit air conditioners (primary rm & livg/dinrm). Private balcony overlooks residential neighbourhood of Rosedale/Moore Park. Timeless charm within an unbeatable location. The neighbourhood boast abundant green spaces including: Severne Creek Park, Ramsden & Rosedale Park w/tennis courts, skating rink & sports field. The ravine winding thru Rosedale offers trails for enjoying nature. Proximity to Yorkville, a vibrant area known for upscale boutiques, fine dining & cultural attractions is easily accessible. Well connect with walkable TTC and Subway connections. (Fee to be verified by Buyer-Taken from Status Certificate. Measurements as per Floorplan taken by Matterport. Maintenance fees include 24 hr concierge, Cable TV, property taxes, Heating, Water and Building Insurance. Parking to be assigned and is rented-Outdoor space is 51.87, Carport 75.28 and Garage is 96.52/month)

Extras:**Listing Contracted With:** RE/MAX DELTA REALTY TEAM 416-907-0778

**20 Scrivener Sq 107****Toronto Ontario M4W 3X9**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 96

Taxes: \$4,420.48 / 2024 **For:** Sale**SPIS:** Y**Sold:** \$1,100,000**List:** \$1,149,000**DOM:** 14

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: A128**Bedrooms:** 1 + 1**Unit#:** 7**Locker Lev/Unit:****Washrooms:** 1**Corp#:** TSCC / 1476**Locker Unit:**

1x4xMain

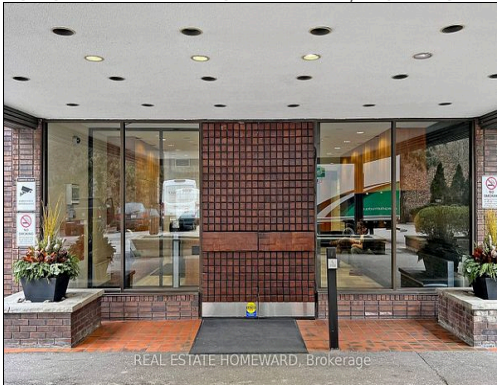
Level: 1**Dir/Cross St:** Yonge/Scrivener**Directions:** Via google maps**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C12024767**Sold Date:** 03/31/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$885.48	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Year Built:	2002	Elev/Lift:	Y	Park Type:	Owned
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0
Apx Sqft:	800-899	Heat Incl:	Y	Park \$/Mo:	
Sqft Source:	Floor plans	Cable TV Incl:		Prk Lvl/Unit:	Level 1 Unit 77
Exposure:	S	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
Assessment:		Cert Level:		Com Elem Incl:	Y
Spec Desig:	Unknown	GreenPIS:			
Survey Type:	None	Prop Feat:			
Phys Hdcap-Eqp:			Cul De Sac, Ensuite Laundry, Fenced Yard, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.25	x 11.32	B/I Shelves	W/O To Garden	Hardwood Floor
2	Dining	Main	10.83	x 6.76	O/Looks Living	Track Lights	Hardwood Floor
3	Kitchen	Main	11.15	x 7.25	Renovated	Centre Island	Hardwood Floor
4	Prim Bdrm	Main	11.58	x 8.99	California Shutters	W/I Closet	4 Pc Bath
5	Den	Main	9.74	x 8.83	Double Closet	Track Lights	Hardwood Floor

