



<b>195 Redpath Ave 2607 Toronto Ontario M4P 0E4</b>		<b>Sold: \$347,000</b>
Toronto C10 Mount Pleasant West Toronto % Dif: 96		<b>List: \$359,900</b>
<b>Taxes: \$1,666.53 / 2025 For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 80</b>
Condo Apt	#Shares%:	Rms: 3
Apartment	Locker#: 107	Bedrooms: 0
Unit#: 07	Locker Lev/Unit: P3	Washrooms: 1
Corp#: TSCC / 2898	Locker Unit:	1x4xFlat
	Level: 25	
<b>Dir/Cross St:</b> Eglinton Ave/ Yonge Street		
<b>Directions:</b> North of Eglinton Ave/ East of Yonge Street		
<b>Prop Mgmt:</b> Del Property Management 416-519-7336		

**MLS#:** C12385905      **Sold Date:** 11/24/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$361.72	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> None / 0
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Year Built:</b> 2021	<b>Elev/Lift:</b> Y <b>Retirement:</b>	<b>Drive:</b> None
<b>Yr Built Source:</b> MPAC	<b>Accessibility:</b> Elevator	<b>Park Type:</b> None
<b>Apx Sqft:</b> 0-499	<b>Feat:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Sqft Source:</b> 345 Sq.Ft.+49 Sq.Ft.	<b>HST Applicable to:</b> Included In	<b>Park \$/Mo:</b>
<b>Exposure:</b> S	<b>Sale Price:</b>	<b>Prk Lvl/Unit:</b>
<b>Assessment:</b>	<b>Taxes Incl:</b> Water Incl: Y	<b>Bldg Amen:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	Concierge, Gym, Outdoor Pool, Party/Meeting
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	Room, Rooftop Deck/Garden, Visitor Parking
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Com Elel Incl:</b> Y
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Interior Feat:</b> Carpet Free	
	<b>Security Feat:</b> Alarm System, Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	8.99	x 8.99	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Flat	8.99	x 8.99	Laminate	Combined W/Living	
3	Kitchen	Flat	10.99	x 4.99	Laminate	Stainless Steel Appl	Stone Counter
4	Foyer	Flat	7.97	x 4.99	Laminate	Large Closet	
5	Bathroom	Flat	8.6	x 9.22	Ceramic Floor	4 Pc Bath	

**Client Remks:** Enjoy 4 years new Luxurious 0 Bed & 1 Bath Stunning South Exposure Unit (345Sq.Ft+49 Sq.Ft. Balcony) , Located At Yonge & Eglinton With Storage Locker, Sun Filled South View, Gorgeous Kitchen With Quartz Counter And Stainless Appliance, Laminate Floor throughout, Floor to ceiling windows. Walking Distance To New LRT & Subway, Restaurants, Shops, Parks & Schools. Luxury Amenities Include 24H Concierge, 2 Pools, Amphitheater, Party Rm, Basketball Court, Fitness Centre.

**Inclusions:** All Electric Light Fixture, Window Blinds or Drapes, Stainless Steel Appliances Fridge, Cooktop, Rang Hood, B/I Oven, B/I Dishwasher, B/I Microwave, Stacked Front Load Washer And Dryer, Locker Included, Rogers Internet Included in Maintenance fee.

**Listing Contracted With:** REAL HOME CANADA REALTY INC. 647-772-8558



<b>MLS#:</b> C12379822 <b>Sold Date:</b> 10/02/2025 <b>PIN#:</b>		<b>99 Broadway Ave 2907</b> <b>Toronto Ontario M4P 0E3</b> <b>Toronto C10 Mount Pleasant West Toronto % Dif:</b> 98 <b>Taxes:</b> \$2,164.23 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 28 <b>Condo Apt</b> <b>#Shares%:</b> 4 <b>Apartment</b> <b>Locker#:</b> 1 <b>Unit#:</b> 7 <b>Locker Lev/Unit:</b> 1 <b>Corp#:</b> TSCC / 2898 <b>Locker Unit:</b> 1x3xFlat <b>Level:</b> 28 <b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> East of Yonge, North of Eglinton <b>Prop Mgmt:</b> Del Property Management			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 0-499 <b>Sqft Source:</b> As per Builder <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$402.57 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free			
<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y					
<b># Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>					
<b>Client Remks:</b> Welcome To Citylights On Broadway South Tower Offering Professionally Designed Amenities, Beautiful Craftsmanship & Stunning Interior Designs - Yonge & Eglinton's Best Value! Walking Distance To Subway, Restaurants, Shops & More! Citylights Offers Over 18,000 S.F. Of Indoor & Over 10,000 S.F. Of Outdoor Amenities Including 2 Pools, Amphitheater, Party Room W/ Chef's Kitchen, Fitness Centre & More! This Bright 1 Bedroom Unit Features 1 Bath, An Amazing Layout, Large Windows W/ Blinds Installed, Walk Out To Large Balcony W/ South Exposure. Ensuite Laundry. Wide Plank Laminate Floors, B/I S/S Kitchen Appliances Inc Fridge, Wall Oven, Microwave, Range Hood, Cooktop, Stone Counter-Top, Wash/Dryer, Quartz Window Sills. Shows A++					
<b>Inclusions:</b> Wide Plank Laminate Floors, B/I S/S Kitchen Appliances Inc Fridge, Wall Oven, Microwave, Range Hood, Cooktop, Stone Counter-Top, Wash/Dryer, Quartz Window Sills.					
<b>Listing Contracted With:</b> <u>RIGHT AT HOME REALTY</u> 416-391-3232					



**195 Redpath Ave 2602**  
**Toronto Ontario M4P 0E4**  
 Toronto C10 Mount Pleasant West Toronto % Dif: 94  
**Taxes: \$1,845 / 2025 For: Sale** **SPIS: N** **DOM: 77**

Condo Apt **#Shares%:**  
 Apartment **Locker#:** 126 **Rms:** 1  
**Unit#:** 14 **Locker Lev/Unit:** B **Bedrooms:** 1  
**Corp#:** TSCC / 2898 **Locker Unit:**  
**Level:** 25 **Washrooms:** 1  
 1x4xFlat

**Dir/Cross St:** Broadway & Redpath  
**Directions:** Broadway & Redpath  
**Prop Mgmt:** TAFT PROPERTY MANAGEMENT

**MLS#:** C12391118 **Sold Date:** 11/25/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$356.29	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 0-499	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> As Per Builder	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> S	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Com Elel Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.74	x 8.33	Laminate	Open Concept	W/O To Balcony
2	Dining	Main	10.99	x 7.12	Laminate	Combined W/Kitchen	Open Concept
3	Kitchen	Main	10.99	x 7.12	Laminate	Stainless Steel Appl	Stone Counter
4	Br	Main	10.99	x 9.25	Laminate	Closet	Window

**Client Remks:** Stylish Condo at City Lights on Broadway South Tower Step into modern urban living at CityLights on Broadway South Tower! This beautifully finished suite features sleek laminate flooring throughout, a spacious mirrored closet, and a contemporary open-concept kitchen equipped with stainless steel appliances. Enjoy plenty of natural light with south exposure and custom roller blinds for privacy. Comes with a private locker for added storage. Located in the heart of the city just steps to the subway, top-rated restaurants, trendy shops, and more. Don't miss this fantastic opportunity to own in one of the most desirable Midtown Toronto locations!

**Inclusions:** B/I Fridge, B/I Cooktop, B/I Oven, Rangehood, B/I Dishwasher, Washer & Dryer

**Listing Contracted With:** Century 21 New Concept Simple Realty 416-223-3535



**195 Redpath Ave 908**  
**Toronto Ontario M4P 0E4**

Toronto C10 Mount Pleasant West Toronto % Dif: 110

**Taxes:** \$2,594 / 2025 **For:** Sale **SPIS:** N **DOM:** 26

Condo Apt **#Shares%:** Rms: 3 + 1  
 Apartment **Locker#:** Bedrooms: 1 + 1  
**Unit#:** 20 **Locker Lev/Unit:** 4 **Washrooms:** 2  
**Corp#:** TSCC / 2898 **Locker Unit:** 159  
**Level:** 9 1x4xFlat, 1x3xFlat

**Dir/Cross St:** Yonge St & Eglinton Ave E

**Directions:** Visitor parking available

**Prop Mgmt:** Del Property Management

**MLS#:** C12442599 **Sold Date:** 10/29/2025

**PIN#:** 768980659

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$489.61	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 2021	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Yr Built Source:</b> MPAC	<b>Accessibility</b>	<b>Park Type:</b> None
<b>Apx Sqft:</b> 500-599	<b>Feat:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Lot Size Source:</b> MPAC	<b>HST Applicable to</b>	<b>Park \$/Mo:</b>
<b>Sqft Source:</b> MPAC	<b>Sale Price:</b>	<b>Prk Lvl/Unit:</b>
<b>Exposure:</b> S	<b>Taxes Incl:</b>	<b>Bldg Amen:</b>
<b>Assessment:</b> 2025	<b>Water Incl:</b> Y	Concierge, Exercise Room, Gym, Outdoor Pool, Rooftop Deck/Garden, Visitor Parking
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Com Elem Incl:</b> Y
<b>Survey Type:</b> Unknown	<b>Cable TV Incl:</b>	
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	
	<b>Interior Feat:</b> Built-In Oven, Carpet Free, Countertop Range	
	<b>Security Feat:</b> Concierge/Security, Security System, Security Guard, Alarm System	

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	11.42	x 8.6	B/I Appliances	Combined W/Living	Laminate
2	Living	Flat	9.74	x 8.69	W/O To Balcony	Combined W/Kitchen	Laminate
3	Br	Flat	9.97	x 8.6	Window Flr to Ceil	Double Closet	4 Pc Ensuite
4	Den	Flat	6.99	x 8.07	Laminate	Combined W/Office	

**Client Remarks:** Modern 1-bedroom+den, 2 full bath condo in the heart of Midtown Toronto offers resort-style living and a highly flexible layout that can easily function as two bedrooms, each with its own bathroom. Built in 2022 by an award-winning developer, Pemberton, CityLights on Broadway boasts more than 18,000sqft of indoor amenities and 10,000sqft of outdoor space. The suites' open concept design combines kitchen and living spaces seamlessly over 600 sq ft of interior space and extends outward to a 100 sq ft south-facing balcony. A modern kitchen with stone counters, integrated appliances, sleek cabinetry flows into the living area, which opens onto the balcony, a private city oasis. 9 ft ceilings and a wall of windows bathe the home in natural light, while the bedroom features a large sliding closet and a luxurious 4-pc ensuite bathroom. Residents enjoy access to the Broadway Club, an amenity space that includes two gyms, a yoga studio, an indoor basketball and badminton court, media rooms and a music room. Outdoor amenities resemble a resort, with two swimming pools, a rooftop terrace, barbecue areas, fire pit lounges and an amphitheatre. A 24-hr concierge, visitor parking and guest suites provide convenience and security. Maintenance fees cover common elements, building insurance and water, ensuring predictable monthly costs. The location is just a 7-min walk from Eglinton subway station, and the forthcoming Crosstown LRT promises even easier commuting. Around the corner are diverse dining options, from Italian at LaVecchia and Japanese fare at Kasa Moto to specialty coffee at Tertulia Espresso Bar and local spots serving soup dumplings and pan-fried buns. The condo is close to highly regarded schools, including North Toronto CI, and it offers easy access to parks such as Redpath Parkette and Eglinton Park. With a Walk Score of 91 and a transit score of 88, Mount Pleasant West is a diverse, lively neighbourhood where car-free living is entirely feasible.

**Inclusions:** Fridge, B/I Stove, B/I Microwave, Dishwasher, Rangehood, Stacked Washer & Dryer, All Existing ELFs, All existing window coverings. Locker.

**Listing Contracted With:** Carefree Home Sold Realty Inc. 647-360-8992



**99 Broadway Ave 3507**  
**Toronto Ontario M4P 0E3**

Toronto C10 Mount Pleasant West Toronto % Dif: 100  
**Taxes:** \$2,186.85 / 2025 **For:** Sale **SPIS:** N **DOM:** 10

Condo Apt **#Shares%:** 4  
 Apartment **Locker#:** 1 + 1  
**Unit#:** 7 **Locker Lev/Unit:** 4 **Bedrooms:** 1  
**Corp#:** TSCC / 2898 **Locker Unit:** 145 **Washrooms:** 1  
**Level:** 34 **1x4xMain**

**Dir/Cross St:** Yonge/Eglinton

**Directions:** East of Yonge St and South of Broadway

**Prop Mgmt:** Del Property Management 416-519-7336

**MLS#:** C12387672 **Sold Date:** 09/18/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> Apartment	<b>Maint:</b> \$415.39	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 0-499	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> MPAC	<b>HST Applicable to</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> Se	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b>	Concierge, Guest Suites, Gym, Outdoor Pool, Sauna, Community BBQ
	<b>Cable TV Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b>	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Built-In Oven, Carpet Free, Primary Bedroom - Main Floor	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	15.81	x 8.01	Laminate	Combined W/Kitchen	W/O To Balcony
2	Kitchen	Main	10.99	x 5.18	Laminate	Combined W/Living	Stainless Steel Appl
3	Dining	Main	10.99	x 5.18	Laminate	Combined W/Kitchen	Open Concept
4	Br	Main	10.24	x 10.43	Laminate	Large Window	Closet
5	Den	Main	7.81	x 5.71	Laminate		

**Client Remks:** Welcome to this stunning 1+Den suite by Pemberton, situated on the 35th floor in the heart of Yonge & Eglinton. Bright and spacious unit with an open concept layout and locker included. Features a modern kitchen with sleek finishes and excellent storage, plus a versatile den-ideal for office or creative use. Enjoy amazing amenities including a state-of-the-art gym, basketball court, outdoor pool, BBQ area, terrace and much more. Steps to restaurants, shopping, grocery, and transit.

