

30 Elm Ave 302
Toronto Ontario M4W 1N5
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93
Taxes: \$0 / 2024 For: Sale **SPIS: N** **DOM: 15**
 Co-Op Apt #Shares%: 2.285 Rms: 5
 Apartment Locker#: Bedrooms: 2
 Unit#: 2 Locker Lev/Unit: Washrooms: 1
 Corp#: N/A / 0 Locker Unit: 1x4xFlat
 Level: 3
Dir/Cross St: Sherbourne/Bloor
Directions: Sherbourne/Bloor
Prop Mgmt: Peer Property Management 416-960-0144 ext 103

MLS#: C12374169 **Sold Date:** 09/17/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,375.09	Lndy Lev:
Fireplace/Stv: N	A/C: None	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: Retirement:	Drive: Underground
Sqft Source: Owner	HST Applicable to Included In	Park Type: Exclusive
Exposure: E	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y	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: Pets Allowed with Restrictions	
	Interior Feat: None	

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	20.24	x 19.09	Parquet Floor	Combined W/Dining	East View
2	Dining	Flat	20.24	x 19.09	Parquet Floor	Combined W/Living	Crown Moulding
3	Kitchen	Flat	7.74	x 6.99	Galley Kitchen		
4	Prim Bdrm	Flat	14.01	x 10.66	Parquet Floor	W/I Closet	East View
5	2nd Br	Flat	10.56	x 9.15	Parquet Floor	Closet	East View

Client Remks: Prime South Rosedale! Welcome to 30 Elm Avenue, a hidden gem tucked away on a beautiful quiet tree-lined street in the prestigious South Rosedale. This charming low-rise boutique building offers a sense of community and privacy. This unit features spacious principal rooms that overlook serene landscaped gardens. This unit needs some TLC and is waiting for your personal touch to restore it to its original beauty. Maintenance fees cover all taxes and utilities. Pet friendly building. Price to sell. This one won't last!

Inclusions: Fridge(As Is) Stove(As Is), Microwave(As Is), Hood Fan(As Is), All Elf's

Listing Contracted With: RE/MAX CROSSROADS REALTY INC. 416-491-4002



914 Yonge St 1604
Toronto Ontario M4W 3C8
 Toronto C02 Annex Toronto **% Dif:** 98
Taxes: \$2,149.15 / 2025 **For:** Sale **SPIS:** N **DOM:** 56
Condo Apt **#Shares%:** **Rms:** 4
Apartment **Locker#:** **Bedrooms:** 1
Unit#: 4 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: YCC / 163 **Locker Unit:**
Level: 16 **1x4xMain**
Dir/Cross St: YONGE/DAVENPORT
Directions: YONGE/DAVENPORT
Prop Mgmt: DEL PROPERTY MANAGEMENT

MLS#: C12340541 **Sold Date:** 10/07/2025
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry:
Basement: None	Maint: \$624.88	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Electric	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Park/Drive: None
Apx Sqft: 500-599	Elev/Lift:	Drive: None
Sqft Source: 540 As per 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: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Hydro Incl: Y	Bike Storage, Party/Meeting Room
	Cable TV Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y	
	Prgk Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Library, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Carpet Free	
	Security Feat: Security System	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	
2	Kitchen	Main	0	0	
3	Dining	Main	0	0	
4	Prim Bdrm	Main	0	0	

Client Remarks: Fully renovated with brand new, modern finishes and appliances this bright 1 bedroom, 1 bath unit offers turnkey living in one of Toronto's most connected neighbourhoods. Enjoy stylish updates throughout, paired with a clear east-facing view that brings in natural light all day. Located just steps to Rosedale & Bloor subway stations, Yorkville, U of T, and some of the city's best dining and shopping. Includes a rare same-floor locker for easy storage and owned bike storage spot. All-inclusive maintenance fees cover heat, hydro, water, cable TV and even 20 loads of laundry/month. Secure, well-managed building with parking available for rent. Move in and enjoy urban living with modern comfort.

Inclusions: Includes All Existing Appliances. Fridge, Stove, Microwave, Window Coverings And Light Fixtures. One Exclusive Locker On The 16th Floor. Bike Spot is Assigned, not owned

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588



40 Glen Rd 209
Toronto Ontario M4W 2V1
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99
Taxes: \$0 / 2025 For: Sale **SPIS: N** **DOM: 20**

Co-Op Apt #Shares%: 1 Rms: 4
 Apartment Locker#: Bedrooms: 1
 Unit#: 209 Locker Lev/Unit: Washrooms: 1
 Corp#: n/a / 0 Locker Unit: 1x4
 Level: 2

Dir/Cross St: Sherbourne St & Elm Ave
Directions: Accessed by Maple Ave or Dale Ave
Prop Mgmt: 40 Glen Road Apartments

MLS#: C12326119 **Sold Date:** 08/25/2025

PIN#:

Kitchens: 1	Pets Perm: No	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,145.24	Lndy Lev:
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:
Apx Sqft: 700-799	Elev/Lift:	Drive:
Sqft Source: Plans	HST Applicable to Included In	Park Type: Rental
Exposure: S	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl: Y	Tot Prk Spcs: 1
Spec Desig: Unknown	Water Incl:	Park \$/Mo: \$35
Survey Type: None	Heat Incl: Y	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Hydro Incl:	Bldg Amen:
	Cable TV Incl: Y	Com Elem Incl:
	Bldg Ins Incl: Y	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	23.95	x 11.65	Hardwood Floor	Window	Combined W/Dining
2	Dining	Main	10.63	x 7.51	Hardwood Floor	Window	Combined W/Living
3	Kitchen	Main	7.38	x 6.89	Tile Floor	Separate Rm	French Doors
4	Br	Main	18.31	x 10.79	Window	Hardwood Floor	Closet

Client Remks: Tucked away in elegant Rosedale on a quiet, tree-lined street, this charming 1-bedroom, 1-bath is larger than most 1 bedrooms in the building and offers a rare chance to join a warm and welcoming community. This home is full of potential and ready for you to make it your own. Enjoy breathtaking views of the lush Rosedale valley greenery right from your living room. Step outside to your extra-long patio, perfect for morning coffee, evening drinks, or simply unwinding with a good book. The neighbourhood is beloved for its calm, walkable streets, beautiful homes and architecture and scenic trails, making it feel miles away from the hustle and bustle and yet, you're just 10 minutes from downtown, giving you the best of both worlds. Come experience the quiet charm and natural beauty of 40 Glen Rd. This could be the cozy oasis you've been waiting for. Taxes included in maintenance fees.

Inclusions: Dishwasher, Oven, two wall AC units. All in as is condition.