Client Remks: Rare main floor suite with a garden terrace at Thornwood !! Renovated and noticeably larger than its counterparts with nearly ten foot ceiling heights, this suite is a turn-key entry point into this highly coveted Rosedale luxury building. New white oak flooring (2024) lines the suite, bringing a crisp and fresh upgrade to this fabulous suite. The open concept floor plan feels enlarged with the ceiling heights and the nearly floor to ceiling windows that connect the outdoor garden to the suite. The renovated kitchen is a focal point of the suite, offering stainless steel appliances, a generous centre island, and quartz lined countertops. Adjacent to the kitchen lies a full-sized dining room, a rarity in condo living, as well as a large living room space with a wall of custom built-ins and a walk-out to the garden. The primary bedroom has a fabulous walk-through closet that connects to the upgraded four-piece ensuite bathroom. This bathroom has two entry points, one from the bedroom and one from the foyer so to also serve guests or the den, if being used as a secondary bedroom. The den is large enough to be used as a second bedroom, if desired, or a fabulous work-from-home option with two glass-lined sliding doors to enclose it. The suite offers ensuite laundry, a double front hall closet, new light fixtures, an underground parking space and locker. It is steps to the concierge, but distant enough for privacy in this main floor corridor. Enjoy condo living without the burden of an elevator each day. Walk out to Rosedale's finest shops, restaurants and cafes, and connect within minutes to two subway stations on Yonge Street. Utilize the building's renowned amenities including a large gym, party room, guest suite, car wash, and the friendly and attentive concierge team. Come and enjoy all the lifestyle benefits this widely coveted building offers, the renovated interiors of this beautiful unit, and the incredibly convenient offering this main floor suite provides.

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


120 Rosedale Valley Rd 410
Toronto Ontario M4W 1P8
Sold: \$1,250,000
List: \$1,200,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 104

Taxes: \$0 / 2025 **For:** Sale**SPIS:** N**DOM:** 26

Co-Op Apt

#Shares%: 20**Rms:** 8 + 3

Apartment

Locker#: Tba**Bedrooms:** 2 + 1**Unit#:** 410**Locker Lev/Unit:****Washrooms:** 2**Corp#:** 0 / 0**Locker Unit:**

1x2xFlat, 1x4xFlat

Level: 4**Dir/Cross St:** Yonge And Belmont**Prop Mgmt:** Royale Grande 416-945-7902**MLS#:** C11963091**Sold Date:** 03/05/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Common	Ens Lndry:	
Basement:	None	Maint:	\$2,588.73	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Wall Unit	Exterior:	Brick
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	51-99	UFFI:		Park/Drive:	Private
Apx Sqft:	1400-1599	Elev/Lift:	Y	Park Type:	Common
Sqft Source:	Custom draftsman floor plan available	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	S	Heat Incl:	Y	#:	1
Assessment:		Cable TV Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	assigned
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Exercise Room, Outdoor Pool, Visitor Parking
		GreenPIS:	N	Com Elem Incl:	Y
		Prop Feat:	Cul De Sac, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	10.6	x 6	Closet	Linen Closet
2	Living	Flat	19.91	x 12.5	Large Window	W/O To Balcony
3	Dining	Flat	14.83	x 8.76	W/O To Balcony	Large Window
4	Kitchen	Flat	14.83	x 8.76	Galley Kitchen	Quartz Counter
5	Den	Flat	19.75	x 11.15	B/I Bookcase	Tile Floor
6	Prim Bdrm	Flat	17.91	x 11.52	4 Pc Ensuite	Large Window
7	Bathroom	Flat	11.42	x 5.41	Double Closet	Closet
8	2nd Br	Flat	15.45	x 10.86	4 Pc Ensuite	Large Window
9	Bathroom	Flat	5.68	x 2.92	Ceramic Floor	
10	Utility	Flat	8.07	x 6.33	Closet	Large Window
11	Other	Flat	21.1	x 6.33	2 Pc Bath	Ceramic Floor
					W/I Closet	
					Balcony	Concrete Floor
						South View

Client Remks: One of the largest units with 20 shares and one of the nicest suites located at The Arbour Glen, Rosedale. Elegant and spacious unit with over 1455 Square feet of spectacular living/entertaining space plus a 140 Sq ft balcony. Excellent layout includes beautiful engineered hardwood through out, 2 full bedrooms, 2 baths, large living area, dining room, separate galley kitchen, large den/family room (formerly a 3 bedroom, 3rd bedroom opened up), and plenty of in suite storage and off suite locker. Step out to the over sized balcony and enjoy the beautiful treed & Rosedale views. In suite storage room off foyer, salt water pool, gym and laundry room just around the corner from the suite for easy access. Maintenance fees include 24 hour concierge, property tax and cable allowing for easy budgeting. Ideal for professionals, families (looking for best school district), empty nesters coming from a large home and needing extra space. Enjoy the gym, saltwater pool; shopping, restaurants, parks, subway near by, visitor parking and five star concierge service. The best of Rosedale. Detailed floor plan done by our draftsman and video available for home viewing.