**Inclusions:** Stainless Steel Fridge (Electrolux), Built-In Cooktop (Electrolux), Built-In Oven (Electrolux), Built-In Microwave (Panasonic), Dishwasher (GE), Stacked Front Load Washer & Dryer (Samsung), All Existing Electric Light Fixtures, All Window Coverings, 1 Storage Locker.

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

 <small>IDL REALTY INC., Brokerage</small>	<b>195 Redpath Ave 3109</b> <b>Toronto Ontario M4P 0E4</b> Toronto C10 Mount Pleasant West Toronto % Dif: 110 <b>Taxes:</b> \$2,669.47 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 7 Condo Apt <b>#Shares%:</b> 5 Apartment <b>Locker#:</b> 1 + 1 <b>Unit#:</b> 21 <b>Locker Lev/Unit:</b> 2 <b>Corp#:</b> TSCP / 2898 <b>Locker Unit:</b> 2x3xFlat <b>Level:</b> 30 <b>Dir/Cross St:</b> Yonge/Eglinton <b>Directions:</b> Redpath/Broadway <b>Prop Mgmt:</b> Del Property Management				
	<b>MLS#:</b> C12467894	<b>Sold Date:</b> 10/24/2025	<b>PIN#:</b>		
	<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open		
	<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y		
	<b>Basement:</b> None	<b>Maint:</b> \$503.99	<b>Lndy Lev:</b>		
	<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete		
	<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0		
	<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>		
	<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b>		
	<b>Sqft Source:</b> builder's floor plan	<b>HST Applicable to</b>	<b>Park Type:</b> None		
<b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Maint:</b> \$503.99	<b>Included In</b>	<b>Park/Drv Spcs:</b> 0		
	<b>A/C:</b> Central Air	<b>Retirement:</b>	<b>Tot Prk Spcs:</b> 0		
	<b>Central Vac:</b> N	<b>Taxes Incl:</b>	<b>Water Incl:</b> Y		
	<b>UFFI:</b>	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b>		
	<b>Elev/Lift:</b>	<b>Cable TV Incl:</b>	<b>CAC Incl:</b> Y		
	<b>HST Applicable to</b>	<b>Bldg Ins Incl:</b> Y	<b>Prkg Incl:</b>		
	<b>Included In</b>	<b>Cert Level:</b>	<b>Energy Cert:</b>		
	<b>Retirement:</b>	<b>GreenPIS:</b>			
		<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions			
		<b>Interior Feat:</b> Carpet Free		<b>Com Elem Incl:</b>	Y
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
1	Living	Flat	12.7	x 11.71	Laminate
2	Dining	Flat	10.99	x 6.59	Laminate
3	Kitchen	Flat	10.99	x 6.59	Laminate
4	Br	Flat	11.71	x 8.83	Laminate
5	Den	Flat	7.68	x 6.99	Laminate

**Client Remks:** Bright & Spacious 1+Den Condo with Unobstructed South Views! The unit offering incredible natural light and a functional open-concept layout. The large den features a sliding door, making it ideal as a second bedroom or private office space. Enjoy sweeping, unobstructed south-facing views and all-day sunlight from your oversized balcony that stretches across the unit. Modern and airy interior with a sleek kitchen and two 3-pc bathrooms. Top-Tier Building Amenities Include concierge, Gym & fitness centre, guest suites, indoor basketball court, party room, Outdoor BBQ area, 2 outdoor pools, visitor parking and much more! Located just steps to Eglinton Subway Station, surrounded by top restaurants, shopping, and all essential amenities. 1 Locker included!

**Inclusions:** S/S Fridge, S/S Built-In Oven, Hood Fan, B/I Dishwasher, Microwave, Washer& Dryer, Locker

**Listing Contracted With:** JDL REALTY INC. 905-731-2266



<b>99 Broadway Ave 2811</b> <b>Toronto Ontario M4P 0E3</b> <b>Toronto C10 Mount Pleasant West Toronto % Dif: 100</b> <b>Taxes: \$2,578.97 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 43</b> <b>Condo Apt</b> <b>#Shares%:</b> <b>Rms: 5</b> <b>Apartment</b> <b>Locker#:</b> <b>14</b> <b>Bedrooms: 1 + 1</b> <b>Unit#:</b> <b>11</b> <b>Locker Lev/Unit:</b> <b>4</b> <b>Washrooms: 2</b> <b>Corp#:</b> <b>TSCC / 2898</b> <b>Locker Unit:</b> <b>1x4xFlat, 1x3xFlat</b> <b>Level:</b> <b>27</b>			
<b>Dir/Cross St:</b> Yonge/Eglinton <b>Directions:</b> Yonge/Eglinton <b>Prop Mgmt:</b> Del Property Management 416-519-7336			
<b>MLS#:</b> C12337491 <b>Sold Date:</b> 09/23/2025			
<b>PIN#:</b>			

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> As Per Builder <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$486.12 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: Y <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free, Separate Hydro Meter	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Dining	W/O To Balcony
1	Living	Flat	11.15	x 10.01	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	8.76	x 6.82	Laminate	Combined W/Kitchen	Open Concept
3	Kitchen	Flat	0	0	Laminate	Quartz Counter	Stainless Steel Appl
4	Prim Bdrm	Flat	9.51	x 9.48	Laminate	4 Pc Ensuite	W/O To Balcony
5	Den	Flat	8.23	x 6.82	Laminate	Large Closet	

**Client Remks:** Luxury Condominium In Demanded Yonge & Eglinton Area \* High Floor Spacious One Bedroom Plus Den, 590 SF Plus Full Balcony \* Good Size Den Can Use As 2nd Bedroom \* 2 Washrooms Units \* Functional Open Concept Layout \* Laminate Throughout \* Gourmet Kitchen With Stainless Steel Appliance \* Will Freshly Paint In Living/Dining, Prim Bdrm And Den\* Steps To Subway, Coming Soon LRT Line \* Close To Supermarket, Banks, Restaurants, Parks \* One Locker Included.

**Inclusions:** Stainless Steel Fridge, Built-In (Cook Top, Oven & Microwave), Intergraded Dishwasher, Stacked Front Load (Washer & Dryer), All Existing Electric Light Fixture, All Existing Roller Blinds, Locker Included.

**Listing Contracted With:** LANDPOWER REAL ESTATE LTD. 905-305-9669



		<b>8 Eglinton Ave E 5007</b> <b>Toronto Ontario M4P 0C1</b>		<b>Sold: \$470,000</b> <b>List: \$475,000</b>			
Toronto C10 Mount Pleasant West Toronto % Dif: 99		<b>Taxes: \$3,235.03 / 2025 For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 52</b>			
Condo Apt #Shares%: Apartment Locker#: Unit# 7 Locker Lev/Unit: A Corp# TSCC / 2726 Locker Unit: 42 Level: 50		<b>Rms: 5</b> <b>Bedrooms: 1</b> <b>Washrooms: 1</b> 1x4xMain					
<b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> N.e. Corner of Yonge & Eglinton <b>Prop Mgmt:</b> First Service Residential							
<b>MLS#:</b> C12381338	<b>Sold Date:</b> 10/26/2025						
<b>PIN#:</b> 767260697							
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open					
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y					
<b>Basement:</b> None	<b>Maint:</b> \$502.46	<b>Lndy Lev:</b> Main					
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Other					
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0					
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>					
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Drive:</b>					
<b>Lot Size Source:</b> MPAC	<b>HST Applicable to</b>	<b>Park Type:</b> None					
<b>Sqft Source:</b> Builder	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0					
<b>Exposure:</b> N	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>					
<b>Assessment:</b>	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>					
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>					
<b>Survey Type:</b> None	<b>Bldg Ins Incl:</b>	Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking					
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	<b>Com Elem Incl:</b>		Y			
	<b>GreenPIS:</b>						
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit						
	<b>Interior Feat:</b> Built-In Oven, Countertop Range, Separate Hydro Meter						
	<b>Security Feat:</b> Concierge/Security						
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Kitchen	Main	12.76	x 11.09	B/I Appliances	Centre Island	Laminate
2	Dining	Main	11.75	x 10.01	Combined W/Living	Laminate	
3	Living	Main	11.75	x 10.01	Combined W/Dining	W/O To Balcony	Laminate
4	Br	Main	11.58	x 8.99	Double Closet	W/O To Balcony	Laminate
5	Foyer	Main	4.07	x 3.51	Laminate		
<b>Client Remks:</b> Wake Up To Stunning, High-floor Views And Still Be In The Heart Of The City! Enjoy The Modern, Sleek Kitchen, 9 Foot Ceilings, And Spacious Balcony In This One Bedroom Carpet-free Home. Steps To Some Of The City's Best Restaurants, Trendy Cafes, Boutique Shopping, Fitness Studios And Entertainment. Conveniently Close To Loblaws, Cineplex, And Eglinton Park. Upcoming Direct Access To The Concourse, Subway And Eglinton LRT Makes This Location Well Connected - Perfect For Professionals, First-time Buyers, Or Investors. Amenities Include 24-Hour Concierge, The Iconic Indoor Pool, Gym, Party Room, Yoga & Boxing Studio, Jacuzzi, Media Room, And Visitor-paid Parking. See Matterport Virtual Tour!							
<b>Inclusions:</b> Kitchen Island, Locker, B/I Appliances (Fridge, Stove, Microwave), Washer-Dryer, and all Elfs.							
<b>Listing Contracted With:</b> MASTER'S TRUST REALTY INC. 905-940-8996							



**161 Roehampton Ave 711**  
**Toronto Ontario M4P 1P9**

Toronto C10 Mount Pleasant West Toronto % Dif: 95  
**Taxes: \$2,307.51 / 2025 For: Sale**

**SPIS: N**

**Sold: \$452,000**  
**List: \$475,000**

**DOM: 34**

Condo Apt #Shares%:  
 Apartment Locker#: 159  
 Unit#: 11 Locker Lev/Unit: C  
 Corp#: TSCP / 2763 Locker Unit:  
 Level: 6 1x4xFlat

**Dir/Cross St:** Yonge & Eglinton

**Directions:** Yonge & Eglinton

**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** C12377912

**Sold Date:** 10/07/2025

**PIN#:**

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**Apx Age:** 6-10  
**Apx Sqft:** 500-599  
**Lot Size Source:** MPAC  
**Sqft Source:**  
 541 Sqft plus 116 sqft balcony  
**Exposure:** E  
**Assessment:**  
**Spec Desig:** Unknown  
**Survey Type:** None  
**Phys Hdcap-Eqp:**

**Pets Perm:** Yes-with Restrictions  
**Locker:** Owned  
**Maint:** \$431.63  
**A/C:** Central Air  
**Central Vac:** N  
**UFFI:**  
**Elev/Lift:** Retirement:  
**HST Applicable to** Included In  
**Sale Price:**  
**Taxes Incl:** Water Incl: Y  
**Heat Incl:** Hydro Incl:  
**Cable TV Incl:** CAC Incl:  
**Bldg Ins Incl:** Y Prkg Incl:  
**Cert Level:** Energy Cert:  
**GreenPIS:**  
**Prop Feat:** Ensuite Laundry, Pets Allowed with  
 Restrictions  
**Interior Feat:** Guest Accommodations, Built-In  
 Oven, Carpet Free, Countertop Range  
**Security Feat:** Concierge/Security

**Balcony:** Open  
**Ens Lndry:** Y  
**Lndy Lev:**  
**Exterior:** Concrete  
**Gar/Gar Spcs:** Underground / 0  
**Park/Drive:**  
**Drive:**  
**Park Type:** None  
**Park/Drv Spcs:** 0 **Tot Prk Spcs:** 0  
**Park \$/Mo:**  
**Prk Lvl/Unit:**  
**Bldg Amen:**  
 Bike Storage, Concierge, Exercise Room,  
 Outdoor Pool, Party/Meeting Room,  
 Community BBQ  
**Com Elec Incl:** Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.4	x 11.42	W/O To Balcony	Window Flr to Cel	
2	Dining	Main	12.4	x 8.92	Combined W/Kitchen		
3	Kitchen	Main	12.4	x 8.92	Combined W/Dining	Modern Kitchen	B/I Appliances
4	Prim Bdrm	Main	11.68	x 9.42	Semi Ensuite	W/O To Balcony	Window Flr to Cel
5	Laundry	Main	0	0			
6	Foyer	Main	9.48	x 4.27	Double Closet		

**Client Remks:** This is the one you have been looking for! Finally, a spacious and bright one bedroom suite with a layout that allows for eat-in dining and a full-size living room. Check out the floorplan. This is a rare layout where the kitchen is not placed along a wall where furniture goes. You have the full use of both long walls in your living/dining area! Your laundry room is not in the bathroom! Your bedroom has room for a queen or king bed and two nightstands with room to spare! This is also one of the units with designated elevators so there is rarely a wait. Your elevator also goes directly to parking without the need to cross over at ground level. Suite 711 is 541SF +116 SF of balcony for a total of 657SF of living space in this vibrant community. The kitchen features modern appliances and granite countertop, there are floor to ceiling windows with custom roller shades, high ceilings and immaculately kept laminate flooring throughout. The unit includes a locker for extra storage. Amenities include 24-hour concierge, outdoor pool, hot tub, sauna, gym, party room, dog wash, paid visitor parking, bike storage, BBQ terrace, guest suites, the Cave with billiards, golf simulator and more. Note that the current owner has a rental parking spot and can inquire about transferring the contract if requested. This is a great opportunity to live in an elegant space in the coveted Yonge and Eglinton community and just the perfect number of steps away from the center to maintain quiet and privacy.