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588



1A Dale Ave 206 Toronto Ontario M4W 1K2 Toronto C09 Rosedale-Moore Park Toronto % Dif: 94 Taxes: \$3,714.48 / 2024 For: Sale SPIS: N DOM: 108		Sold: \$655,000 List: \$699,000					
Condo Apt #Shares%: Apartment Locker#: Unit#: 06 Locker Lev/Unit: Corp#: YCC / 66 Locker Unit: Level: 2 Dir/Cross St: Bloor and Castlefrank Directions: North of Bloor - West of Castlefrank Prop Mgmt: Pro-house Management		Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xMain					
MLS#: C12187732 Sold Date: 09/17/2025 PIN#: 110660007							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Year Built: 1961 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Roof: Other Foundation: Other Sqft Source: David J Harvey Drafting Services Exposure: N Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,064.18 A/C: Wall Unit 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Ravine, Wooded/Treed Interior Feat: Auto Garage Door Remote Security Feat: Security System					
# Room Level Length (ft) Width (ft) Description							
1	Foyer	Main	5.41	x 6.92	Large Closet		
2	Living	Main	14.99	x 9.58	Hardwood Floor	Crown Moulding	Large Window
3	Dining	Main	10.66	x 8.83	Hardwood Floor	Crown Moulding	Large Window
4	Kitchen	Main	10.07	x 8.66	Centre Island	Stainless Steel Appl	Backsplash
5	Prim Bdrm	Main	15.75	x 10.66	Hardwood Floor	Large Closet	Large Window
6	Other	Main	5.25	x 5.15	W/I Closet		
7	2nd Br	Main	12.6	x 9.09	Hardwood Floor	Large Window	B/I Shelves
Client Remks: Presenting a fantastic opportunity to own a 2-bedroom condominium in the highly sought-after Rosedale neighborhood. Nestled amongst historical mansions, this unit offers a delightful living experience. The open-concept layout is enhanced by the convenience of in-suite laundry. The primary bedroom is particularly impressive, featuring a spacious walk-in closet along with an entire wall of built-in closets which are included in the sale, providing exceptional storage. This property also includes one exclusive garage parking spot. Unlike many of the co-ops in this area of Rosedale, this is a true condominium, and pets are welcome with some restrictions. The maintenance fees include an extra-large storage locker, heat, and cable. Additionally, the generously sized bathroom features both a separate tub and shower. Residents of this building enjoy easy access to the Don Valley Parkway and are within walking distance of the subway. The newly constructed walking bridge provides direct pedestrian access to the city center, offering the perfect blend of private, luxurious living and urban convenience.							
Inclusions: Fridge, stove, dishwasher, A/C unit, washer and dryer.							
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-462-1888							

	40 Glen Rd 107 Toronto Ontario M4W 2V1 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 34 Co-Op Apt #Shares%: 0 Rms: 5 Apartment Locker#: Bedrooms: 2 Unit#: 07 Locker Lev/Unit: Washrooms: 2 Corp#: N/A / 0 Locker Unit: 1x2xMain, 1x4xMain Level: 1 Dir/Cross St: Rosedale Valley Rd & Sherbourne St N. Directions: Rosedale Valley Rd & Sherbourne St N Prop Mgmt: Royale Grande Property Management Ltd. - 416-945-7902				
	MLS#: C12374604	Sold Date: 10/06/2025			
	PIN#: 211120104				
	Kitchens: 1	Pets Perm: No	Balcony: Open		
	Fam Rm: N	Locker: Exclusive	Ens Lndry:		
	Basement: None	Maint: \$1,263	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		
	Year Built: 1957	Elev/Lift:	Drive: Underground		
	Apx Sqft: 900-999	HST Applicable to	Park Type: Rental		
	Lot Size Source: MPAC	Sale Price:	Park/Drv Spcs: 1	Tot Prk Spcs: 1	
	Sqft Source: 940 SF as per Floor Plan	Taxes Incl: Y	Park \$/Mo:		
	Exposure: Nw	Water Incl: Y	Prk Lvl/Unit:		
	Assessment:	Heat Incl: Y	Bldg Amen:		
	Spec Desig: Unknown	Hydro Incl: Y	Com Elem Incl:		
	Survey Type: None	Cable TV Incl: CAC Incl: Y			
	Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Prkg Incl: Y		
		Cert Level: Energy Cert:			
		GreenPIS:			
	Prop Feat: Interior Feat: Other				
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.91	x 10.83	Open Concept
2	Dining	Main	12.93	x 8.6	Pot Lights
3	Kitchen	Main	11.75	x 9.84	Backsplash
4	Prim Bdrm	Main	14.67	x 12.34	Ensuite Bath
5	Br	Main	12.24	x 10.17	Large Window
					Pot Lights
					Large Window
					Stainless Steel Appl
					Window

Client Remks: Connected and yet quietly tucked away from the city's hustle and bustle, lies a warm and inviting updated suite from a by-gone era. 40 Glen Road is beaming with pride and convenience from a beautiful corner of Rosedale, filled with charming stately architecture and lush old growth greenery. Inside, full sized appliances and rooms meant for real life living offer relaxing spaces to entertain, binge-watch, unwind, work from home the options are endless. This rare main floor two bedroom, two bathroom corner unit at the end of the hall has a walk-out to your own patio connected to the building's private grounds and gardens at the back of the building on the ravine, not the street. A mature, sophisticated and demure boutique co-op building that's well managed, clean, quiet, and friendly. The newly completed foot bridge to Sherbourne and Bloor is your neighbour and ensures you'll still be able to quickly get to any other corner of the city when required. Come for a tour and you'll be tempted to stay for years see and own a historic part of the city you may not have known existed until today.

Inclusions: Jenn-Air Fridge, Cooktop And Oven, Kitchen Aid Dishwasher Drawer, Elica Fume Hood, Ductless A/C.

Listing Contracted With: FOX MARIN ASSOCIATES LTD. 416-322-5000



120 Rosedale Valley Rd 810 Toronto Ontario M4W 1P8		Sold: \$808,000 List: \$835,000
Toronto C09 Rosedale-Moore Park Toronto % Dif: 97		Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 20
Co-Op Apt	#Shares%: 15	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 10	Locker Lev/Unit:	Washrooms: 2
Corp#: N/A / 0	Locker Unit:	1x4xMain, 1x2xMain
	Level: 8	
Dir/Cross St: Rosedale Valley Rd and Park Rd		
Directions: Rosedale Valley Rd and Park Rd		
Prop Mgmt: Royale Grande Property Management Ltd. 416-945-7902		

MLS#: C12390916 **Sold Date:** 09/29/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,875.65	Lndy Lev:
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Concrete
Heat: Water / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1000-1199	Elev/Lift:	Drive:
Sqft Source: Floor Plan	Accessibility	Park Type: Rental
Exposure: S	Feat:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Under Contract: None	Park \$/Mo:
Spec Desig: Unknown	HST Applicable to	Prk Lvl/Unit:
Survey Type: None	Sale Price:	Bldg Amen:
Phys Hdcap-Eqp:	Taxes Incl: Y Water Incl: Y	Concierge, Exercise Room, Gym, Outdoor Pool, Visitor Parking
	Heat Incl: Y Hydro Incl: Y	Com Elec Incl: Y
	Cable TV Incl: Y CAC Incl: Y	
	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine	
	Exterior Feat: Canopy, Landscape Lighting, Landscaped, Lawn Sprinkler System, Lighting, Recreational Area, Security Gate	
	Interior Feat: Storage, Storage Area Lockers, Ventilation System	
	Security Feat: Alarm System, Carbon Monoxide Detectors, Monitored, Security Guard, Concierge/Security, Security System, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	O/Looks Dining	W/O To Balcony
1	Living	Main	12.43	x 24.93	South View	O/Looks Dining	W/O To Balcony
2	Dining	Main	8.23	x 13.25	South View	W/O To Balcony	Window
3	Kitchen	Main	7.97	x 11.35	B/I Shelves	Stainless Steel Sink	B/I Dishwasher
4	Prim Bdrm	Main	11.55	x 19.59	South View	Double Closet	O/Looks Garden
5	2nd Br	Main	10.76	x 15.32	South View	Large Window	Closet

Client Remarks: Rarely available south-facing penthouse at the Arbour Glen! This mid-century co-op building is set in prime South Rosedale, surrounded by ravine parkland. An incredible opportunity, this suite is on the market for the first time in over 40 years! Exceptionally bright, this two-bedroom, two-bath unit almost 1,140 sq. ft. of elegant and cheerful interior living space, with a very spacious balcony offering treed and lush greenery views bathed in sunshine. A gracious entrance foyer welcomes you, with incredible flow and the optionality to customize and make it your own. Beautiful garden views from the large living and dining areas create the perfect backdrop for entertaining. The expansive primary bedroom easily accommodates a king-size bed. There are two bathrooms: one powder room and one four-piece bath. Multiple closets and an exclusive-use storage locker ensure your storage needs are well met. This charming abode is a rare offering in the building and is ready for its next owner. With no neighbours above, you'll enjoy peaceful and quiet living. Arbour Glen is a mid-rise co-op building nestled on a quiet residential street, offering 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 designed for efficiency, and ample visitor parking. *Maintenance fees include property taxes*.