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


21 Dale Ave 344
Toronto Ontario M4W 1K3
Sold: \$1,350,000
List: \$1,399,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 96

Taxes: \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 75

Co-Op Apt

#Shares%: 15**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 44**Locker Lev/Unit:****Washrooms:** 2**Corp#:** N/A / 0**Locker Unit:**

2x3xMain

Level: 3**Dir/Cross St:** Dale Ave & Castle Frank Rd**Prop Mgmt:** Crossbridge Condo Services**MLS#:** C11046321**Sold Date:** 02/09/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,449.13	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Radiant / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Private
Apx Sqft:	1400-1599	Elev/Lift:		Park Type:	Rental
Sqft Source:	As Per Floor Plan	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	Sw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.99	x 6.17	Double Closet	3 Pc Bath	Hardwood Floor
2	Living	Flat	22.41	x 14.01	Combined W/Dining	Open Concept	Hardwood Floor
3	Dining	Flat	22.41	x 14.01	Combined W/Living	O/Looks Pool	Hardwood Floor
4	Kitchen	Flat	10.01	x 6.99	Stainless Steel Appl	Renovated	Breakfast Area
5	Breakfast	Flat	11.25	x 8.07	W/O To Balcony	Open Concept	Hardwood Floor
6	Prim Bdrm	Flat	16.4	x 11.68	3 Pc Ensuite	W/O To Balcony	W/I Closet
7	2nd Br	Flat	13.09	x 11.15	Double Closet	O/Looks Pool	Hardwood Floor
8	Den	Flat	13.09	x 10.33	O/Looks Dining	O/Looks Garden	Hardwood Floor

Client Remks: Welcome to The Kensington! Suite 344 is a coveted corner unit w/over 1400 Sq Ft of Living Space. This 2+1 is full renovated & one of the few suites to offer Central AC & Ensuite Laundry. Bookended by 2 Balconies overlooking the Immaculate Gardens & Outdoor Pool. New large modern windows, with custom Window Coverings, allow for sun drenched days in every room. Living/Dining area combined w/Breakfast area is expansive. Modern upgraded kitchen equipped w/S/S Appliances, Generous Countertop Space & Tons of Storage. The Cozy Oversized Den Invites you to spend the day reading or easily converted into a Home Office or extra bedroom. The Ample sized Bedrooms offer tons of closet space and private views. Prim Bdrm enjoys a W/I Closet, Laundry & Renovated 3pc Ensuite. 2nd Bdrm has B/I Desk/Workspace & Db Closet. Plus an additional Renovated 3pc Ensuite. Stunning Hardwood Floors Throughout. Plus An Exclusive Oversized Locker. Located in the Heart of Rosedale on over 5 Acres is 21 Dale. **EXTRAS** Today, there are few buildings in Toronto as well known as 21 Dale, and few buildings anywhere as much loved by its residents. Amenities: Gym, Indoor & Outdoor Pool, Meeting Room, Concierge, Visitor Parking. Check out www.21dale.org

Extras:**Listing Contracted With:** SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337


2 Roxborough St E 502
Toronto Ontario M4W 3V7
Sold: \$2,130,000
List: \$1,999,950

Toronto C09 Rosedale-Moore Park Toronto % Dif: 107

Taxes: \$7,697 / 2024 **For:** Sale**SPIS:** N**DOM:** 5

Condo Apt

#Shares%:**Rms:** 6 + 1

Apartment

Locker#: A20**Bedrooms:** 2 + 1**Unit#:** 2**Locker Lev/Unit:** P1**Washrooms:** 2**Corp#:** MTCC / 1366**Locker Unit:**