**Inclusions:** Fridge, Oven, Stovetop, Dishwasher, Washer & Dryer (stacked), all Custom Window Coverings, all Light Fixtures.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-785-1500



**161 Roehampton Ave 2505**  
**Toronto Ontario M4P 0C8**

Toronto C10 Mount Pleasant West Toronto % Dif: 101

**Taxes:** \$2,616 / 2025 **For:** Sale **SPIS:** N **DOM:** 20

Condo Apt **#Shares%:** 4  
 Apartment **Locker#:** 1 + 1  
**Unit#:** 4 **Locker Lev/Unit:** 1  
**Corp#:** TSCC / 2763 **Locker Unit:** 1x4xFlat  
**Level:** 25

**Dir/Cross St:** YONGE & EGLINTON

**Directions:** Google Map

**Prop Mgmt:** Crossbridge Condo Services

**MLS#:** C12343807 **Sold Date:** 09/03/2025  
**PIN#:** 767630314

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$424.70	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 500-599	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Sqft Source:</b> Builder	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> Ne	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl:	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Prim Bdrm	Flat	10.1	x 8.1	
2	Den	Flat	5.81	x 5.51	
3	Living	Flat	14.11	x 13.19	
4	Dining	Flat	14.11	x 13.19	
5	Kitchen	Flat	14.11	x 13.19	

**Client Remarks:** Sky-High Living at Yonge & Eglinton! Perched on the 25th floor of 161 Roehampton Avenue, this bright and stylish condo offers sweeping east-facing views and a generous 125 sq. ft. balcony your own private perch above the city. With its sleek open-concept design, 9-ft ceilings, and floor-to-ceiling windows, every corner is bathed in natural light. The modern kitchen features quartz countertops and premium built-in appliances, while the versatile den with sliding doors can serve as a second bedroom or a home office. Move-in ready with freshly painted walls and professional cleaning, this home is perfect for those who want to unpack and start living. Enjoy resort-style amenities outdoor pool, fitness centre, 24-hour concierge, BBQ area, and more. Just steps to the subway, future LRT, shops, cafes, and restaurants, this is urban living at its finest. Top Ranking School: Whitney Jr Ps 1/3037, North Toronto 42/739. Great Investment Or For End User.

**Inclusions:** Stainless Steel B/I Appliances Including: Fridge, Glass Stove Top, Hood Fan, Oven, Dishwasher; Front Load Washer And Dryer, One Locker

**Listing Contracted With:** IQI GLOBAL REAL ESTATE 416-792-0888

 <small>EXP REALTY, Brokerage</small>	<b>99 Broadway Ave 2011</b> <b>Toronto Ontario M4P 0E3</b> Toronto C10 Mount Pleasant West Toronto % Dif: 97 <b>Taxes:</b> \$2,578.97 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 47		<b>Sold:</b> \$465,000 <b>List:</b> \$480,000																																																
	<b>Condo Apt</b> <b>Apartment</b> <b>Unit#:</b> 11 <b>Corp#:</b> TSCC / 2898	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 19	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat																																																
<b>Dir/Cross St:</b> Redpath & Broadway <b>Directions:</b> Redpath & Broadway <b>Prop Mgmt:</b> Del Property Management																																																			
<b>MLS#:</b> C12350339 <b>PIN#:</b> 768980930	<b>Sold Date:</b> 10/04/2025																																																		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Builder <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Other <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$486.12 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Carpet Free, Built-In Oven, Countertop Range <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Metal/Side <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y																																																	
<b>Waterfront:</b> None	<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>Open Concept</th> <th>Combined W/Dining</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Kitchen</td> <td>Flat</td> <td>8.76</td> <td>x 6.82</td> <td>Modern Kitchen</td> <td>Open Concept</td> <td>Combined W/Dining</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>8.76</td> <td>x 6.82</td> <td>Open Concept</td> <td>Combined W/Kitchen</td> <td>Laminate</td> </tr> <tr> <td>3</td> <td>Living</td> <td>Flat</td> <td>11.84</td> <td>x 10.01</td> <td>Open Concept</td> <td>W/O To Balcony</td> <td>Large Window</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Flat</td> <td>9.51</td> <td>x 9.42</td> <td>Large Window</td> <td>Large Closet</td> <td>Laminate</td> </tr> <tr> <td>5</td> <td>Den</td> <td>Flat</td> <td>8.23</td> <td>x 6.07</td> <td>Separate Rm</td> <td>Large Closet</td> <td>Laminate</td> </tr> </tbody> </table>			#	Room	Level	Length (ft)	Width (ft)	Description	Open Concept	Combined W/Dining	1	Kitchen	Flat	8.76	x 6.82	Modern Kitchen	Open Concept	Combined W/Dining	2	Dining	Flat	8.76	x 6.82	Open Concept	Combined W/Kitchen	Laminate	3	Living	Flat	11.84	x 10.01	Open Concept	W/O To Balcony	Large Window	4	Prim Bdrm	Flat	9.51	x 9.42	Large Window	Large Closet	Laminate	5	Den	Flat	8.23	x 6.07	Separate Rm	Large Closet	Laminate
#	Room	Level	Length (ft)	Width (ft)	Description	Open Concept	Combined W/Dining																																												
1	Kitchen	Flat	8.76	x 6.82	Modern Kitchen	Open Concept	Combined W/Dining																																												
2	Dining	Flat	8.76	x 6.82	Open Concept	Combined W/Kitchen	Laminate																																												
3	Living	Flat	11.84	x 10.01	Open Concept	W/O To Balcony	Large Window																																												
4	Prim Bdrm	Flat	9.51	x 9.42	Large Window	Large Closet	Laminate																																												
5	Den	Flat	8.23	x 6.07	Separate Rm	Large Closet	Laminate																																												
<b>Client Remks:</b> Don't Be Blinded By The CityLights On Broadway Because You Won't Want To Miss This One! This Stunning 1 Bedroom Plus Den Situated In An Amazing Building In An Even Better Location Features An Efficient Layout with a Den That Could Be Used As A Second Bedroom, Office, Or Dining Room! The Kitchen Features Modern Finishes And An Open Concept That Flows Into The Living Room. The Primary Bedroom Boasts a Modern 4 Piece Ensuite Bath Which Does Not Disappoint. CityLights On Broadway Features State Of The Art Amenities Including an Indoor Basketball Court, Commercial Sized Gym, Party Rooms, Guest Suites, Co-Working Space and More. Located In One Of The Most Desirable Areas In The City Only Steps From TTC Subway Line 1, Nearby Schools, Grocery Stores, Restaurants, Walking Trails, And More! Literally Everything You Will Ever Need! LOCKER INCLUDED!																																																			
<b>Inclusions:</b> Stainless Steel Cooktop, Built In Oven, Fridge, Built In Microwave, Built In Dishwasher, Washer/Dryer Combo, All Electrical Light Fixtures, 1 Locker																																																			
<b>Listing Contracted With:</b> EXP REALTY 866-530-7737																																																			



<b>8 Eglinton Ave E 3407</b> <b>Toronto Ontario M4P 1A6</b> Toronto C10 Mount Pleasant West Toronto % Dif: 96 <b>Taxes:</b> \$3,152.08 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 137		<b>Sold:</b> \$466,000 <b>List:</b> \$487,000			
Condo Apt	#Shares%:	Rms: 1			
Multi-Level	Locker#:	Bedrooms: 1			
Unit#:	07	Locker Lev/Unit: P1			
Corp#:	TSCC / 2726	Locker Unit: Level: 34			
1x4					
<b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> Yonge and Eglinton <b>Prop Mgmt:</b> First Service Residential					
<b>MLS#:</b> C12186707	<b>Sold Date:</b> 10/15/2025				
<b>PIN#:</b>					
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> sqft <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$489.48 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Countertop Range	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete Block <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y			
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Live in the heart of all at luxurious E-Condo, Yonge & Eglinton most iconic address! This stylish 1-bedroom suite features 9-ft ceilings, a modern European kitchen with integrated appliances, and a stunning 108 sq ft balcony with breathtaking view from both living and bedroom. Enjoy direct underground access to the subway and soon-to-open Eglinton LRT (expected in Sept 2025). An unbeatable location for commuters. Just steps from premier shopping, dining, entertainment, and everything Yonge & Eglinton has to offer! Experience a full suite of resort-style amenities: 24h concierge, indoor pool, gym, sauna, yoga studio, lounge, party room, BBQ terrace, boxing gallery, two media/tech rooms. One locker included. <b>Inclusions:</b> Integrated Modern Appliances such as Washer & Dryer, Fridge, Stove, Dishwasher, Microwave, Quartz Countertop, and a Centre Island Table. All appliances, all Elfs and blinds.					
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY 416-391-3232					



<b>127 Broadway Ave 2408 Toronto Ontario M4P 1V4</b>		<b>Sold: \$485,818</b>
Toronto C10 Mount Pleasant West Toronto % Dif: 99		<b>List: \$488,818</b>
<b>Taxes: \$0 / 2025 For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 5</b>
Condo Apt	<b>#Shares%:</b>	Rms: 4 + 1
Apartment	<b>Locker#:</b> 116	<b>Bedrooms:</b> 1 + 1
Unit#: 21	<b>Locker Lev/Unit:</b> 5	<b>Washrooms:</b> 1
Corp#: TSCP / 3110	<b>Locker Unit:</b> B	1x4xFlat
	<b>Level:</b> 24	
<b>Dir/Cross St:</b> Eglinton & Mount Pleasant Rd		
<b>Directions:</b> Main Lobby entrance via driveway on the left		
<b>Prop Mgmt:</b> First Service Residential		

**MLS#:** C12408057      **Sold Date:** 09/21/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$377.27	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> New	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 2025	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground
<b>Apx Sqft:</b> 500-599	<b>Y Retirement:</b>	<b>Park Type:</b> None
<b>Sqft Source:</b> Floorplan	<b>HST Applicable to</b>	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> N	<b>Included In</b>	<b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>		
<b>Spec Desig:</b> Unknown	<b>Sale Price:</b>	
<b>Survey Type:</b> None	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Water Incl:</b>	<b>Prk Lvl/Unit:</b>
	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Hydro Incl:</b>	Exercise Room, Gym, Outdoor Pool,
	<b>Cable TV Incl:</b>	Party/Meeting Room, Community BBQ,
	<b>CAC Incl:</b>	Elevator
	<b>Bldg Ins Incl:</b> Y	<b>Com Elec Incl:</b> Y
	<b>Prkg Incl:</b>	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	<b>Interior Feat:</b> Built-In Oven, Carpet Free	
	<b>Security Feat:</b> Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.39	x 10.99	Combined W/Dining	W/O To Balcony	Window Flr to Cel
2	Dining	Flat	15.39	x 10.99	Combined W/Kitchen	Combined W/Den	W/O To Balcony
3	Kitchen	Flat	15.39	x 10.99	Open Concept	B/I Appliances	Quartz Counter
4	Prim Bdrm	Flat	9.68	x 10.6	4 Pc Bath	Double Closet	Window Flr to Cel
5	Den	Flat	8.1	x 5.31			

**Client Remks:** Own A Brand New, Never Lived-In, 1Bed + Den with Large Balcony & Locker @ Line5 for An Unbelievable Price! 9' Smooth Ceilings, Floor-to-Ceiling Windows, European-style Kitchen with Quartz Counter. Mins Walk to the Crosstown LRT. 3 Expansive Floors of Amenities include Fitness Studio with Change Rooms, Personal Training Studio, Yoga Studio, Outdoor Yoga & Zen Garden, Outdoor Pool, Steam Room, Spa Lounge, Party Lounge with Catering Kitchen, Outdoor Dining Lounge with BBQs, Outdoor Theatre, Outdoor Firepit Lounge, Outdoor Games Lounge, Demo Kitchen, Art Studio, Library Lounge, Shared Work Space, Juice & Coffee Lounge, & Pet Spa. Vibrant yet Quiet Area, Mins Walk to Convenience Store, Hasty Market, Loblaws, LCBO, Pharmacy, bank ATMs, Restaurants, Services & More. 10 Min Walk West to All of Yonge St's Shopping, Restaurants & Services, including TTC Subway and the Yonge/Eglinton Centre with Cineplex. Mins Walk East to Even More Conveniences on Mount Pleasant including Pawland Pet Grooming, Dollarama, Restaurants, More.