Inclusions: See Schedule C.

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



120 Rosedale Valley Rd 709 Toronto Ontario M4W 1P8		Sold: \$830,000 List: \$849,000
Taxes: \$0 / 2024 For: Sale	SPIS: N	DOM: 33
Co-Op Apt	#Shares%: 15	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 09	Locker Lev/Unit:	Washrooms: 2
Corp#: N/A / 0	Locker Unit:	1x3xMain, 1x2xMain
	Level: 7	
Dir/Cross St: Park Road / Rosedale Valley Road		
Directions: Via Google Maps		
Prop Mgmt: Royale Grande 416-945-7902		

MLS#: C12424210 **Sold Date:** 10/27/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,875.65	Lndy Lev:
Fireplace/Stv: N	A/C: None	Exterior: Brick / Concrete
Heat: Water / Gas	Central Vac: N	Gar/Gar Spcs: Other / 0
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1000-1199	Elev/Lift:	Drive: Reserved/Assigned
Sqft Source: Floor plans	HST Applicable to	Park Type: Rental
Exposure: Nw	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl: Y	Tot Prk Spcs: 1
Spec Desig: Heritage	Water Incl:	
Survey Type: None	Heat Incl: Y	
Phys Hdcap-Eqp:	Hydro Incl:	
	Cable TV Incl: Y	
	Bldg Ins Incl: Y	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.16	x 12.6	Large Window	W/O To Balcony	Parquet Floor
2	Dining	Main	13.68	x 8.43	Open Concept	2 Pc Bath	Parquet Floor
3	Kitchen	Main	11.42	x 8.01	Galley Kitchen	O/Looks Dining	Tile Ceiling
4	Prim Bdrm	Main	14.57	x 11.58	W/I Closet	B/I Shelves	3 Pc Bath
5	2nd Br	Main	14.34	x 10.33	Large Window	Double Closet	Parquet Floor

Client Remarks: Set within a quiet, well-established Rosedale residence, this spacious suite offers thoughtful design, comfort, and leafy treetop views. The inviting foyer offers a coat closet, generous walk-in storage, and a discreet two-piece bath for guests. The suite then opens into expansive living and dining rooms, where the original parquet flooring and oversized windows create a warm and inviting backdrop. The kitchen maximizes space and function, and offers the convenience of a secondary hallway entrance. The king-sized primary bedroom is enhanced by built-in shelving, a walk-in closet, and oversized windows that fill the room with natural light. Once configured as a two-bedroom, the suite was reimagined with a dedicated formal dining area but can easily be converted back to a second bedroom or used as a flexible den or office space. The suite is served by a three-piece bathroom with a glass-enclosed shower. The large balcony provides coveted outdoor living with north and east exposures, nestled in the treetops of Rosedale. Residents here enjoy a welcoming community and amenities that include an outdoor pool, concierge, two laundry rooms and gym. Situated at the foot of Severn Creek Park and within walking distance of Summerhill boutique shops and restaurants along with Rosedale Subway station, this residence pairs comfort with convenience in one of Toronto's most cherished neighbourhoods.

Inclusions: See Schedule B.

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



16 Rosedale Rd 615 Toronto Ontario M4W 2P4 Toronto C09 Rosedale-Moore Park Toronto % Dif: 98 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 80 Co-Op Apt #Shares%: 15 Rms: 5 Apartment Locker#: Bedrooms: 2 Unit#: 15 Locker Lev/Unit: 3rd Washrooms: 2 Corp#: N/A / 0 Locker Unit: 1x2xFlat, 1x4xFlat Level: 6 Dir/Cross St: Cluny Dr & Rosedale Rd Directions: Use GPS Prop Mgmt: Royale Grande Property Management Ltd. 416 945-7902 Ext 223																																																																
MLS#: C12154905 Sold Date: 08/04/2025 PIN#:																																																																
Kitchens: 1 Pets Perm: Yes-with Restrictions Fam Rm: N Locker: Exclusive Basement: None Maint: \$1,875.65 Fireplace/Stv: N A/C: Window Unit Heat: Water / Gas Central Vac: N Apx Age: Apx Sqft: 1000-1199 UFFI: Sqft Source: as per Houssmax Plan Elev/Lift: Retirement: Exposure: W HST Applicable to Included In Assessment: Spec Desig: Unknown Sale Price: Survey Type: None Taxes Incl: Y Water Incl: Y Water Incl: Y Phys Hdcap-Eqp: Prop Feat: Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School, Wooded/Treed Interior Feat: None																																																																
Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: \$96.52 Prk Lvl/Unit: Bldg Amen: Concierge Com Elel Incl: Y																																																																
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Foyer</td> <td>Flat</td> <td>10.33</td> <td>x 5.58</td> <td>Broadloom</td> <td>2 Pc Bath</td> </tr> <tr> <td>2</td> <td>Living</td> <td>Flat</td> <td>20.67</td> <td>x 18.34</td> <td>Open Concept</td> <td>Broadloom</td> </tr> <tr> <td>3</td> <td>Dining</td> <td>Flat</td> <td>20.67</td> <td>x 18.34</td> <td>Combined W/Living</td> <td>Broadloom</td> </tr> <tr> <td>4</td> <td>Kitchen</td> <td>Flat</td> <td>11.42</td> <td>x 8.01</td> <td>Eat-In Kitchen</td> <td>Side Door</td> </tr> <tr> <td>5</td> <td>Prim Bdrm</td> <td>Flat</td> <td>16.34</td> <td>x 11.58</td> <td>Double Closet</td> <td>Broadloom</td> </tr> <tr> <td>6</td> <td>2nd Br</td> <td>Flat</td> <td>14.01</td> <td>x 10.83</td> <td>Double Closet</td> <td>Broadloom</td> </tr> <tr> <td>7</td> <td>Other</td> <td>Flat</td> <td>8.17</td> <td>x 6.33</td> <td>B/I Shelves</td> <td>4 Pc Ensuite</td> </tr> <tr> <td>8</td> <td>Other</td> <td>Flat</td> <td>21</td> <td>x 6.07</td> <td>Balcony</td> <td>Picture Window</td> </tr> </tbody> </table>		#	Room	Level	Length (ft)	Width (ft)	Description		1	Foyer	Flat	10.33	x 5.58	Broadloom	2 Pc Bath	2	Living	Flat	20.67	x 18.34	Open Concept	Broadloom	3	Dining	Flat	20.67	x 18.34	Combined W/Living	Broadloom	4	Kitchen	Flat	11.42	x 8.01	Eat-In Kitchen	Side Door	5	Prim Bdrm	Flat	16.34	x 11.58	Double Closet	Broadloom	6	2nd Br	Flat	14.01	x 10.83	Double Closet	Broadloom	7	Other	Flat	8.17	x 6.33	B/I Shelves	4 Pc Ensuite	8	Other	Flat	21	x 6.07	Balcony	Picture Window
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Client Remks: Welcome to Arbour Glen, a modernized mid-century gem in the heart of South Rosedale. Offered in original condition, this is a rare opportunity to renovate and make the space your own. This bright and spacious west-facing corner co-op unit features a 2 bedroom / 1.5 bathroom plan with approx. 1,156 square feet of beautifully laid out interior space, plus approx. 134 sq. ft. private balcony retreat with prime, quiet views surrounded by mature treetops. With two generous bedrooms and one-and-a-half baths, this suite combines classic proportions with enduring comfort. The expansive living and dining area flows seamlessly into a well-appointed kitchen, ideal for both everyday living and elegant entertaining. The oversized primary bedroom features a four-piece ensuite and dual closets, while the second bedroom easily serves as a guest room or home office. Maintenance fees include property taxes, heat, water, and cable TV, offering exceptional value. Enjoy a host of amenities including 24-hour concierge, card-operated laundry on the 1st and 4th floors, a fitness centre, sauna, and an outdoor saltwater pool all within a well-managed, pet-friendly building. A perfect option for upsizers, downsizers, or anyone seeking a serene refuge steps from the vibrancy of Yorkville, Bloor Street, and Rosedale's green spaces and transit. A timeless offering in a truly unbeatable location. One rental car surface/underground parking (if available) to be assigned by concierge (Parking - Outdoor \$51.89, Carport \$75.28, Garage \$96.52)																																																																
Inclusions: Beaumark Refrigerator, Beaumark Stove, Electric Light Fixtures, Window Coverings, 2 Air Conditioning Units																																																																
Listing Contracted With: <u>SOTHEBY'S INTERNATIONAL REALTY CANADA</u> 416-960-9995																																																																