1x4xMain, 1x4xMain

Level: 5**Dir/Cross St:** Yonge/Roxborough St**Directions:** E**Prop Mgmt:** T.S.E. Management Services Inc.**MLS#:** C12135549**Sold Date:** 05/13/2025**PIN#:** 123660029

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,468.50	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick Front / Concrete
Heat:	Forced Air / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	16-30	UFFI:		Park/Drive:	
Year Built:	2001	Elev/Lift:		Park Type:	Owned / Owned
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Apx Sqft:	1600-1799	Heat Incl:	Y Hydro Incl:	#:	10
Sqft Source:	floorplan	Cable TV Incl:		#:	12
Exposure:	Se	Bldg Ins Incl:	Y Prkg Incl:	Park \$/Mo:	
Assessment:		Cert Level:		Prk Lvl/Unit:	P1 / P1
Spec Desig:	Unknown	GreenPIS:		Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking, Elevator
Survey Type:	Unknown	Prop Feat:	Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, Wooded/Treed	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	9.97	x 6.96	Double Closet	Hardwood Floor	Panelled
2	Living	Flat	17.59	x 10.76	Gas Fireplace	Hardwood Floor	Combined W/Dining
3	Dining	Flat	15.42	x 11.91	Open Concept	W/O To Terrace	South View
4	Kitchen	Flat	12.99	x 9.91	B/I Appliances	Breakfast Bar	O/Looks Dining
5	Prim Bdrm	Flat	16.4	x 11.38	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	Flat	17.09	x 11.09	4 Pc Bath	Large Closet	South View
7	Den	Flat	11.75	x 11.45	Separate Rm	South View	Hardwood Floor

Client Remks: Sophisticated Living in Rosedale! Rarely Offered Boutique Luxury Residence. Welcome to Suite 502 at 2 Roxborough Street East, an exclusive opportunity to own in one of Torontos most coveted and rarely available boutique buildings. Nestled in the heart of prestigious Rosedale, this meticulously designed 1,700 sq ft corner suite offers timeless elegance, refined comfort, and understated luxury. Featuring 2 spacious bedrooms plus a separate den, and 2 full bathrooms, this residence is ideal for discerning professionals or downsizers seeking generous living space without compromise. The flowing, open-concept layout is bathed in natural light from expansive windows that frame tree-lined vistas and skyline views. High ceilings, custom millwork, and premium finishes throughout elevate every room. The chefs kitchen boasts top-tier appliances, ample cabinetry, and a seamless connection to the dining and living areas perfect for entertaining. A private den offers flexibility as a home office, reading lounge, or third bedroom. Enjoy two underground parking spots and a dedicated locker, offering rare convenience in boutique living. The building itself is an architectural gem, quiet, secure, and impeccably maintained, with concierge service, elegant common areas, and a tight-knit community of sophisticated residents. Step outside and be immersed in the very best of Torontos luxury lifestyle: just moments from the fine shops and restaurants of Summerhill and Yorkville, scenic Rosedale Ravine trails, Chorley Park, the LCBO flagship at Scrivener Square, and the Summerhill TTC station for effortless access downtown. This is a rare chance to own a signature residence in a building where listings are few and far between. A perfect blend of elegance, privacy, and convenience in one of Torontos most esteemed neighbourhoods.