**Inclusions:** Integrated Appliances Include Fridge, Oven, Cooktop, Dishwasher, Microwave/Hood. Stacked Front-Load Washer & Dryer.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-488-2875



<b>8 Eglinton Ave E 3809</b> <b>Toronto Ontario M4P 0C1</b> <b>Toronto C10 Mount Pleasant East Toronto % Dif: 96</b> <b>Taxes: \$3,121.92 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 94</b> <b>Condo Apt</b> <b>#Shares%:</b> <b>Rms: 4</b> <b>Apartment</b> <b>Locker#:</b> <b>Bedrooms: 1 + 1</b> <b>Unit#: 09</b> <b>Locker Lev/Unit: A</b> <b>Washrooms: 1</b> <b>Corp#: TSCC / 2726</b> <b>Locker Unit: 70</b> <b>Level: 38</b> <b>1x4</b> <b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> NE <b>Prop Mgmt:</b> First Service Property Management							
<b>MLS#:</b> C12284599 <b>Sold Date:</b> 10/16/2025 <b>PIN#:</b>							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> As Per Builder <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$498.04 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Y Water Incl: <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Built-In Oven, Countertop Range <b>Security Feat:</b> Concierge/Security, Security Guard	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elel Incl:</b> Y					
<b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>							
1	Prim Bdrm	Main	11.35	x 9.02	W/O To Balcony	Custom Closet Organizers	Window Flr to Ceil
2	Kitchen	Main	11.35	x 8.4	Stainless Steel Appl	B/I Appliances	Open Concept
3	Dining	Main	9.02	x 9.02	Open Concept	W/O To Balcony	Window Flr to Ceil
4	Den	Main	6.79	x 5.68	Separate Rm		
<b>Client Remks:</b> Bright And Clean One Bedroom + Den Unit At The Heart Of Yonge And Eglinton. Open And Practical Layout With A Functional Den. Unobstructed And Quiet East Views Of The City. Walk Out To Your Private Balcony From The Living Room Or Bedroom. Modern And Open Concept Kitchen. Lots Of Amenities Including Indoor Pool, Gym, Sauna, Terrace Bbq And More. Future Direct Access To TTC And LRT.							
<b>Inclusions:</b> Custom Closet Organizers. Custom Roller Blinds. Newly Painted And Renovated. Includes One (1) Locker (Level A #70). All Window Coverings And Light Fixtures. All S/S Appliances. Ensuite Washer And Dryer.							
<b>Listing Contracted With:</b> <u>RIGHT AT HOME REALTY 905-695-7888</u>							

	<b>161 Roehampton Ave 3505</b> <b>Toronto Ontario M4P 0C8</b> Toronto C10 Mount Pleasant West Toronto % Dif: 99 <b>Taxes: \$2,496 / 2024 For: Sale</b> <b>SPIS: Y</b> <b>DOM: 88</b> Condo Apt <b>#Shares%:</b> Rms: 1 + 1 Apartment <b>Locker#:</b> A24 <b>Bedrooms:</b> 1 + 1 <b>Unit#:</b> 3505 <b>Locker Lev/Unit:</b> M <b>Washrooms:</b> 1 <b>Corp#:</b> TSCC / 2763 <b>Locker Unit:</b> <b>Level:</b> 29 1x4xMain <b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> Yonge and Eglinton <b>Prop Mgmt:</b> Crossbridge Condominium Services					
	<b>MLS#:</b> C12293887	<b>Sold Date:</b> 10/14/2025				
	<b>PIN#:</b>					
	<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Encl			
	<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b>			
	<b>Basement:</b> None	<b>Maint:</b> \$424.70	<b>Lndy Lev:</b>			
	<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete			
	<b>Heat:</b> Forced Air / Electric	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0			
	<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b> None			
	<b>Year Built:</b> 2019	<b>Elev/Lift:</b>	<b>Drive:</b> None			
	<b>Apx Sqft:</b> 500-599	<b>HST Applicable to</b> Included In	<b>Park Type:</b> None			
	<b>Lot Size Source:</b> Other	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0	<b>Tot Prk Spcs:</b> 0		
	<b>Roof:</b> Unknown	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>			
	<b>Foundation:</b> Unknown	<b>Water Incl:</b>	<b>Prk Lvl/Unit:</b>			
	<b>Sqft Source:</b> Builder	<b>Heat Incl:</b>	<b>Bldg Amen:</b>			
	<b>Exposure:</b> Ew	<b>Hydro Incl:</b>	<b>Com Elel Incl:</b>	Y		
	<b>Assessment:</b>	<b>Cable TV Incl:</b>				
	<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b>				
	<b>Survey Type:</b> None	<b>Prkg Incl:</b>				
	<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>				
		<b>Energy Cert:</b>				
		<b>GreenPIS:</b>				
		<b>Prop Feat:</b> Fireplace/Stove, Pets Allowed with Restrictions, Public Transit				
		<b>Interior Feat:</b> Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor				
<b>Water Body Type:</b> Lake						
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Prim Bdrm	Flat	10.1	x 8.1	Laminate	Double Closet
2	Den	Flat	5.81	x 5.51	Laminate	Sliding Doors
3	Living	Flat	14.11	x 13.19	Laminate	Open Concept
4	Dining	Flat	14.11	x 13.19	Combined W/Living	Open Concept
5	Kitchen	Flat	14.11	x 13.19	Combined W/Living	Open Concept
<b>Client Remks:</b> An Incredible Opportunity to Own a Sophisticated 554 sq. ft. Condo And an Extra Large locker for Extra Storage in the Heart of Yonge & Eglinton! This Stylish Unit Features a Spacious 125 sq. ft. East-Facing Balcony With Stunning Views Extending North and South. Designed For Modern Living, It Boasts 9-ft Ceilings and an Open-Concept Layout That Maximizes Space and Light. The Sleek Kitchen is Equipped With Quartz Countertops and High-End Built-in Appliances, Including a Panel-Integrated Fridge. A Versatile Den with Sliding Doors Offers The Perfect Space For a Home Office Or Second Bedroom. Custom Window Coverings Throughout, With Blackout Shades in the Primary Bedroom, Ensure Privacy and Comfort. Enjoy World-Class Amenities, Including a 24-Hour Concierge, State-Of-The-Art Gym, Outdoor Swimming Pool and BBQ area, Dog Spa. Freshly painted and professionally cleaned - shows great. Located Steps From The Subway and Upcoming LRT, As Well As Top Restaurants, Shops, and Entertainment, This Is Urban Living At Its Finest. Don't Miss Out On This Prime Opportunity!						
<b>Inclusions:</b> Fridge, Dishwasher, Stove top, Built-In Oven, Washer & Dryer, All Existing Light Fixtures, Blinds Over All Windows.						
<b>Listing Contracted With:</b> SUTTON GROUP-ADMIRAL REALTY INC. 416-739-7200						



**195 Redpath Ave 1912**  
**Toronto Ontario M4P 0E4**

Toronto C10 Mount Pleasant West Toronto % Dif: 104  
**Taxes:** \$2,767.50 / 2025 **For:** Sale **SPIS:** N **DOM:** 28

Condo Apt #Shares%: **Rms:** 5  
 Apartment Locker#: **Bedrooms:** 2  
 Unit#: 24 Locker Lev/Unit: 3 **Washrooms:** 2  
 Corp#: TSCP / 2898 Locker Unit: 174  
 Level: 18 1x4xMain, 1x3xMain

**Dir/Cross St:** Redpath / Broadway

**Directions:** Redpath / Broadway

**Prop Mgmt:** Del Property Management Inc.

**MLS#:** C12438529 **Sold Date:** 10/29/2025  
**PIN#:** 768980915

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$507.49	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> None / 0
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Sqft Source:</b> + Open Balcony	<b>HST Applicable to</b>	<b>Park Type:</b> None
<b>Exposure:</b> Nw	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y Hydro Incl:	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> CAC Incl:	Concierge, Exercise Room, Gym, Media Room, Outdoor Pool, Party/Meeting Room
	<b>Bldg Ins Incl:</b> Y Prkg Incl:	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	
	<b>Interior Feat:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.83	x 8.99	W/O To Balcony	Combined W/Dining	Laminate
2	Dining	Main	9.42	x 6.82	Open Concept	Combined W/Kitchen	Laminate
3	Kitchen	Main	9.42	x 6.82	Quartz Counter	Backsplash	Stainless Steel Appl
4	Prim Bdrm	Main	11.84	x 8.01	4 Pc Ensuite	W/O To Balcony	Laminate
5	2nd Br	Main	8.99	x 8.01	3 Pc Bath	Window	Laminate

**Client Remks:** Bright & Spacious 2 bedroom 2 bathroom in central midtown by Pemberton. Corner unit with 2 Side Floor to Ceiling Windows. Laminate flooring throughout. Modern Kitchen w/ Quartz Countertop, Backsplash & Valance lighting. Primary bedroom w/ 4 Pcs Ensuite. 2 Large Balcony w/ Vibrant City View. Outstanding Amenities: Gym & Fitness room, Bar, Barbeques, Clubhouse, Courtyard, Guest Suites, Lounge, Movie Theatre, Party Room, Basketball Court. Outdoor Pool & Terrace. Short Walk to all amenities on Yonge Street: Yonge/Eglinton Subway Station, Restaurants, banks, shops, supermarkets, shopping & more!

**Inclusions:** S/S Fridge, B/I Cooktop, B/I Oven, B/I Microwave, B/I Dishwasher. Range Hood. Washer & Dryer. All existing window coverings. 1 Locker Included. Internet Included in Maintenance fee.

**Listing Contracted With:** HOMELIFE LANDMARK RH REALTY 905-305-1600



<b>195 Redpath Ave 2612</b> <b>Toronto Ontario M4P 0E4</b> Toronto C10 Mount Pleasant West Toronto % Dif: 102 <b>Taxes:</b> \$2,982.75 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 30		<b>Sold:</b> \$510,000 <b>List:</b> \$499,000					
Condo Apt	#Shares%:	Rms: 5					
Apartment	Locker#:	<b>Bedrooms:</b> 2					
Unit#: 24	Locker Lev/Unit:	<b>Washrooms:</b> 2					
Corp#: TSCC / 2898	Locker Unit:	1x4xFlat, 1x3xFlat					
	Level:	25					
<b>Dir/Cross St:</b> Redpath/Broadway <b>Directions:</b> East <b>Prop Mgmt:</b> Del Property Management Inc.							
<b>MLS#:</b> C12372539	<b>Sold Date:</b> 10/01/2025						
<b>PIN#:</b>							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> As per builder <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$561.99 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Interior Feat:</b> None	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P4/1 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Gym, Media Room, Party/Meeting Room <b>Com Elel Incl:</b> Y					
<b>#</b> 1 2 3 4 5	<b>Room</b> Living Dining Kitchen Prim Bdrm 2nd Br	<b>Level</b> Flat Flat Flat Flat Flat	<b>Length (ft)</b> 8.99 9.42 9.42 11.84 8.99	<b>Width (ft)</b> x 10.83 x 6.82 x 6.82 x 8.01 x 8.01	<b>Description</b> Open Stairs Combined W/Kitchen Stainless Steel Appl 4 Pc Ensuite Closet	W/O To Balcony Open Concept Stone Counter W/O To Balcony Window	Laminate Laminate Laminate Laminate Laminate
<b>Client Remks:</b> Location! Location! Location! Spacious 2 Bedroom 2 Bathroom corner unit (Approx 620 Sf) with West views at Citylights On Broadway by Pemberton. Featuring 2 separate balconies with 1 parking & 1 locker included and steps from Yonge & Eglinton, enjoy all Yonge & Eglinton has to offer. 8,000 sq feet of premium amenities, including 24-hour concierge service, a state-of-the-art gym and full sized basketball court, a mesmerizing pool, an outdoor BBQ area, and a chic party room. It has everything you need for a life of comfort and sophistication. Perfectly situated just steps from the subway and new LRT, Loblaws, trendy restaurants, boutique shops, and theaters. This is your chance to elevate your lifestyle in the heart of the city! Maintenance fees currently covers water, heat and internet. Welcome for showing, Don't miss the chance!							
<b>Inclusions:</b> Fridge, Stove, Microwave, B/I Dishwasher, Washer & Dryer, Window Coverings & ELFs. 1 Parking (#1, Level P4) & 1 Locker (#74, level 3) included.							
<b>Listing Contracted With:</b> LANDING REALTY INC. 905-604-7171							



**8 Corinth Gdns 9  
 Toronto Ontario M4P 2N5**

Toronto C10 Mount Pleasant East Toronto **% Dif:** 96

**Taxes:** \$0 / 2025 **For:** Sale

**SPIS:** N

**Sold:** \$481,500

**List:** \$499,000

**DOM:** 125

Co-Op Apt **#Shares%:** 131  
 Apartment **Locker#:** 9  
 Unit#:  
 Corp#: N/A / 1

**Locker Lev/Unit:** 1  
**Locker Unit:** 9  
**Level:** 3RD

**Rms:** 5  
**Bedrooms:** 2  
**Washrooms:** 1  
 1x4xGround

**Dir/Cross St:** MOUNT PLEASANT RD & BROADWAY AVE.

**Directions:** MOUNT PLEASANT RD & BROADWAY AVE.

**Prop Mgmt:** PEER PROPERTY MANAGEMENT LTD.

**MLS#:** C12212369 **Sold Date:** 10/14/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b>
<b>Basement:</b> None	<b>Maint:</b> \$874.72	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> None	<b>Exterior:</b> Brick
<b>Heat:</b> Water / Other	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Detached / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Other
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Drive:</b> Covered, Other
<b>Sqft Source:</b> Board	<b>HST Applicable to</b> Included In	<b>Park Type:</b> Owned
<b>Exposure:</b> Sw	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> CAC Incl	<b>Com Elem Incl:</b> Y
	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b>	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Hospital, Place Of Worship, Public	
	Transit, School	
	<b>Interior Feat:</b> Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.58	x 14.21	W/O To Balcony	Parquet Floor
2	Kitchen	Main	10.5	x 9.68	Eat-In Kitchen	W/O To Balcony
3	Prim Bdrm	Main	13.55	x 11.35	Closet	Window
4	2nd Br	Main	14.24	x 9.94	Window	Parquet Floor
5	Pantry	Main	4.92	x 4.92		

**Client Remarks:** Nestled in one of Toronto's most sought-after neighborhoods, this spacious 2-bedroom condo offers the perfect blend of Convenience and Serenity. Located just a short stroll from transit hubs, trendy cafes, shops and restaurants, you'll find yourself immersed in the vibrant pulse of city living. Yet, the charm doesn't stop there tree-lined streets create a peaceful oasis right outside your door, offering a perfect escape from the urban buzz. Whether you're seeking a tranquil retreat or a lively lifestyle, this condo's prime location delivers both. Don't miss out on the opportunity to call this Pet Friendly condo your home! 1 Garage Parking Space, 1 Storage Locker.