20 Scrivener Sq 507
Toronto Ontario M4W 3X9

Toronto C09 Rosedale-Moore Park Toronto % Dif: 106
Taxes: \$4,916.65 / 2025 For: Sale

Sold: \$951,500

List: \$899,000

SPIS: N

DOM: 14

Condo Apt #Shares%: **Rms: 5**
 Apartment Locker#: **Bedrooms: 1 + 1**
 Unit#: 7 Locker Lev/Unit: 1 **Washrooms: 2**
 Corp#: TSCC / 1476 Locker Unit: 78
 Level: 5 1x2xFlat, 1x4xFlat

Dir/Cross St: Yonge St & Summerhill Ave

Directions: Use GPS

Prop Mgmt: Crossbridge Condominium Services 416-922-6777

MLS#: C12325980 **Sold Date:** 08/19/2025
PIN#: 124760078

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Jlte
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$936.49	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Year Built: 2002	Elev/Lift:	Drive:
Yr Built Source: MPAC	HST Applicable to: Included In	Park Type: Owned
Apx Sqft: 800-899	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl:	Park \$/Mo:
Sqft Source: as per Builder's Plans	Water Incl: Y	Prk Lvl/Unit: B/104
Exposure: N	Heat Incl: Y	Bldg Amen:
Assessment: 2024	Cable TV Incl: Y	Com Elem Incl: Y
Spec Desig: Unknown	Bldg Ins Incl: Y	
Survey Type: None	Cert Level: Energy Cert:	
Phys Hdcap-Eqp:	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	8.6	x 8.01	Double Closet	Hardwood Floor
2	Living	Flat	16.01	x 12.01	North View	Hardwood Floor
3	Dining	Flat	14.01	x 10.99	Combined W/Kitchen	Hardwood Floor
4	Kitchen	Flat	14.01	x 10.99	Centre Island	Hardwood Floor
5	Prim Bdrm	Flat	11.32	x 8.43	W/I Closet	Hardwood Floor
6	Den	Flat	9.74	x 8.76	Hardwood Floor	4 Pc Ensuite
7	Laundry	Flat	6.99	x 3.35		

Client Remks: Thornwood I - Refined Living in the Heart of Rosedale-Summerhill! Tucked into the tree-lined historic streets of Rosedale and just steps from the energy of Summerhill, 20 Scrivener Square offers an exceptional blend of tranquility and urban convenience, in one of Toronto's most desirable neighbourhoods. Suite 507 presents a rare opportunity to own a bright and well-proportioned one-bedroom plus den, 1.5-bathroom suite, offering approximately 865 square feet of thoughtfully designed living space. The layout is both functional and elegant, with each room bathed in natural light and framed by sophisticated finishes. The open-concept kitchen features an oversized island, ample cabinetry, and sleek finishes - ideal for everything from daily dining to entertaining guests. Adjacent to the kitchen is an intimate dining nook, perfect for cozy dinners or morning coffee. The expansive living room, with large windows and French doors, opens to a Juliette balcony with glass-and-iron railings, blending indoor comfort with outdoor charm. The serene primary bedroom enjoys leafy neighbourhood views and includes a generous walk-through closet leading to a luxurious four-piece marble ensuite. The den, equally spacious, adapts beautifully as a guest room or office, offering ultimate flexibility for your lifestyle. Thornwood I residents enjoy an elevated standard of living with exceptional amenities: 24-hour concierge service, a fully equipped fitness centre, yoga studio, elegant party room with terrace and BBQ area, guest suites, and visitor parking. Just steps away, Summerhill's boutiques, top-rated restaurants, cafes, and the historic LCBO building offer all the charm of village living, with the TTC and scenic ravine trails just around the corner. This is where elegance lives and life unfolds beautifully.

Inclusions: Whirlpool Refrigerator, Whirlpool Stove-Top, Whirlpool Oven, Whirlpool Microwave, Bosch Dishwasher, Stacked Whirlpool Washer and Dryer, Window Coverings, Electric Light Fixtures.

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



40 Glen Rd 101 Toronto Ontario M4W 2V1			Sold: \$907,000 List: \$929,900
Toronto C09 Rosedale-Moore Park Toronto	% Dif: 98	Taxes: \$0 / 2025 For: Sale	SPIS: N
Co-Op Apt	#Shares%: 0	Rms: 6	DOM: 9
Apartment	Locker#:	Bedrooms: 3	
Unit#: 101	Locker Lev/Unit:	Washrooms: 2	
Corp#: N/A / 0	Locker Unit:	1x4xFlat, 1x3xFlat	
	Level: 1		
Dir/Cross St: Rosedale Valley Road & Dale Avenue			
Directions: North off Dale Road			
Prop Mgmt: Royale Grande Property Management Ltd. - 416-945-7902			

MLS#: C12461491 **Sold Date:** 10/23/2025
PIN#: 211120104

Kitchens: 1	Pets Perm: No	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$1,689.24	Lndy Lev:
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:
Year Built: 1957	Elev/Lift:	Drive:
Yr Built Source: MPAC	Retirement:	Park Type: Rental
Apx Sqft: 1200-1399	HST Applicable to	Park/Drv Spcs:
Sqft Source: 1240 Sq Ft	Sale Price:	Park \$/Mo:
Exposure: Ne	Taxes Incl: Y	Prk Lvl/Unit:
Assessment: 2025	Water Incl: Y	Bldg Amen:
Spec Desig: Unknown	Heat Incl: Y	Com Elem Incl:
Survey Type: None	Cable TV Incl: Y	Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat:	
	Interior Feat: Primary Bedroom - Main Floor, Storage Area Lockers	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Flat	11.25	x 7.41	Eat-In Kitchen	Walk-Out
2	Breakfast	Flat	7.68	x 6.27		
3	Living	Flat	22.67	x 12.01	Hardwood Floor	Crown Moulding
4	Dining	Flat	22.67	x 12.01	Hardwood Floor	Crown Moulding
5	Prim Bdrm	Flat	12.4	x 10.33	Hardwood Floor	4 Pc Ensuite
6	2nd Br	Flat	13.42	x 10.17	O/Looks Garden	His/Hers Closets
7	3rd Br	Flat	11.15	x 9.42	O/Looks Garden	Closet

Client Remks: Rare Ground Floor Suite In South Rosedale! This Spacious & Gracious Renovated 3-Bedroom, 2-Bathroom, 1240 Square-Foot Apartment Situated In A Quiet & Cozy Lush Treed Setting, Yet Steps To The Newly Completed Foot Bridge To Bloor Street Amenities & The Subway. Enjoy Cooking In The Very Functional Eat-In Kitchen With Lots Of Counterspace & Cupboards Which Opens To A Family-Sized Living & Dining Room With A Walkout To A Large Balcony Overlooking Peaceful Gardens. The Primary Bedroom Offers Wall-To-Wall Closets And A Tastefully-Renovated 4-Piece Bathroom. Two More Bedrooms (One Currently Being Used As A TV Den--A Door Can Be Added To Make It A Private Bedroom) & A 3-Piece Bathroom Complete This Lovely and Unique Offering. With Private Grounds Backing On To A Ravine In A Well-Run, Friendly Mid-Century Co-Op Building, You Don't Want To Miss This Very Well Priced Opportunity!