Extras:**Listing Contracted With:** EXP REALTY 866-530-7737


25 Scrivener Sq 214
Toronto Ontario M4W 3Y6
Sold: \$2,500,000
List: \$2,495,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 100

Taxes: \$7,818 / 2024 For: Sale **SPIS: N** **DOM: 4**

Condo Apt

#Shares%:

Rms: 7

Apartment

Locker#:

Bedrooms: 2 + 1

Unit#: 14

Locker Lev/Unit: B

Washrooms: 2

Corp#: TSCC / 1614

Locker Unit: 71

1x3, 1x5

Level: 2

Dir/Cross St: Yonge/Summerhill

Directions: Yonge/Summerhill

Prop Mgmt: Crossbridge Condominium Services Ltd. 416-324-8717

MLS#: C12083941

Sold Date: 04/19/2025

PIN#: 126140039

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,021.89	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	
Year Built:	2004	Elev/Lift:		Park Type:	Owned / Owned
Apx Sqft:	1600-1799	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Sqft Source:	Builder's Plan	Heat Incl:		#:	70
Exposure:	S	Cable TV Incl:	Y CAC Incl:	#:	71
Assessment:	2024	Bldg Ins Incl:	Y Prkg Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Cert Level:		Prk Lvl/Unit:	B / B
Survey Type:	None	GreenPIS:		Bldg Amen:	Concierge, Exercise Room, Gym, Party/Meeting Room, Visitor Parking, Elevator
Phys Hdcap-Eqp:		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, School	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Elevator	Closet	Crown Moulding
2	Living	Main	25.69	x 11.88	Open Concept	Gas Fireplace	Large Window
3	Dining	Main	25.69	x 11.88	Open Concept	Combined W/Living	Large Window
4	Kitchen	Main	13.58	x 9.68	Granite Counter	Breakfast Bar	Stainless Steel Appl
5	Den	Main	13.58	x 10.7	W/O To Balcony	B/I Shelves	Wall Sconce Lighting
6	Office	Main	11.48	x 8.89	French Doors	B/I Desk	Crown Moulding
7	Prim Bdrm	Main	12.6	x 10.07	Juliette Balcony	W/I Closet	Crown Moulding
8	Bathroom	Main	0	0	5 Pc Ensuite	Marble Floor	Separate Shower
9	2nd Br	Main	11.98	x 9.19	Double Closet	Juliette Balcony	Recessed Lights
10	Bathroom	Main	0	0	3 Pc Bath	Quartz Counter	Separate Shower
11	Other	Main	9.09	x 6.99	Concrete Floor	North View	

Client Remks: Live at the heart of Toronto's most coveted locale in the prestigious Thornwood II at Scrivener Square. This exceptional 1669 square foot corner suite, ideal for those with an active lifestyle, offers unparalleled convenience and sophisticated living. Overlooking the front circular drive and the iconic LCBO historic clock tower, this elegant condominium residence in Summerhill is nestled within a boutique building renowned for its exclusivity. Take your private elevator (shared only by a few select suites) and enter directly into the front foyer of your suite. Warm and inviting traditional decor with ample wall space to hang your art. Two bedrooms and two baths. A cozy home office / library with custom built-ins. Few condominium units can boast having a kitchen / den space with walk-out to a balcony. Upscale finishes. Gas fireplace in the combined living / dining room. Marble clad baths with Lefroy Brooks fixtures. Step outside and immerse yourself in Summerhill's vibrant atmosphere. Indulge in gourmet delights at Harvest Wagon, Pisces, and Sorrel, savour authentic Italian cuisine at Terroni/Bar Centrale, or select premium cuts at Olliffe Butcher. Enjoy leisurely mornings at chic cafes and explore upscale boutiques, all within a short stroll. For the fitness enthusiast, there are three top racquets clubs nearby (Toronto Lawn, York Racquets, and the B & R). Commuting is effortless with Rosedale and Summerhill subway stations right nearby and the new The James building right next door will have its own subway entrance and gourmet restaurant. Excellent schools are within easy reach. Pet owners will feel very welcome at Scrivener Square. For incredible convenience, your elevator transports you directly to your two side-by-side parking spaces. Large locker room. Experience the epitome of urban living in a most desirable building and location, where every amenity is at your doorstep. Thornwood II offers a lifestyle of refined elegance and active urban living.

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