**Inclusions:** Exceptional Value, Coveted 3rd Floor Unit With Southwest Exposure. Maintenance Fee Includes: Property Taxes, Heat, Water, Garage Parking Space, Storage Locker, Bldg Insurance. Existing: Window Coverings, Light Fixtures, Fridge, Stove.

**Listing Contracted With:** RE/MAX PREMIER INC. 416-987-8000



REALTOR® BARRY COHEN HOMES INC. 416-223-1818

		<b>398 Eglinton Ave E 503</b> <b>Toronto Ontario M4P 3H8</b>		<b>Sold: \$515,000</b> <b>List: \$515,000</b>
Toronto C10 Mount Pleasant East Toronto % Dif: 100		<b>Taxes: \$2,488 / 2025 For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 6</b>
Condo Apt		<b>#Shares%:</b>	<b>Rms:</b> 4	
1 Storey/Apt		<b>Locker#:</b>	<b>Bedrooms:</b> 1	
Unit#: 03		<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 1	
Corp#: MTCC / 1175		<b>Locker Unit:</b>	1x4	
		<b>Level:</b> 4		
<b>Dir/Cross St:</b> Eglinton and Mount Pleasant				
<b>Directions:</b> East of Mount Pleasant				
<b>Prop Mgmt:</b> 360 Community Management Ltd				
<b>MLS#:</b> C12476680	<b>Sold Date:</b> 10/28/2025			
<b>PIN#:</b> 121750018				
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 1996 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 600-699 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$813.16 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: Y <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y	
<b># Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>				
1 Kitchen	Main	10.33	x 10.07	Renovated
2 Dining	Main	17.29	x 9.09	Open Concept
3 Living	Main	17.29	x 9.09	W/O To Balcony
4 Prim Bdrm	Main	12.89	x 9.88	Double Closet
				Stainless Steel Appl
				Stone Counter
				Hardwood Floor
				Led Lighting
				Open Concept
				Hardwood Floor
				W/O To Balcony
<b>Client Remks:</b> Welcome to this beautifully renovated, turn-key residence in one of Toronto's most desirable boutique buildings - The Maxim, ideally situated at Mount Pleasant and Eglinton. This stunning suite showcases a fresh neutral palette and sophisticated finishes throughout. The brand-new upscale chef's kitchen features stainless steel appliances, premium solid-surface counters with matching full-height backsplash, and ample storage - seamlessly opening to a spacious living and dining area. Walk out to your private patio overlooking lush treetops, offering both tranquility and privacy. The elegant bathroom boasts a floating two-drawer vanity and a shower/tub combo with a sleek glass enclosure. The bright primary bedroom includes a double closet, large picture window, and direct balcony access - the perfect spot for morning coffee or evening relaxation. Enjoy a wealth of amenities in this highly sought-after boutique building, including a fully equipped gym, relaxing sauna, lush outdoor terrace, and an elegant party room. Steps to charming local boutiques, top-rated restaurants, parks, TTC, and the upcoming LRT - this location offers tremendous walkability and elevated urban living. Experience refined city living at The Maxim - where modern design meets unbeatable location.				
<b>Inclusions:</b> Frigidaire appliances include: stainless steel fridge, freezer, microwave/hood, fan, induction stove, stainless steel dishwasher, LG front load washer and dryer, stone countertops and backsplash, under valence lighting, electric blinds on all windows with remotes, all new trim, doors and hardware. New flooring and complete bathroom renovation.				
<b>Listing Contracted With:</b> RE/MAX REALTRON BARRY COHEN HOMES INC. 416-223-1818				



		<b>39 Roehampton Ave 2902</b> <b>Toronto Ontario M4P 0G1</b>		<b>Sold: \$575,000</b> <b>List: \$529,000</b>																																																																						
Toronto C10 Mount Pleasant West Toronto % Dif: 109		<b>Taxes: \$3,559.29 / 2025 For: Sale</b>	<b>SPIS: N</b>	<b>DOM: 8</b>																																																																						
Condo Apt #Shares%: Apartment Locker#: Unit#: 02 Locker Lev/Unit: B Corp#: TSCC / 2950 Locker Unit: 50 Level: 29		<b>Rms: 2 + 1</b> <b>Bedrooms: 1 + 1</b> <b>Washrooms: 2</b> 1x4xFlat, 1x3xFlat																																																																								
<b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> East of Yonge St <b>Prop Mgmt:</b> Melbourne Property Management																																																																										
<b>MLS#:</b> C12438392 <b>Sold Date:</b> 10/09/2025 <b>PIN#:</b>																																																																										
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Builder's Floor Plan <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b> <table border="1" data-bbox="563 591 1052 1087"> <tr> <td><b>Pets Perm:</b></td><td>Yes-with Restrictions</td> <td><b>Balcony:</b></td><td>Open</td> </tr> <tr> <td><b>Locker:</b></td><td>Owned</td> <td><b>Ens Lndry:</b></td><td>Y</td> </tr> <tr> <td><b>Maint:</b></td><td>\$460.26</td> <td><b>Lndy Lev:</b></td><td></td> </tr> <tr> <td><b>A/C:</b> Central Air</td><td></td> <td><b>Exterior:</b></td><td>Other</td> </tr> <tr> <td><b>Central Vac:</b></td><td>N</td> <td><b>Gar/Gar Spcs:</b></td><td>Underground / 0</td> </tr> <tr> <td><b>UFFI:</b></td><td></td> <td><b>Park/Drive:</b></td><td></td> </tr> <tr> <td><b>Elev/Lift:</b></td><td></td> <td><b>Drive:</b></td><td></td> </tr> <tr> <td><b>HST Applicable to</b></td><td>Not Subject to HST</td> <td><b>Park Type:</b></td><td>None</td> </tr> <tr> <td><b>Sale Price:</b></td><td></td> <td><b>Park/Drv Spcs:</b></td><td>0</td> </tr> <tr> <td><b>Taxes Incl:</b></td><td><b>Water Incl:</b></td> <td><b>Park \$/Mo:</b></td><td></td> </tr> <tr> <td><b>Heat Incl:</b></td><td><b>Hydro Incl:</b></td> <td><b>Prk Lvl/Unit:</b></td><td></td> </tr> <tr> <td><b>Cable TV Incl:</b></td><td><b>CAC Incl:</b></td> <td><b>Bldg Amen:</b></td><td></td> </tr> <tr> <td><b>Bldg Ins Incl:</b></td><td><b>Y Prkg Incl:</b></td> <td><b>Com Elem Incl:</b></td><td>Y</td> </tr> <tr> <td><b>Cert Level:</b></td><td><b>Energy Cert:</b></td><td></td><td></td> </tr> <tr> <td><b>GreenPIS:</b></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4"><b>Prop Feat:</b> Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit</td><td></td></tr> <tr> <td colspan="4"><b>Interior Feat:</b> Carpet Free</td><td></td></tr> </table>					<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y	<b>Maint:</b>	\$460.26	<b>Lndy Lev:</b>		<b>A/C:</b> Central Air		<b>Exterior:</b>	Other	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 0	<b>UFFI:</b>		<b>Park/Drive:</b>		<b>Elev/Lift:</b>		<b>Drive:</b>		<b>HST Applicable to</b>	Not Subject to HST	<b>Park Type:</b>	None	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b>	0	<b>Taxes Incl:</b>	<b>Water Incl:</b>	<b>Park \$/Mo:</b>		<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b>		<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Bldg Amen:</b>		<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b>	<b>Com Elem Incl:</b>	Y	<b>Cert Level:</b>	<b>Energy Cert:</b>			<b>GreenPIS:</b>				<b>Prop Feat:</b> Clear View, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit					<b>Interior Feat:</b> Carpet Free				
<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Open																																																																							
<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y																																																																							
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<b>Interior Feat:</b> Carpet Free																																																																										
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>																																																																					
1	Living	Flat	19.59	x 10.33	Combined W/Dining	Combined W/Kitchen W/O To Balcony																																																																				
2	Dining	Flat	19.59	x 7.74	Combined W/Living	Combined W/Kitchen																																																																				
3	Br	Flat	9.09	x 10.17	Window	4 Pc Ensuite Closet																																																																				
4	Den	Flat	9.09	x 8.99	Sliding Doors																																																																					
5	Other	Flat	21	x 4.92	Balcony	East View																																																																				
<b>Client Remks:</b> Bright 1+Den condo at 39 Roehampton Ave, steps to Yonge & Eglinton. Versatile layout with a den that easily fits a guest bedroom, office or work space. East exposure on the 29th floor brings in great natural light. Open living/dining with modern finishes, plus locker for extra storage. Unbeatable access to subway, future LRT, shops, dining & entertainment. Fantastic building amenities include fitness centre, concierge, party & meeting rooms, and outdoor spaces.																																																																										
<b>Inclusions:</b> All existing kitchen appliances: Built-in EuroKera cooktop, GE oven and GE microwave oven, dishwasher and fridge. Unitized GE washer/dryer. All existing light fixtures.																																																																										
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-465-7850																																																																										



<b>1 Cardiff Rd 303</b> <b>Toronto Ontario M4P 0G2</b> Toronto C10 Mount Pleasant East Toronto % Dif: 96 <b>Taxes:</b> \$3,228 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 91		<b>Sold:</b> \$509,000 <b>List:</b> \$529,000					
Condo Apt #Shares%: Apartment Locker#: Unit#:                     3 Locker Lev/Unit: Corp#:                     TSCC / 2962 Locker Unit: Level:                     3 1x4		<b>Rms:</b> 4 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1					
<b>Dir/Cross St:</b> Bayview / Eglinton <b>Directions:</b> West of Bayview on north side of Eglinton <b>Prop Mgmt:</b> First Residential							
<b>MLS#:</b> C12320095 <b>Sold Date:</b> 10/31/2025 <b>PIN#:</b>	<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> 585 <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$484.32 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: <b>Heat Incl:</b> Y Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free					
<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 Tot Prk Spcs: 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A unit 11 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y							
<b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>							
1	Living	Flat	15.42	x 12.07	Open Concept	Laminate	W/O To Balcony
2	Kitchen	Flat	15.42	x 12.07	Open Concept	Combined W/Living	
3	Prim Bdrm	Flat	10.6	x 9.19	Separate Rm	Laminate	
4	Den	Flat	7.74	x 4.92		Laminate	
<b>Client Remks:</b> PARKING INCLUDED in with this beautiful one plus den unit in midtown Toronto's high-end neighbourhood of Bayview Ave. and Eglinton. Walk to the upcoming brand new Eglinton subway, Metro grocery store, beautiful parks and only a few minutes to the vibrant Bayview Village strip where you'll find great restaurants, specialty shops and lively cafe's and bars. The building is a boutique, newer building, with a nice gym and fitness room, roof tops outdoor space with BBQ's and places to relax. This is a perfect starter home for someone who wants upscale living a a luxurious, quiet building close to everything!							
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-486-5588							



<b>99 Broadway Ave 2203 Nt</b> <b>Toronto Ontario M4P 0E3</b> <b>Toronto C10 Mount Pleasant West Toronto % Dif: 107</b> <b>Taxes: \$3,310.45 / 2025 For: Sale</b> <b>SPIS: Y</b> <b>DOM: 19</b>		<b>Sold: \$585,000</b> <b>List: \$549,000</b>					
Condo Apt	#Shares%:	Rms: 5					
Apartment	Locker#:	Bedrooms: 2					
Unit#: 03	Locker Lev/Unit:	Washrooms: 2					
Corp#: TBD / 0	Locker Unit:	1x4, 1x3					
	Level: 21						
<b>Dir/Cross St:</b> Yonge St & Eglinton Ave E							
<b>Directions:</b> North of Eglinton & East of Yonge							
<b>Prop Mgmt:</b> Del Property Management							
<b>MLS#:</b> C12525572	<b>Sold Date:</b> 11/27/2025						
<b>PIN#:</b>							
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open					
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y					
<b>Basement:</b> None	<b>Maint:</b> \$607.76	<b>Lndy Lev:</b> Main					
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete					
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1					
<b>Apx Age:</b> 0-5	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd					
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> Underground					
<b>Sqft Source:</b> Floor Plan	<b>HST Applicable to</b> Not Subject to HST	<b>Park Type:</b> Owned					
<b>Exposure:</b> Ne	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1					
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>					
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b>					
<b>Survey Type:</b> None	<b>Heat Incl:</b> Hydro Incl	<b>Bldg Amen:</b>					
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> CAC Incl: Y	Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden					
	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Com Elec Incl:</b> Y					
	<b>Cert Level:</b> Energy Cert:						
	<b>GreenPIS:</b>						
	<b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School						
	<b>Interior Feat:</b> Built-In Oven						
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
1	Living	Main	49.87	x 41.67	Laminate	Open Concept	Open Concept
2	Dining	Main	49.87	x 41.67	Laminate	Open Concept	W/O To Balcony
3	Kitchen	Main	36.09	x 19.59	Laminate	Stainless Steel Appl	Stone Counter
4	Prim Bdrm	Main	29.86	x 29.53	4 Pc Ensuite	Closest	W/O To Balcony
5	2nd Br	Main	29.89	x 29.86	Laminate	Closest	Window
<b>Client Remks:</b> Experience upscale living at CityLights on Broadway by Pemberton Group, ideally located at Yonge & Eglinton. This modern unit offers 2 bedrooms with closets, 2 full bathrooms, an open-concept kitchen and living area, and 2 balconies with stunning views. Enjoy unparalleled convenience with subway access in all four directions. The Broadway Club features over 18,000 sq. ft. of indoor and 10,000 sq. ft. of outdoor amenities, including 2 pools, an amphitheatre, party room with chef's kitchen, fitness centre, basketball court, BBQs, and more!							
<b>Listing Contracted With:</b> RE/MAX IMPERIAL REALTY INC. 416-495-0808							