Inclusions: GE Refrigerator, GE Stove, Built-In Maytag Dishwasher, Exaust Fan, All Existing Ceiling Fans, All Existing Custom Window Coverings, All Existing Closet Organizers, All Existing Electric Light Fixtures, Ductless Air Conditioning, Parking \$35 (optional).

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588



120 Rosedale Valley Rd 803
Toronto Ontario M4W 1P8
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 94
Taxes: \$0 / 2025 For: Sale **SPIS: N** **DOM: 91**
 Co-Op Apt **#Shares%:** 15 **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 3 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: N/A / 0 **Locker Unit:** 1x2xFlat, 1x4xFlat
Level: 8
Dir/Cross St: Cluny Dr & Rosedale Rd
Directions: Use GPS
Prop Mgmt: Royale Grande Property Management Ltd. 416 945-7902 Ext 223

MLS#: C12185209 **Sold Date:** 08/29/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,875.25	Lndy Lev:
Fireplace/Stv: Y	A/C: Wall Unit	Exterior: Brick / Concrete
Heat: Water / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1200-1399	Elev/Lift:	Drive:
Sqft Source: as per Houssmax	HST Applicable to	Park Type: Rental
Exposure: W	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl: Y	Tot Prk Spcs: 1
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo: \$51.89
Survey Type: None	Heat Incl: Y	Prk Lvl/Unit:
Phys Hdcap-Eqp:	Cable TV Incl: Y	Bldg Amen:
	Bldg Ins Incl: Y	Com Elel Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	10.43	x 6.27	Cedar Closet	Marble Floor	2 Pc Bath
2	Living	Flat	24.34	x 18.34	Fireplace	B/I Shelves	W/O To Balcony
3	Dining	Flat	24.34	x 18.34	Combined W/Living	Pot Lights	Picture Window
4	Kitchen	Flat	11.32	x 7.68	Renovated	Marble Counter	Breakfast Bar
5	Prim Bdrm	Flat	16.4	x 11.84	Double Closet	B/I Shelves	4 Pc Ensuite
6	2nd Br	Flat	14.24	x 13.32	B/I Shelves	Parquet Floor	Picture Window
7	Other	Flat	24.34	x 6	Balcony	West View	

Client Remks: Welcome to Arbour Glen, a modernized mid-century gem in the heart of South Rosedale. This bright, west-facing penthouse suite is a unique find, offering thoughtful renovations and timeless character. The well-proportioned 2-bdrm /1.5-baths layout blends classic design w/elevated comfort. A marble-clad entryway sets a refined tone and leads into an expansive open-concept living and dining area featuring custom built-ins, and a dramatic wood-burning fireplace framed in richly veined black marble. Crisp white walls, dark-stained hardwood floors, and recessed lighting contribute to a gallery-like ambiance that enhances the suites sophisticated appeal. The living area invites relaxation, while the dining area accommodates a full-sized table with ease. The renovated kitchen is designed for function and style, w/espresso cabinetry, striking green marble countertops, a curved peninsula, mirrored backsplash, and integrated appliances. Step outside to an open balcony w/unobstructed west-facing views of the city skyline and mature treetops. The oversized primary bedroom is outfitted with a full wall of custom built-in cabinetry, offering exceptional storage and a calm, retreat-like atmosphere. The adjoining renovated 4-piece ensuite features a double vanity and a glass-enclosed walk-in shower with spa-inspired pebble flooring. The second bedroom, currently used as a home office and library, features wood built-ins and generous proportions to comfortably serve multiple functions. A discreet powder room and rare ensuite laundry add everyday convenience. Maintenance fees include property taxes, heat, water, and cable TV. Amenities: 24-hour concierge, laundry rooms, fitness centre, sauna, and saltwater pool all in a pet-friendly, well-managed building. Steps to Yorkville, Bloor Street, Rosedales green spaces, and subway. Nothing to do but unpack and settle into your new home. Optional rental parking may be assigned by concierge - Outdoor \$51.89, Carport \$75.28, Garage \$96.52

Inclusions: Fisher & Paykel Refrigerator, KitchenAid Stove-Top, Electrolux Icon Double Ovens, LG Dishwasher, Miele Exhaust Fan, Bosch Washer, Bosch Dryer, Window Coverings, Electric Light Fixtures, Mitsubishi Wall A/C Unit Vented to the Roof, TV+Bracket in 2nd Bedroom, Balcony Curtain, Wood Composite Flooring on Balcony

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



25 Scrivener Sq 908 Toronto Ontario M4W 3Y6		Sold: \$1,180,000 List: \$1,180,369
Toronto C09 Rosedale-Moore Park Toronto	% Dif: 100	
Taxes: \$6,073.38 / 2025	For: Sale	SPIS: N
		DOM: 1
Condo Apt	#Shares%:	Rms: 4 + 1
Apartment	Locker#:	Bedrooms: 1 + 1
Unit#:	08	Locker Lev/Unit:
Corp#:	TSCC / 1614	Locker Unit:
		Level: 9
Dir/Cross St: Yonge / South of Summerhill		
Directions: West side of Yonge		
Prop Mgmt: First Service Residential		

MLS#: C12472659 **Sold Date:** 10/21/2025
PIN#: 126140411

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$992.58	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Park/Drive:
Year Built: 2004	Elev/Lift:	Drive:
Yr Built Source: MPAC	HST Applicable to Not Subject to HST	Park Type: Owned
Apx Sqft: 800-899	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl:	#: 1
Sqft Source: as per builder plan	Water Incl: Y	Park \$/Mo:
Exposure: S	Heat Incl: Y	Prk Lvl/Unit: A
Assessment: 2025	Cable TV Incl: Y	Bldg Amen:
Spec Desig: Unknown	Bldg Ins Incl: Y	Com Elem Incl: Y
Survey Type: Unknown	Cert Level: Energy Cert:	
Phys Hdcap-Eqp:	GreenPIS: N	
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Built-In Oven, Separate Heating Controls, Ventilation System, Water Purifier	

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.36	x 10.17	O/Looks Dining
2	Dining	Flat	0	0	Combined W/Kitchen
3	Kitchen	Flat	8.69	x 8.1	Walk-Out O/Looks Living
4	Br	Flat	10.99	x 10.04	Open Concept 4 Pc Ensuite
5	Den	Flat	9.78	x 8.37	Open Concept

Client Remks: Famous Thornwood II Building. One of a Kind, 1+ den on 9flr with Southview Overlooking Rosedale Ravine from Balcony. Gym, Party Room, Guest Suites, 24/7 Concierge, Ample Visitor Parkings. Close to All Amenities

Inclusions: All appliances, built in closets, drinking water filter system, Gas fireplace, gas cooking top...etc. One parking spot

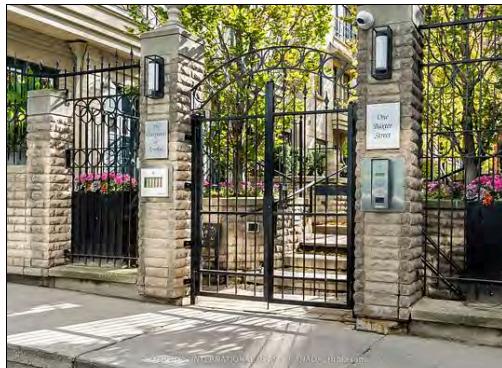
Listing Contracted With: CONDOWONG REAL ESTATE INC. 905-882-6882



		120 Rosedale Valley Rd 201 Toronto Ontario M4W 1P8			Sold: \$1,200,000 List: \$1,229,000
Toronto C09 Rosedale-Moore Park Toronto		% Dif: 98			
Taxes: \$5,390.58 / 2025		For: Sale	SPIS: N	DOM: 24	
Co-Op Apt		#Shares%: 20		Rms: 6	
Apartment		Locker#: E14		Bedrooms: 3	
Unit#: 1		Locker Lev/Unit:		Washrooms: 2	
Corp#: N/A / 0		Second Floor		2x3xMain	
		Locker Unit:			
		Level: 2			
Dir/Cross St: Park Road / Rosedale Valley Road					
Directions: Enter off Rosedale Road					
Prop Mgmt: Royale Grande 416-945-7902					
MLS#: C12395687	Sold Date: 10/04/2025				
PIN#: 211100217					
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open	
Fam Rm: N		Locker: Owned		Ens Lndry: Y	
Basement: None		Maint: \$2,492.20		Lndy Lev: Main	
Fireplace/Stv: N		A/C: Wall Unit		Exterior: Brick / Concrete	
Heat: Water / Gas		Central Vac: N		Gar/Gar Spcs: Other / 1	
Apx Age:		UFFI:		Park/Drive:	
Year Built: 1958		Elev/Lift:	Retirement:	Drive: Reserved/Assigned	
Apx Sqft: 1600-1799		HST Applicable to	Included In	Park Type: Exclusive	
Lot Size Source: MPAC		Sale Price:		Park/Drv Spcs: 1	Tot Prk Spcs: 1
Sqft Source: Builder		Taxes Incl: Y	Water Incl: Y	#:	Speak to LA re: parking
Exposure: Sw		Heat Incl: Y	Hydro Incl: Y	Park \$/Mo:	
Assessment:		Cable TV Incl: Y	CAC Incl: Y	Prk Lvl/Unit:	
Spec Desig: Unknown		Bldg Ins Incl: Y	Prkg Incl: Y	Bldg Amen:	
Survey Type: None		Cert Level:	Energy Cert:	Concierge, Gym, Outdoor Pool, Visitor Parking	
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl: Y	
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions			
		Interior Feat: None			
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	18.21	x 4.59	Hardwood Floor
2	Kitchen	Main	21.49	x 8.69	Marble Counter
3	Dining	Main	16.63	x 10.24	Hardwood Floor
4	Living	Main	16.63	x 13.55	Crown Moulding
5	Prim Bdrm	Main	19.65	x 10.99	5 Pc Ensuite
6	2nd Br	Main	14.6	x 11.61	Double Closet
7	3rd Br	Main	16.8	x 10.79	South View
8	Laundry	Main	7.12	x 5.58	Laminate
					Laundry Sink
					B/I Shelves
Client Remks: Welcome to Arbour Glen in the heart of South Rosedale! This rarely available three bedroom suite presents great value, with two full washrooms, is extremely spacious (1640 square feet), and very elegantly and beautifully renovated. The modern kitchen has been opened to the living room and dining room, and has been upgraded with high-end stainless steel appliances, laquer cabinetry and granite countertops with breakfast bar. The wall to wall custom built-ins in the kitchen include wine storage, pantry space, and backlit glass display cabinets. The living and dining area walks out to a west facing balcony. The suite offers hardwood floors throughout, raised panelling, wooden crown moulding, and extensive recessed halogen lighting. The third bedroom is currently being used as a den but can be closed for privacy with louvred doors, and has a lovely picture window with south views. Down the hall is a laundry room, incredibly rare for this building, with stackable laundry, a laundry tub, and built-in shelves for ample storage. The second bedroom has a double closet, wall-to-wall bookshelves, and a three piece washroom across the hall. Both the second bedroom and the primary bedroom walk out to the south-facing balcony. Finally, the primary suite has a double mirrored closet and a three piece ensuite washroom. The large locker is located on the same floor and the suite. Excellent building amenities include; 24 hour concierge/security, a recently expanded gym with brand new equipment, heated outdoor saltwater pool, and visitor parking. Conveniently located just steps to transit for an easy commute downtown, shopping and restaurants, Yorkville is just steps away, yet this building is tucked away right in this lush ravine setting.					
Listing Contracted With: ROYAL LEPAGE/ & D DIVISION 416-489-2121					



20 Scrivener Sq 802 Toronto Ontario M4W 3X9 Toronto C09 Rosedale-Moore Park Toronto % Dif: 98 Taxes: \$7,352.35 / 2025 For: Sale SPIS: N DOM: 4 Condo Apt #Shares%: 5 Apartment Locker#: 2 Unit#: 02 Locker Lev/Unit: Level 1 Bedrooms: 2 Corp#: TSCC / 1476 Locker Unit: 62 Washrooms: 2 Level: 8 1x5xFlat, 1x4xFlat Dir/Cross St: Yonge/Summerhill Directions: East of Yonge, north of Price Prop Mgmt: First Service Residential							
MLS#: C12411887	Sold Date: 09/22/2025						
PIN#: 124760258							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,196 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: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: Y GreenPIS: Prop Feat: Clear View, Cul De Sac, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: 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: Level B / 85 Bldg Amen: Exercise Room, Guest Suites, Gym, Recreation Room Com Elem Incl: Y					
# 1 2 3 4 5 6	Room Living Dining Kitchen Prim Bdrm 2nd Br Foyer	Level Ground Ground Ground Ground Ground Ground	Length (ft) 16.01 16.04 9.12 23 11.45 8.27	Width (ft) x 11.75 x 8.92 x 8.6 x 10.3 x 9.71 x 7.05	Description Wood Floor Wood Floor Wood Floor Wood Floor Wood Floor Closet	Gas Fireplace W/O To Balcony South View Breakfast Bar B/I Appliances 5 Pc Ensuite W/I Closet	W/O To Balcony South View B/I Appliances W/I Closet
Client Remks: The moment you step inside, the sense of light and warmth draws you in. This two-bedroom suite offers a rare blend of sophistication and comfort, with floor-to-ceiling windows and a gas fireplace creating an atmosphere that's as inviting as it is refined. Morning coffee or evening cocktails? The balcony with gas connection for BBQing & sweeping city-sky views, is ready for both. When it's time to recharge, the elegant primary ensuite awaits marble floors and countertops, a deep soaker tub, and a separate glass shower designed for pure relaxation. The smart split-bedroom layout offers flexibility: a guest room, home office, or perhaps that cozy reading retreat you've always wanted. Life at Thornwood One means more than just a beautiful home; it's a five-star lifestyle. Enjoy the attentive concierge and valet, elegant lobby, guest suites for visiting friends, a fully equipped gym, recreation room with a leafy patio, and the comfort of knowing you're in one of Rosedale's most celebrated addresses.							
Inclusions: Stainless Steel (Cooktop, B/I Oven, B/I Dishwasher, Hood & Bottom Mount Freezer Fridge), Washer, Dryer, Parking, Locker.							
Listing Contracted With: KELLER WILLIAMS ADVANTAGE REALTY 416-465-4545							



1 Baxter St 3
Toronto Ontario M4W 3W1
 Toronto C09 Rosedale-Moore Park Toronto **% Dif:** 99
Taxes: \$7,344.81 / 2025 **For:** Sale **SPIS:** N **DOM:** 7

Condo Townhouse **#Shares%:** **Rms:** 7 + 1
 Multi-Level **Locker#:** **Bedrooms:** 3 + 1
Unit#: 3 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: MTCP / 1192 **Locker Unit:** 1x3x2nd, 1x5x3rd,
Level: 1 **Level:** 1x3xLower

Dir/Cross St: Belmont St & Yonge
Directions: Access via laneway from Yonge St, South of Belmont
Prop Mgmt: Glendale Properties Inc