**8 Eglinton Ave E 4801  
 Toronto Ontario M4P 0C1**

**Taxes: \$3,638 / 2024 For: Sale** **SPIS: N** **DOM: 32**

**Sold: \$530,000**  
**List: \$555,000**

**Condo Apt** **#Shares%:** **Rms:** 5 + 1  
**Apartment** **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 1 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 2726 **Locker Unit:**  
**Level:** 48 **1x4xFlat, 1x3xFlat**

**Dir/Cross St:** Yonge/Eglinton  
**Directions:** N/A  
**Prop Mgmt:** First Service Residential

**MLS#:** C12409249 **Sold Date:** 10/18/2025  
**PIN#:** 767260646

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$482	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> None / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> None
<b>Sqft Source:</b> builder's floor plan	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> S	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Tot Prk Spcs:</b> 0
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Survey Type:</b> Unknown	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b> Concierge, Gym, Indoor Pool, Media Room, Party/Meeting Room, Sauna
	<b>Cert Level:</b>	<b>GreenPIS:</b>
		<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions
		<b>Interior Feat:</b> Carpet Free

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	22.97	x 9.97	Combined W/Dining	W/O To Balcony
2	Dining	Flat	22.97	x 9.97	Combined W/Living	Open Concept
3	Kitchen	Flat	22.97	x 9.97	B/I Appliances	Open Concept
4	Prim Bdrm	Flat	8.99	x 11.48	Large Window	Large Closet
5	Den	Flat	7.58	x 6.99	Sliding Doors	Laminate

**Client Remarks:** Stunning Corner Unit At Econdos @Core of Midtown Feat 1+1 Bedroom & 2 Baths. Freshly painted in 2025, luxuriously finished with 9-foot ceilings, 620 sqft + 102 sqft balcony. Spacious den with sliding door can be used as an office or extra bedroom. Unobstructed south views. Modern kitchen with quartz countertop, backsplash & built-in appliances. Residents enjoy five-star amenities including the iconic cantilever glass swimming pool overlooking the city, 24hr concierge, rooftop deck and much more, with direct subway access right at your doorstep. Situated in the heart of Midtown, this location offers unmatched convenience with the upcoming Eglinton LRT soon to open, further enhancing connectivity across Toronto. The neighbourhood is filled with dining and lifestyle options, from the highly anticipated Shake Shack Burger to authentic Korean-Chinese cuisine at Hong Kong Banjeom, along with countless shops, cafes and everyday conveniences that make this an ideal urban home.

**Inclusions:** Built-In Kitchen Appliances Including Fridge, Cooktop, Microwave, Oven, Dishwasher, Washer AndDryer, All Electric Light Fixtures, **Listing Contracted With:** REMAX YC REALTY 905-475-4750



**195 Redpath Ave 1606**  
**Toronto Ontario M4P 0E4**

Toronto C10 Mount Pleasant West Toronto % Dif: 90  
**Taxes: \$2,714.71 / 2025 For: Sale**

SPIS: N

**Sold: \$510,000**  
**List: \$568,000**

**DOM: 81**

Condo Apt #Shares%:  
 Apartment Locker#: 285  
 Unit#: 18 Locker Lev/Unit: 3  
 Corp#: TSCC / 2898 Locker Unit:  
 Level: 15 1x4xMain, 1x3xMain

**Dir/Cross St:** Broadway & Redpath

**Directions:** Broadway & Redpath

**Prop Mgmt:** Taft Property Management

**MLS#:** C12281348      **Sold Date:** 09/30/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$514.48	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> As Per Builder	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> S	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> Unknown	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl:	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description	Combined W/Dining	W/O To Balcony
1	Living	Main	10.66	x 8.99	Laminate	Combined W/Kitchen	Open Concept
2	Dining	Main	6.82	x 5.68	Laminate	Stainless Steel Appl	Granite Counter
3	Kitchen	Main	6.82	x 5.68	Laminate	4 Pc Ensuite	Large Window
4	Prim Bdrm	Main	12.07	x 8.99	Laminate	Large Window	Large Window
5	2nd Br	Main	9.58	x 8.07	Laminate	Closet	Closet

**Client Remks:** Welcome to Citylights on Broadway where style meets comfort in the heart of the city! This beautifully maintained unit features 2 spacious bedrooms, 2 full bathrooms, and soaring 9+ ceilings for a bright and open feel. Enjoy a sun-filled south view that brings in abundant natural light all day long. The smart, functional layout is perfect for both relaxing and entertaining. Located in the vibrant Yonge & Eglinton neighborhood, you're just steps from TTC transit, top-rated restaurants, boutique shops, gyms, cafes, parks, schools, and more!

**Inclusions:** Fridge, Stove, B/I Microwave, B/I Dishwasher, Washer/Dryer, All Elfs, Window Coverings.

**Listing Contracted With:** RE/MAX REALTRON SIMPLE REALTY 416-222-8600

	<b>39 Roehampton Ave 1210</b> <b>Toronto Ontario M4P 1P9</b> <b>Toronto C10 Mount Pleasant West Toronto % Dif: 98</b> <b>Taxes: \$3,247 / 2024 For: Sale</b> <b>SPIS: N</b> <b>DOM: 34</b> <b>Condo Apt</b> <b>#Shares%:</b> <b>Rms: 6</b> <b>Apartment</b> <b>Locker#:</b> <b>Bedrooms: 1 + 1</b> <b>Unit#: 10</b> <b>Locker Lev/Unit:</b> <b>Washrooms: 2</b> <b>Corp#: TSCC / 2950</b> <b>Locker Unit:</b> <b>1x4xMain, 1x3xMain</b> <b>Level: 12</b>		<b>Sold: \$560,000</b> <b>List: \$569,900</b>			
	<b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> Yonge & Eglinton <b>Prop Mgmt:</b> Melbourne Property Management 416-546-2126					
<b>MLS#:</b> C12421082	<b>Sold Date:</b> 10/27/2025					
<b>PIN#:</b>						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> MPAC <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$423.91 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other <b>Security Feat:</b> Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y				
<b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>						
1	Dining	Main	0	0	Laminate	Combined W/Living
2	Kitchen	Main	0	0	Laminate	Modern Kitchen
3	Prim Bdrm	Main	0	0	Laminate	3 Pcs Ensuite
4	Den	Main	0	0	Laminate	Open Concept
<b>Client Remarks:</b> Experience Luxury Living At Its Finest In The Highly Sought-After Yonge & Eglinton Area With This Brand New One Bedroom Plus Den Suite At E2 Condos. This Contemporary Designed Unit Features High Ceilings And An Open Concept Layout, Complete With A Modern Kitchen Equipped With Stainless Steel Appliances, Perfect For Entertaining. The Den Can Easily Be Converted Into A Second Bedroom, While The Two Full Baths Add Convenience And Comfort To Your Daily Routine. Enjoy Breathtaking City Views From The 102 Sq Ft Balcony Or Take Advantage Of The Direct Access To The Subway, Shopping Centre, Cinema, Restaurants, And More. With Amazing Building Amenities, Including A Fitness Centre, Rooftop Terrace, And Concierge Services, This Is The Ultimate Urban Oasis You Won't Want To Miss.						
<b>Inclusions:</b> Fridge, Dishwasher, Oven W/Induction Cooktop, B/I Microwave, Stacked Washer And Dryer.						
<b>Listing Contracted With:</b> <u>REVEL REALTY INC.</u> 855-738-3547						



**70 Roehampton Ave 1611  
 Toronto Ontario M4P 1R2**

**Taxes: \$3,152.08 / 2025 For: Sale SPIS: N DOM: 20**

**Comm Element Condo #Shares%: Rms: 4**  
**Multi-Level Locker#: Bedrooms: 1**  
**Unit#: 1 Locker Lev/Unit: Washrooms: 1**  
**Corp#: TSCP / 2103 Locker Unit: 1x4xFlat**  
**Level: 16**

**Dir/Cross St: Yonge/ Eglinton**  
**Directions: Yonge/ Eglinton**  
**Prop Mgmt: Del Property Management Inc**

**MLS#: C12385137 Sold Date: 09/25/2025**

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$419.06	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete / Concrete Block
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> E	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl:	<b>Com Elel Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	20.05	x 9.84	Laminate	W/O To Balcony
2	Dining	Main	20.05	x 9.84	Laminate	Open Concept
3	Kitchen	Main	10.53	x 8.1	Laminate	Granite Counter
4	Prim Bdrm	Main	11.84	x 9.84	Laminate	Mirrored Closet

**Client Remks:** Welcome To The Republic By Tridel At Yonge & Eglinton! This Stunning 1 Bedroom, 1 Bath Unit Offers Approx. 641 Sq Ft Of Modern Living Space With 9 Ft Ceilings And Engineered Hardwood Floor Throughout. Open-Concept Layout With Spacious Living And Dining Areas, Perfect For Both Entertaining And Everyday Living. Gourmet Kitchen Features Granite Countertops, Stainless Steel Appliances. 24 Hr Concierge. Minutes Walk To Subway, Yonge Eglinton Centre, Movie Theatre And Restaurants.

**Inclusions:** Stove, Microwave/Fan Combo, Dishwasher, Washer & Dryer. All Existing Light Fixtures & Window Coverings.

**Listing Contracted With:** LANDPOWER REAL ESTATE LTD. 905-305-9669



<b>212 Eglinton Ave E 605 Toronto Ontario M4P 0A3</b>		<b>Sold: \$564,500</b>
Toronto C10 Mount Pleasant West Toronto % Dif: 97		<b>List: \$579,900</b>
<b>Taxes:</b> \$2,684.55 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 21
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 4
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 1 + 1
<b>Unit#:</b> 5	<b>Locker Lev/Unit:</b> C	<b>Washrooms:</b> 1
<b>Corp#:</b> TSCP / 1951	<b>Locker Unit:</b> 82	1x4xFlat
	<b>Level:</b> 6	
<b>Dir/Cross St:</b> Mount Pleasant /Eglinton		
<b>Directions:</b> Mount Pleasant /Eglinton		
<b>Prop Mgmt:</b> PANACHE CONDO		

**MLS#:** C12426463      **Sold Date:** 10/16/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$675.93	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete / Concrete Poured
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 2007	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Apx Sqft:</b> 600-699	<b>HST Applicable to</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> MPAC	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> W	<b>Taxes Incl:</b>	<b>#:</b> 13
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b> D
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	Gym, Indoor Pool, Party/Meeting Room, Recreation Room, Community BBQ, Elevator
	<b>Prkg Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Electric Car Charger, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	<b>Interior Feat:</b> Carpet Free	
	<b>Security Feat:</b> Concierge/Security, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	10.07	x 11.25	Laminate	Open Concept	W/O To Balcony
2	Dining	Flat	14.07	x 7.91	Laminate	Open Concept	
3	Kitchen	Flat	7.25	x 8.92	Ceramic Floor	Open Concept	Quartz Counter
4	Br	Flat	9.15	x 10.93	Laminate	Open Concept	Mirrored Closet
5	Den	Flat	5.41	x 6.07	Laminate	Open Concept	4 Pc Bath
6	Other	Flat	0	0			

**Client Remks:** Location, Location, Location! This stunning 1+1 unit offers the best of City Living, just steps from the vibrant heart of Yonge & Eglinton, where the Subway, top-tier dining and nightlife are all at your doorstep\*Freshly painted and move-in ready, the suite features stainless steel appliances, laminate flooring, and an open-concept layout that is perfect for modern living. The upgraded kitchen is complete with quartz countertops & Quartz Backsplash, while the 4-piece bathroom also boasts a matching quartz countertop\*The building offers outstanding amenities, including: Indoor gym & swimming pool, Hot tub, Party room & shared BBQ area, Guest suites & visitor parking, 24-hour concierge, With a Walk Score of 98, everything you need is just outside your door subway and future LRT, shops, cafes, restaurants, and nightlife. Maintenance fees conveniently include gas, hydro, and water. Pets are welcome (with restrictions). Urban living with 1 parking and 1 locker, Balcony\*STEPS AWAY FROM EGLINTON/MT PLEASANT LRT STATION

**Inclusions:** All existing Appliances:S/S Fridge, stove, Dishwasher, B/I Microwave and hood fan, Stackable washer/dryer\* All Modern LED Light Fixtures, All Windows Treatments\*1 Parking\* 1 Locker\* Balcony\* 1+1 Bdrm

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



**185 Roehampton Ave 303**  
**Toronto Ontario M4P 0C6**  
 Toronto C10 Mount Pleasant West Toronto % Dif: 105  
**Taxes: \$3,233.11 / 2024 For: Sale** **SPIS: N** **DOM: 24**

Condo Apt **#Shares%:** 5  
 Apartment **Locker#:** 2  
 Unit# 03 **Locker Lev/Unit:** 2  
 Corp# TSCP / 2642 **Locker Unit:** 1x3, 1x4  
**Level:** 3

**Dir/Cross St:** Redpath/Roehampton  
**Directions:** Redpath/Roehampton  
**Prop Mgmt:** First Service Residential

**MLS#:** C12341340 **Sold Date:** 09/06/2025  
**PIN#:** 766420029

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$642.63	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b> Retirement	<b>Drive:</b> None
<b>Sqft Source:</b> Builder	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b> Water Incl	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Other	<b>Heat Incl:</b> Hydro Incl	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl	<b>Com Elel Incl:</b> Y
	<b>Cert Level:</b> Energy Cert	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Carpet Free, None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.67	x 10.5	Open Concept	Laminate	W/O To Balcony
2	Dining	Main	20.67	x 10.5	Laminate	Combined W/Living	W/O To Balcony
3	Kitchen	Main	20.67	x 10.5	Quartz Counter	Stainless Steel Appl	Open Concept
4	Prim Bdrm	Main	11.38	x 9.45	3 Pc Ensuite	Double Closet	Laminate
5	2nd Br	Main	9.06	x 9.09	Laminate	Large Closet	North View

**Client Remks:** 757 Sq.Ft 2Br Corner Suite W A Functional Floor-Plan And A MASSIVE 365 Sq. Ft. "Wrap-Around" Balcony To Enjoy Sunsets, Neighbourhood Vibe & Al Fresco Dining! White Cabinetry, Quartz Countertops With An Open Concept! Ideal Address For An Investor, Aspiring Professional, Or Young Family Looking To Be Where All The Action Is In One Of Toronto's Most Popular Neighbourhoods. Top Rated Schools, Retail Shops, Trendy Restaurants, Gourmet Supermarkets, Lcbo, Parks & The TTC/LRT. "First Class" building with Luxury Amenities Including (State of Art) Fitness Studio, Outdoor Pool, Rooftop Lounge, Yoga & Party Room.

**Inclusions:** All existing window coverings (roller shades). S/S (Built-In) Fridge, Cooktop Stove, Oven, Range Hood, D/W, W/D, 2 Nest Thermostats. Quartz Counters, White Cabinetry. Existing Elf's & Window Coverings. Locker (Exclusive). Full Time Concierge. (pics taken prior to previous tenancy)

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

	<b>39 Roehampton Ave 1603</b> <b>Toronto Ontario M5R 0C1</b> Toronto C10 Mount Pleasant West Toronto % Dif: 114 <b>Taxes:</b> \$4,562.23 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 109		<b>Sold:</b> \$685,000 <b>List:</b> \$599,000																																																
	Condo Apt Apartment <b>Unit#:</b> 3 <b>Corp#:</b> TSCC / 2950	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 16	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat																																																
<b>Dir/Cross St:</b> Yonge and Eglinton East <b>Directions:</b> Yonge and Eglinton East <b>Prop Mgmt:</b> Melbourne Property Management (416-546-2126)																																																			
<b>MLS#:</b> C12320766	<b>Sold Date:</b> 11/18/2025																																																		
<b>PIN#:</b>																																																			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 749sf <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$622.77 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement <b>HST Applicable to</b> In Addition To <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl <b>Heat Incl:</b> Hydro Incl <b>Cable TV Incl:</b> CAC Incl <b>Bldg Ins Incl:</b> Y Prkg Incl <b>Cert Level:</b> Energy Cert <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> None	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 14 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P3 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> 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> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Flat</td> <td>14.83</td> <td>x 11.52</td> <td>Laminate</td> <td>Combined W/Dining</td> <td>W/O To Balcony</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>14.83</td> <td>x 11.52</td> <td>Laminate</td> <td>Combined W/Living</td> <td>Open Concept</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Flat</td> <td>14.83</td> <td>x 11.52</td> <td>Laminate</td> <td>Combined W/Living</td> <td>Granite Counter</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Flat</td> <td>9.91</td> <td>x 9.09</td> <td>Laminate</td> <td>4 Pc Ensuite</td> <td>Double Closet</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Flat</td> <td>8.99</td> <td>x 8.5</td> <td>Laminate</td> <td>South View</td> <td>Double Closet</td> </tr> </tbody> </table>				#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Flat	14.83	x 11.52	Laminate	Combined W/Dining	W/O To Balcony	2	Dining	Flat	14.83	x 11.52	Laminate	Combined W/Living	Open Concept	3	Kitchen	Flat	14.83	x 11.52	Laminate	Combined W/Living	Granite Counter	4	Prim Bdrm	Flat	9.91	x 9.09	Laminate	4 Pc Ensuite	Double Closet	5	2nd Br	Flat	8.99	x 8.5	Laminate	South View	Double Closet
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<b>Client Remarks:</b> New E2 condos, thoughtfully designed by the developer with soaring ceilings and a sleek open-concept layout. The modern kitchen features premium stainless steel appliances ideal for both everyday living and hosting guests. Situated in the vibrant heart of Midtown, this residence offers unparalleled amenities: state-of-the-art fitness centre, yoga studio, pet spa, party room, outdoor BBQ terrace, movie theatre, indoor children's play area, a private underground walkway to shops, 24-hour concierge, and more. Enjoy unbeatable convenience with direct access to the subway and the new Eglinton LRT all just steps away. Surrounded by top-tier restaurants, boutiques, grocery stores, and entertainment options right at your doorstep!																																																			
<b>Inclusions:</b> B/I Fridge, Stove, Wall Oven, Dishwasher, Microwave, Washer & Dryer, All Electric Light Fixtures, All Window Coverings																																																			
<b>Listing Contracted With:</b> <u>HOMELIFE FRONTIER REALTY INC.</u> 416-218-8800																																																			



**900 Mount Pleasant Rd 511**  
**Toronto Ontario M4P 3J9**

Toronto C10 Mount Pleasant West Toronto % Dif: 94

**Taxes:** \$3,378 / 2025 **For:** Sale

**SPIS:** N

**Sold:** \$565,000  
**List:** \$599,000

**DOM:** 55

Condo Apt #Shares%:  
 Apartment Locker#:  
 Unit# 11 Locker Lev/Unit: P2  
 Corp# TSCC / 1987 Locker Unit: 160  
 Level: 5

**Rms:** 5  
**Bedrooms:** 1  
**Washrooms:** 1  
 1x4xFlat

**Dir/Cross St:** Mount Pleasant Rd & Eglinton

**Directions:** Mount Pleasant Rd & Eglinton

**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** C12436639 **Sold Date:** 11/25/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$786.96	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Sqft Source:</b> Builder	<b>HST Applicable to</b>	<b>Park Type:</b> Owned
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>#:</b> 65
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Survey Type:</b> Unknown	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b> P2
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b>	<b>Bldg Amen:</b>
	<b>Cable TV Incl:</b> Y	Bbqs Allowed, Bike Storage, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
	<b>CAC Incl:</b>	<b>Com Elem Incl:</b> Y
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	
	<b>Exterior Feat:</b> Controlled Entry, Landscaped, Lawn Sprinkler System, Lighting, Patio, Paved Yard	
	<b>Interior Feat:</b> Carpet Free, Countertop Range, Primary Bedroom - Main Floor	
	<b>Security Feat:</b> Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.69	x 13.12	Combined W/Dining	Open Concept	Hardwood Floor
2	Dining	Main	19.69	x 13.12	Combined W/Living	Open Concept	Hardwood Floor
3	Kitchen	Main	9.19	x 8.99	Stainless Steel Appl		
4	Prim Bdrm	Main	14.17	x 12.99	Large Closet	W/O To Balcony	Large Window
5	Bathroom	Main	8.99	x 6.56	4 Pc Bath		

**Client Remks:** Stylish 727 Sq Ft. 1-Bed Condo In A Prime Neighbourhood With 9-Ft Ceilings, Open-Concept Layout, And Tone Of Natural Light. Enjoy A Rare Additional 169 Sq Ft. West-Facing Terrace With BBQ Gas Line, No Unit Above, And Stunning Views-Perfect For Entertaining Or Relaxing. Unit Features Include Hardwood Floors, Modern Kitchen, Spacious Bedroom With Wall-To-Wall Closet, Ensuite Laundry, And Sleek Bathroom. Amenities Include: Gym, Party Room, 24/7 Security, Parking With Locker. EV Charger And Bike Rack Optional. Bell Internet/TCV Included ( Valued At \$100+) Walk Score 92-Close To Shops, Restaurants, Schools, Sunnybrook Hospital, York U, And Just 15 Minutes Walk To Yonge And Eglinton Subway, 5 Mins Walk To Mount Pleasant LRT Station And Less Than 30 Mins Drive To Downtown Core.

**Inclusions:** Existing S/S Appliances- Stove, Fridge, DW, Microwave, W/D, ELPs And Existing Window Covering. One Parking And Locker Included.

**Listing Contracted With:** LANDPOWER REAL ESTATE LTD. 905-305-9669



<b>MLS#:</b> C12151764 <b>Sold Date:</b> 10/01/2025 <b>PIN#:</b>		<b>39 Roehampton Ave 806</b> <b>Toronto Ontario M4P 0G1</b> <b>Toronto C10 Mount Pleasant West Toronto % Dif:</b> 100 <b>Taxes:</b> \$3,211.65 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 139 <b>Condo Apt</b> <b>#Shares%:</b> 5 <b>Apartment</b> <b>Locker#:</b> 2 <b>Unit#:</b> 06 <b>Locker Lev/Unit:</b> 2 <b>Corp#:</b> TSCC / 2950 <b>Locker Unit:</b> 1x4xMain, 1x3xMain <b>Level:</b> 8 <b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> Yonge & Eglinton <b>Prop Mgmt:</b> Melbourne Property Mgmt Company Inc.			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> 626 + 153 Sq. Ft Balcony As Floor Plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$419.22 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl <b>Heat Incl:</b> Hydro Incl <b>Cable TV Incl:</b> CAC Incl <b>Bldg Ins Incl:</b> Y Prkg Incl <b>Cert Level:</b> Energy Cert <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y			
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Embrace a vibrant urban lifestyle with unmatched convenience and luxury in this stunning condo, featuring a split 2-bedroom, 2-bathroom layout with pot lights, laminate flooring, 9' ceilings, and floor-to-ceiling windows and integrated appliances. Enjoy a 153 sqft private terrace. Building amenities include a 24/7 concierge, outdoor BBQ terrace, fitness gym, party room, conference room, pet spa, indoor kids' play area, billiards room, yoga studio, and an outdoor terrace with a running track and BBQs. Located at Yonge & Eglinton, you are steps away from top restaurants, shopping, entertainment, parks, and conveniently near the new LRT line with private underground access, subway, and bus stops. <b>Inclusions:</b> Integrated Appliances; Fridge, Cook Top, Hood Fan, Microwave And Separate B/I Oven, B/I Dishwasher, Stacked Washer/ Dryer. All electric light fixtures, all existing window coverings.					
<b>Listing Contracted With:</b> RE/MAX REALTRON REALTY INC. 905-764-8688					



<b>70 Roehampton Ave 1612</b> <b>Toronto Ontario M4P 1R2</b> Toronto C10 Mount Pleasant West Toronto % Dif: 88 <b>Taxes: \$3,189.79 / 2025 For: Sale</b> SPIS: N DOM: 112		<b>Sold: \$540,000</b> <b>List: \$615,000</b>
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	<b>Bedrooms: 1 + 1</b>
Unit#: 2	Locker Lev/Unit:	<b>Washrooms: 1</b>
Corp#: TSCC / 2103	Locker Unit:	1x4xFlat
	Level: 16	
<b>Dir/Cross St:</b> YONGE & EGLINTON <b>Directions:</b> YONGE & EGLINTON <b>Prop Mgmt:</b> Del Property Management		

MLS#: C12224148      **Sold Date:** 10/06/2025

PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$422.98	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b> No	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground
<b>Foundation:</b> Concrete	<b>Retirement:</b> N	<b>Park Type:</b> None
<b>Sqft Source:</b> MPAC	<b>Accessibility:</b> Elevator	<b>Park/Drv Spcs:</b> 0
<b>Exposure:</b> E	<b>Feat:</b>	<b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>HST Applicable to:</b> Not Subject to HST	
<b>Spec Desig:</b> Unknown	<b>Sale Price:</b>	
<b>Survey Type:</b> Unknown	<b>Taxes Incl:</b> Y	
<b>Phys Hdcap-Eqp:</b>	<b>Water Incl:</b> Y	
	<b>Heat Incl:</b> Y	
	<b>Hydro Incl:</b>	
	<b>Cable TV Incl:</b> Y	
	<b>CAC Incl:</b> Y	
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, School	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security, Alarm System	

**Topography:** Level

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.5	x 10.07	W/O To Balcony	Open Concept	Laminate
2	Dining	Main	10.24	x 8.92	Combined W/Living	Laminate	
3	Kitchen	Main	10.83	x 10.07	Open Concept	Centre Island	Laminate
4	Br	Main	12.34	x 10.17	Large Window	Closet	Broadloom
5	Den	Main	10.79	x 6.2	Open Concept	Laminate	
6	Bathroom	Main	7.91	x 4.92	Ceramic Floor		

**Client Remarks:** A bright and stylish 1 + Den suite 647 sq ft at "The Republic" by Tridel located in the heart of Midtown Toronto at Yonge and Eglinton. 9-foot ceilings bright unobstructed East view. Functional layout with open concept, living and dining rooms combined, Kitchen with centre island and quartz countertop, stainless steel appliances. Large Bedroom with closet, 4pc bathroom. Den could be used as home office. Very well managed building with low maintenance fees, world-class amenities including Indoor pool, spin room, weights, yoga, steam room, BBQ area and sun-deck. 24- Hour concierge, bike storage and visitor parking. Just steps to the subway shopping centres, restaurants and top public and private schools.