MLS#: C12518670 **Sold Date:** 11/13/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Ensuite	Ens Lndry: Y
Basement: Finished	Maint: \$1,327.10	Lndy Lev: Lower
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick / Stucco/Plaster
Heat: Forced Air / Gas	Central Vac: Y	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1800-1999	Elev/Lift: N Retirement:	Drive:
Sqft Source: Plans	Under Contract: Hot Water Tank-Gas	Park Type: Exclusive
Exposure: Ew	HST Applicable to Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Sale Price:	Park \$/Mo:
Spec Desig: Unknown	Taxes Incl:	Prk Lvl/Unit:
Survey Type: None	Water Incl: Y	Bldg Amen: Visitor Parking
Phys Hdcap-Eqp:	Heat Incl: Hydro Incl: Y	Com Elem Incl: Y
	Cable TV Incl: CAC Incl: Y	
	Bldg Ins Incl: Prkg Incl: Y	
	Cert Level: Energy Cert: Y	
	GreenPIS:	
	Prop Feat: Central Vacuum, Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine	
	Interior Feat: Central Vacuum	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	17.03	x 6.99	Renovated	W/O To Patio	Breakfast Bar
2	Dining	Main	10.24	x 9.22	Open Concept	Hardwood Floor	Recessed Lights
3	Living	Main	12.6	x 12.57	Juliette Balcony	Hardwood Floor	Electric Fireplace
4	2nd Br	2nd	12.43	x 11.55	East View	Double Closet	Broadloom
5	3rd Br	2nd	12.53	x 12.5	West View	Double Closet	Broadloom
6	Prim Bdrm	3rd	30.71	x 12.66	5 Pc Ensuite	W/I Closet	Cathedral Ceiling
7	Loft	Upper	14.4	x 12.5	W/O To Terrace	Recessed Lights	Broadloom
8	Rec	Lower	19.16	x 12.53	3 Pc Ensuite	Above Grade Window	Built-In Speakers

Client Remks: Welcome to The Gated Courtyards of Rosedale, a refined New York-style enclave tucked away off of Yonge St. One of Toronto's best kept secrets. This beautiful designer renovated 1900+ SQ FT residence boasts quality, outdoor space, abundant natural light, functional open space and great wall space perfect for showcasing your favourite art pieces. The custom gourmet kitchen flows seamlessly into the living areas, while the primary suite occupies the entire third floor, featuring a cathedral ceiling, luxurious spa like 5-Piece ensuite bathroom and custom walk in closet. Enjoy the benefit of a loft for a home office, yoga or art studio with walk out to brand new terrace offering stunning treetop and valley views. The lower level, currently used as a family room with ensuite bathroom and laundry facilities offers an array of options, keep as a family space or convert to a home gym or office. With an underground parking spot providing direct access to your suite, you can leave your car behind and explore the vibrant neighbourhood. With a walk score of 95 you are just steps from shops and restaurants in Yorkville, Bloor St and Summerhill, 2 minute walk to Rosedale Subway Station, parks, and convenient access to DVP walking and biking trails. This is a truly unique offering.

Inclusions: See feature sheet for list of inclusions

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



1 Baxter St 6 Toronto Ontario M4W 3W1		Sold: \$1,749,000 List: \$1,749,000
Toronto C09 Rosedale-Moore Park Toronto	% Dif: 100	
Taxes: \$6,773.77 / 2024	For: Sale	SPIS: N
		DOM: 4
Condo Townhouse	#Shares%:	Rms: 7 + 1
3-Storey	Locker#:	Bedrooms: 3 + 1
Unit#: 6	Locker Lev/Unit:	Washrooms: 3
Corp#: MTCP / 1192	Locker Unit:	1x3x2nd, 1x4x3rd,
	Level: 1	1x3xLower
Dir/Cross St: Yonge St & Belmont		
Directions: Yonge St & Belmont		
Prop Mgmt: Glendale Properties Inc.		

MLS#: C12478667 **Sold Date:** 10/27/2025
PIN#: 121920006

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: None	Ens Lndry:
Basement: Full / Separate Entrance	Maint: \$1,327	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: Y	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Park/Drive:
Year Built: 1997	Elev/Lift:	Drive:
Yr Built Source: MPAC	HST Applicable to Not Subject to HST	Park Type: Owned
Apx Sqft: 1800-1999	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Floor Plans	Taxes Incl:	#: 6
Exposure: Ne	Water Incl: Y	Park \$/Mo:
Assessment:	Heat Incl: Hydro Incl:	Prk Lvl/Unit: P1
Spec Desig: Unknown	Cable TV Incl: CAC Incl:	Bldg Amen:
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:	Cert Level: Energy Cert: Y	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Central Vacuum, Family Room, Pets Allowed with Restrictions	
	Exterior Feat: Security Gate, Landscaped	
	Interior Feat: Built-In Oven, Central Vacuum, Storage, Upgraded Insulation, Ventilation System, Water Heater	
	Security Feat: Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.98	x 7.05	Centre Island	Marble Counter	W/O To Patio
2	Dining	Main	14.6	x 11.94	Tile Floor	Pot Lights	
3	Living	Main	10.86	x 11.94	Tile Floor	Pot Lights	
4	Br	2nd	11.09	x 11.94	Pot Lights	Hardwood Floor	Closet
5	Br	2nd	9.48	x 11.94	Hardwood Floor	Pot Lights	Closet
6	Prim Bdrm	3rd	13.65	x 11.94	Cathedral Ceiling	W/I Closet	4 Pc Ensuite
7	Loft	Upper	14.3	x 11.94	Hardwood Floor	W/O To Terrace	
8	Family	Lower	11.94	x 12.34	Pot Lights	Tile Floor	
9	Laundry	Lower	10.2	x 5.87	W/O To Garage		

Client Remarks: Step into refined elegance and timeless design with this completely rebuilt luxury townhome, located within the exclusive community of The Gated Courtyards of Rosedale an intimate enclave of only 26 residence, this is one of Toronto's hidden gems. Taken down to the studs and meticulously reimaged, this 3+1 bedroom, 3 bathroom residence spans four levels plus a loft, offering a seamless blend of sophistication and modern functionality. Pride of ownership is evident throughout and this luxury townhome is move in ready. The open-concept main floor features 9ft ceilings, a designer kitchen with marble waterfall counters, built-in appliances, and a walkout to a private terrace ideal for morning coffee or evening cocktails. The second floor offers two generous light-filled bedrooms with ample closets and a bathroom. The primary suite spans the entire 3rd floor, a true master retreat, showcasing soaring ceilings, an expansive walk-in closet, and a spa-inspired ensuite wrapped in marble with a glass shower. Above, the loft makes a perfect home office with walkout to a rooftop terrace where BBQs are allowed-ideal for entertaining under the city skyline. The lower level impresses with 10-foot ceilings, a family room, gym, three-piece bath, and laundry, plus direct access to the garage and your private one car parking space. Ideally located between prestigious Rosedale and Yorkville, this home boasts a 95 Walk Score. Steps to Bloor and Summerhill boutiques, cafes, and fine dining, and minutes to Rosedale or Bloor TTC. Surrounded by lush parks, ravine trails, and the upcoming Ramsden Park Community Centre, with quick access to the DVP, Brick Works, and bike paths. A rare blend of privacy, prestige, and urban convenience. This is not to be missed!

Inclusions: Jenn Air SS Fridge, Dishwasher, Oven/Microwave Combo, LG Washer/Dryer, Mitsubishi Slim AC In Loft, All Window Coverings, Ceiling Speaker, Central Vacuum & Accessories, Storage Unit in Parking Stall,

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



89 Elm Ave 2-W
Toronto Ontario M4W 1N9

Toronto C09 Rosedale-Moore Park Toronto % Dif: 100

Taxes: \$9,825 / 2025 **For:** Sale **SPIS:** N **DOM:** 139

Condo Townhouse **#Shares%:** Rms: 6 + 1
 3-Storey **Locker#:** Bedrooms: 2
 Unit#: W2 **Locker Lev/Unit:** Washrooms: 3
 Corp#: MTCC / 560 **Locker Unit:** 1x2x2nd, 2x3x3rd
Level: 2

Dir/Cross St: East Of Glen, South Of Craigleigh Gardens

Directions: East Of Glen, South Of Craigleigh Gardens

Prop Mgmt: Self Managed

MLS#: C12196874 **Sold Date:** 10/21/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: Finished	Maint: \$1,440	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Attached / 1
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 2500-2749	Elev/Lift:	Drive: Private
Sqft Source: Floor Plan	HST Applicable to: Included In	Park Type: Exclusive
Exposure: Ns	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl:	Prk Lvl/Unit:
Survey Type: None	Cable TV Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl:	Com Elem Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	
	Interior Feat: Auto Garage Door Remote	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	2nd	21.92	x 19	Gas Fireplace	Hardwood Floor	W/O To Terrace
2	Dining	2nd	17.49	x 11.52	Combined W/Living	Hardwood Floor	W/O To Terrace
3	Kitchen	2nd	11.71	x 11.09	Renovated	Stainless Steel Appl	2 Pc Bath
4	Prim Bdrm	3rd	16.9	x 14.21	W/I Closet	3 Pc Ensuite	
5	Sitting	3rd	11.29	x 7.71	Combined W/Br	Double Closet	
6	2nd Br	3rd	16.4	x 9.61	3 Pc Bath	Double Closet	
7	Den	Main	13.39	x 9.91	Combined W/Laundry		

Client Remks: Rarely Offered Rosedale Gem Sophisticated Townhouse in a Historic Mansion. A rare alternative to traditional condo living, this elegant townhouse is nestled within a beautifully converted circa 1905 mansion in the heart of prestigious Rosedale. Offering approximately 2,500 square feet of refined living space, including a stunning treetop terrace, there's room for both your grand piano and full formal dining suite. Ideal for frequent travelers, this residence provides exceptional peace of mind with secure, low-maintenance living and the added convenience of a private garage. The sun-filled living area opens directly to a south-facing terrace perfect for entertaining or enjoying a quiet morning coffee. The spacious primary suite features a private sitting area, walk-in closet, and a stylish 3-piece ensuite. A second bedroom enjoys access to its own newly renovated 3-piece bathroom. The versatile lower level includes a dedicated home office or cozy den, an ensuite laundry, and ample storage. Chic, secure, and effortlessly livable. This unique home may just be your last stop in one of Toronto's most coveted neighbourhoods.

Inclusions: Bosch Fridge, Wolf stove, Samsung microwave fan, LG washer/dryer, Bosch dishwasher, Pergola, barbecue, primary screen.

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



20 Scrivener Sq 304 Toronto Ontario M4W 3X9 Toronto C09 Rosedale-Moore Park Toronto % Dif: 91 Taxes: \$8,148 / 2025 For: Sale SPIS: N DOM: 12		Sold: \$2,005,000 List: \$2,195,000
Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 04	Locker Lev/Unit: P2	Washrooms: 2
Corp#: TSCC / 1476	Locker Unit: 151	1x5, 1x3
	Level: 03	
Dir/Cross St: Yonge & Summerhill Directions: Yonge, between Bloor & St. Clair Prop Mgmt: FirstService Residential		

MLS#: C12342168 **Sold Date:** 08/25/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,405.78	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: 16-30	UFFI:	Park/Drive: Undergrnd
Year Built: 2002	Elev/Lift: Retirement:	Drive: Underground
Yr Built Source: MPAC	HST Applicable to Included In	Park Type: Owned
Apx Sqft: 1200-1399	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Floor Plan	Taxes Incl: Water Incl: Y	#: 78
Exposure: Nw	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl: CAC Incl:	Prk Lvl/Unit: P2
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Survey Type: None	Cert Level: Energy Cert: Y	Car Wash, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:	GreenPIS:	Com Elem Incl: Y
Prop Feat: Cul De Sac, Electric Car Charger, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Public Transit Exterior Feat: Controlled Entry, Landscaped Interior Feat: Built-In Oven, Carpet Free, Countertop Range		

Topography: Flat

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.89	x 6.04	Closet	Hardwood Floor	Combined W/Laundry
2	Living	Main	24.28	x 21.33	Open Concept	Combined W/Dining	California Shutters
3	Dining	Main	24.28	x 21.33	Large Window	Combined W/Living	California Shutters
4	Kitchen	Main	24.28	x 21.33	Breakfast Bar	Centre Island	Stone Counter
5	Prim Bdrm	Main	12.47	x 12.27	W/O To Balcony	W/I Closet	Hardwood Floor
6	Bathroom	Main	0	0	5 Pc Ensuite	Marble Floor	Soaker
7	2nd Br	Main	12.07	x 10.4		Hardwood Floor	Semi Ensuite
8	Bathroom	Main	0	0	3 Pc Bath	Semi Ensuite	Pedestal Sink
9	Laundry	Main	0	0	Tile Floor		
10	Other	Main	8.6	x 5.74	Balcony	West View	South View

Client Remarks: The very epitome of sophistication. From the moment you enter your suite, you have the sensation of calm and well being. Open concept renovated kitchen, living, and dining in one massive space. Beautiful Oak flooring throughout. The updated kitchen features soapstone countertops, British-style in-frame cabinetry, and high-end appliances. This exceptional 1328 square foot corner suite, ideal for those with an active lifestyle, offers unparalleled convenience and cultured living. NW exposure. Overlooking the iconic LCBO limestone building and its clock tower, this elegant condominium residence in Summerhill is nestled within a boutique building renowned for its exclusivity. Split plan for the ultimate in privacy. Two bedrooms and two baths. Exquisite details including Baldwin door hardware. Every detail has been thoughtfully considered. 9-foot ceilings. Walk-out to 50 square foot balcony. 24 hour concierge, guest suite, gym, visitors parking, and party room with lovely terrace. 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 racquet 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 will have its own subway entrance and Mamakas restaurant. Excellent schools are within easy reach. Pet owners will feel very welcome at Scrivener Square. Parking and locker included. Experience the epitome of urban living in a most desirable building and location, where every amenity is at your doorstep. Thornwood offers a lifestyle of refined elegance and active urban living.

Inclusions: See Schedule B

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



7 Dale Ave PH3 Toronto Ontario M4W 1K2 Toronto C09 Rosedale-Moore Park Toronto % Dif: 89 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 6 Condo Apt #Shares%: Rms: 8 + 2 Apartment Locker#: Bedrooms: 3 + 1 Unit#: 03 Locker Lev/Unit: Washrooms: 4 Corp#: TSCC / 3044 Locker Unit: Level: 4 1x6, 2x3, 1x2 Dir/Cross St: Rosedale Valley Directions: Dale/Powell/South Prop Mgmt: Melbourne Property Management			
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MLS#: C12452626 **Sold Date:** 10/14/2025

PIN#:

Kitchens: 1 Fam Rm: Y Basement: Other Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: New Apx Sqft: 4000-4249 Sqft Source: 4236 interior +1186 terrace Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$5,718.60 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: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 3 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 3 Tot Prk Spcs: 3 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer		0	0			
2	Living		0	0	Fireplace	South View	W/O To Terrace
3	Dining		0	0	Open Concept		
4	Kitchen		0	0	South View	Centre Island	
5	Breakfast		0	0	Sw View	Combined W/Kitchen	
6	Family		0	0			
7	Prim Bdrm		0	0	W/I Closet	6 Pc Bath	W/O To Terrace
8	2nd Br		0	0	3 Pc Ensuite	W/O To Terrace	North View
9	3rd Br		0	0	3 Pc Ensuite	W/I Closet	W/O To Terrace
10	Laundry		0	0	B/I Shelves		
11	Mudroom		0	0	Elevator		

Client Remarks: Rosedale life doesn't get any better ...spectacular is simply an understatement. Over 4200 of grand living space atop the finest building in the city. Overlooking the magnificent private gardens and the Rosedale Valley ravine, the synthesis of nature and sunshine throughout this suite is magical. An enormous expansive terrace ,with south and west views including the city skyline provides extraordinary outdoor living seamlessly integrated into the living space through multiple access points and floor to ceiling windows throughout. The entertaining space is designed on a grand ,yet warm scale, a separate media rom for endless movies, and an entire north wing thoughtfully places the bedrooms in a private area unto themselves with their own terraces. An elevator from the lobby or garage opens into mud room/back foyer. This is presented with the opportunity for the Purchaser to choose their colours and materials. Dada and Molteni millwork, hardwood, stone and custom wall treatment all included.

Listing Contracted With: HAZELTON REAL ESTATE INC. 416-924-3779