**Inclusions:** All existing appliances: S/S Fridge, Stove, B/I microwave, Dishwasher, Washer & Dryer. All Elf's and window coverings.

**Listing Contracted With:** INTERCITY REALTY INC. 416-798-7070



<b>25 Broadway Ave 1806</b> <b>Toronto Ontario M4P 1T7</b> Toronto C10 Mount Pleasant West Toronto % Dif: 99 <b>Taxes:</b> \$3,763 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 6	<b>Sold:</b> \$610,000 <b>List:</b> \$615,000
Condo Apt	<b>#Shares%:</b>
Apartment	<b>Locker#:</b>
<b>Unit#:</b> 06	<b>Locker Lev/Unit:</b> Level C
<b>Corp#:</b> TSCC / 2109	<b>Locker Unit:</b> 76
	<b>Level:</b> 18
<b>Dir/Cross St:</b> Yonge & Eglinton	
<b>Directions:</b> East of Yonge, North of Eglinton	
<b>Prop Mgmt:</b> Del Property Management	

MLS#: C12478993 **Sold Date:** 10/29/2025

PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$715.44	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Sqft Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Exposure:</b> E	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>#:</b> 23
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b>	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b> Level C
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
	<b>Bldg Ins Incl:</b>	<b>Com Elem Incl:</b> Y
	<b>Y Prkg Incl:</b>	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Other	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	14.67	x 10.01	Hardwood Floor	Open Concept
2	Dining	Main	11.25	x 11.25	Hardwood Floor	O/Looks Living
3	Kitchen	Main	11.19	x 8.01	Hardwood Floor	Centre Island
4	Prim Bdrm	Main	12.6	x 10.01	Hardwood Floor	Double Closet
5	Den	Main	8.01	x 7.91	Hardwood Floor	Granite Counter
						East View

**Client Remks:** Welcome To 25 Broadway Avenue 1806! This Amazing One Bedroom Plus Den Suite In The Republic One By Tridel Is Situated On A Premium Floor & Features An Exceptional Open Concept Layout, Hardwood Floors Throughout, 9 Foot Ceilings, Separate Living & Dining Room, Modern Kitchen With Stainless Steel Appliances, Granite Counters, Centre Island & Pantry. Large Primary Bedroom With Double Door Closet, Spacious Den Perfect For An Office/Gym, 4 Pc Stylish Bathroom With New Vanity. No Space Is Wasted! One Of The Best Layouts In The Building! The Separate Living & Dining Rooms Provide A Space To Lounge, Entertain & Dine! The Days Of Eating On Your Couch Are Over! Versatile Layout Provides Opportunity To Use The Dining Room As A Second Den (Office, Nursery, Gym, Etc.). Prime Yonge & Eglinton Location! Steps To Subway Station, North Toronto Collegiate Institute, Amazing Restaurants, Shops & So Much More.

**Inclusions:** All Existing: Fridge, Stove, Dishwasher, Built In Microwave, Washer, Dryer, All Electric Light Fixtures, All Window Coverings.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-487-4311



RIGHT AT HOME REALTY, Brokerage

**188 Redpath Ave 408**  
**Toronto Ontario M4P 3J2**

Toronto C10 Mount Pleasant West Toronto % Dif: 98  
**Taxes: \$3,840.39 / 2024 For: Sale**

SPIS: N

**Sold: \$608,500**  
**List: \$619,900**

DOM: 35

Condo Apt #Shares%:  
 Apartment Locker#:  
 Unit#: 08 Locker Lev/Unit:  
 Corp#: MTCC / 1335 Locker Unit:  
 Level: 4 1x4xMain, 1x3xMain

**Dir/Cross St:** Eglinton ave E & Redpath ave.

**Directions:** Lockbox

**Prop Mgmt:** FirstService Residential

**MLS#:** C12481831      **Sold Date:** 11/28/2025

**PIN#:** 123350035

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b>
<b>Basement:</b> None	<b>Maint:</b> \$1,100.38	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 800-899	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Lot Size Source:</b> Other	<b>Retirement:</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> 800-900	<b>HST Applicable to</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 1
<b>Exposure:</b> E	<b>Sale Price:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> CAC Incl:	
	<b>Bldg Ins Incl:</b> Prkg Incl: Y	
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Carpet Free	

<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>
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**Client Remks:** Quiet Low-Rise Building. \*Split Bedroom\* layout with Large Size Bedrooms. \*One Parking Space & Locker Incl. 8 foot ceiling, Quartz Counter top & Back Splash, Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel Dishwasher, Washer, Dryer, All Window Coverings. Renovated Contemporary Kitchen. Top-Ranking Schools In The Area, North Toronto CI, Eglinton Jr PS Visitor Parking. Minutes To Shops, Restaurants And TTC.

**Inclusions:** Quartz Counter top Stainless Steel Fridge, Stainless Steel Stove, Stainless Steel Dishwasher, Stacked Washer, Dryer, \*Motorized Blind (living room).

**Listing Contracted With:** RIGHT AT HOME REALTY 905-695-7888



**185 Roehampton Ave 3408  
 Toronto Ontario M4P 1R4**

Toronto C10 Mount Pleasant West Toronto % Dif: 90  
 Taxes: \$3,242.58 / 2025 For: Sale SPIS: N DOM: 37

Condo Apt #Shares%: Rms: 4 + 1  
 Apartment Locker#: 1111 Bedrooms: 1 + 1  
 Unit#: 8 Locker Lev/Unit: B Washrooms: 1  
 Corp#: TSCC / 2642 Locker Unit: 1x4xFlat  
 Level: 34

**Dir/Cross St:** Eglinton & Mount Pleasant  
**Directions:** Eglinton & Mount Pleasant  
**Prop Mgmt:** First Service Residential

MLS#: C12476399      **Sold Date:** 11/28/2025

PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$526.64	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> 6-10	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> builder	<b>HST Applicable to</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> E	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl:	Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden
	<b>Cert Level:</b>	<b>Com Elec Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	4.86	x 5.91	Laminate	O/Looks Dining	Large Closet
2	Kitchen	Flat	9.19	x 10.47	Laminate	O/Looks Living	B/I Appliances
3	Living	Flat	9.71	x 11.61	Laminate	Window Flr to Ceiling	W/O To Balcony
4	Prim Bdrm	Flat	8.69	x 10.3	Laminate	Window Flr to Ceiling	Sliding Doors
5	Den	Flat	8.73	x 9.35	Laminate	Murphy Bed	B/I Desk
6	Other	Flat	19.46	x 5.31	Balcony	Walk-Out	East View

**Client Remks:** \*\*Modern Midtown Living with Unmatched City Views\*\* Discover this stylish 1 Bedroom + Den condo in the vibrant heart of Yonge & Eglinton. With \*\*breathtaking panoramic city views\*\* and \*\*soaring 10' exposed concrete ceilings\*\*, this residence perfectly blends modern design with urban sophistication. The spacious den includes a \*\*custom built-in wall bed and desk\*\*, offering smart flexibility for a guest space or home office. Bright, open-concept living, tasteful finishes, and a thoughtfully designed layout make this suite ideal for professionals, creatives, and anyone seeking a dynamic Midtown lifestyle. Enjoy unbeatable access to top restaurants, boutique shopping, transit, and everything this trendy neighbourhood has to offer. \*\*Live elevated. Live Midtown.\*\*

**Inclusions:** All Light fixtures, appliances and murphy-bed/desk in den. Upscale Built-In Appliance Package, Nest Wireless Climate Control, Glass Tile Backsplash In Kitchen And Bathroom, Matching Custom Sliding Glass Doors In Primary Bedroom And Den.

**Listing Contracted With:** KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016

	<b>39 Roehampton Ave 408</b> <b>Toronto Ontario M4P 0G1</b> Toronto C10 Mount Pleasant West Toronto % Dif: 97 <b>Taxes: \$3,576.45 / 2024 For: Sale</b> <b>SPIS: N</b> <b>DOM: 57</b> Condo Apt #Shares%: <b>Rms: 4 + 1</b> Apartment Locker#: <b>Bedrooms: 2 + 1</b> Unit#: 08 Locker Lev/Unit: <b>Washrooms: 2</b> Corp#: TSCC / 2950 Locker Unit: <b>1x4, 1x3</b> Level: 04 Level: 04				
	<b>Dir/Cross St:</b> Yonge & Eg <b>Directions:</b> South side of Roehampton4gt <b>Prop Mgmt:</b> Melbourne Property Management				
<b>MLS#:</b> C12343139	<b>Sold Date:</b> 10/09/2025	<b>PIN#:</b>			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> Builder floor plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$487.17 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Carpet Free <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Gym, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y			
#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Experience elevated Midtown living at E2 Condos! This thoughtfully designed 2-bedroom + den, 2-bath suite offers over 700 sq ft of functional interior space, featuring 9-ft ceilings, floor-to-ceiling windows, and a spacious 120 sq ft balcony - perfect for relaxing or entertaining. This condo is perfect for professionals in need of a quick, easy, coat-less commute and a dedicated home office -- or young families who need smart storage, stroller space, and room to grow in the heart of mid-town. The open-concept layout seamlessly connects the living area and kitchen, which includes built-in appliances and ample space for a dining table. Enjoy direct access to the Yonge-Eglinton subway and upcoming Crosstown LRT, along with over 20,000 sq ft of premium amenities: concierge, gym, yoga studio, pet spa, party room, kids playroom, and BBQ terrace. With a Walk Score of 98 and unbeatable access to dining, shopping, and entertainment, this is a prime opportunity in one of Toronto's most vibrant neighbourhoods. A standout choice for both end users and investors - especially with no rent control!					
<b>Inclusions:</b> All appliances and ELFS <b>Listing Contracted With:</b> KELLER WILLIAMS REFERRED URBAN PIERRE CARAPETIAN GROUP REALTY 416-424-3434					



<b>88 Broadway Ave 312</b> <b>Toronto Ontario M4P 0A5</b>		<b>Sold: \$641,000</b> <b>List: \$649,000</b>
Toronto C10 Mount Pleasant West Toronto	% Dif: 99	
<b>Taxes:</b> \$3,717.65 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 21
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 5
Apartment	<b>Locker#:</b> 124	<b>Bedrooms:</b> 1 + 1
<b>Unit#:</b> 12	<b>Locker Lev/Unit:</b> LC08	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC / 1997	<b>Locker Unit:</b> 124	1x4xFlat, 1x3xFlat
	<b>Level:</b> 3	
<b>Dir/Cross St:</b> Yonge and Eglinton		
<b>Directions:</b> east of Yonge, north of eglinton		
<b>Prop Mgmt:</b> First Service Residential		

**MLS#:** C12405013      **Sold Date:** 10/06/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$886.19	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete Block
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 2008	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to</b> Included In	<b>Park Type:</b> Owned
<b>Apx Sqft:</b> 700-799	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b> floorplan	<b>Taxes Incl:</b>	<b>#:</b> 208
<b>Exposure:</b> S	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b> p3
<b>Spec Desig:</b> Unknown	<b>Hydro Incl:</b>	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	Gym, Indoor Pool, Rooftop Deck/Garden, Sauna, Visitor Parking
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Com Elem Incl:</b>
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	
	<b>Interior Feat:</b> None	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Den	Flat	7.87	x 5.88	Hardwood Floor	Separate Rm	
2	Kitchen	Flat	9.43	x 11.59	Granite Counter	Stainless Steel Appl	Double Sink
3	Living	Flat	12.21	x 10.03	Open Concept	Hardwood Floor	W/O To Balcony
4	Bathroom	Flat	0	0	3 Pc Bath		
5	Prim Bdrm	Flat	12.61	x 9.62	Window Flr to Ceil	W/O To Balcony	4 Pc Ensuite

**Client Remks:** This turn-key condo at Yonge and Eglinton is tailor-made for anyone living the fast-paced, modern city life. With an open concept layout and 776 square feet of living space, theres plenty of room to chill out or get creative. Morning coffee is a treat on the south-facing balcony, complete with a decorative floor for added style. The U-shaped kitchen boasts granite counters and stainless steel appliances, perfect for whipping up meals when inspiration strikes, while wide-plank hardwood (2022) throughout adds warmth and character. Both the living area and primary bedroom offer walkouts, so fresh air and city vibes are always just a step away. Theres a convenient den with its own door for focused work-from-home days, plus extra-large laundry, closets with organizers, and two bathrooms, one a glass-enclosed shower and one an ensuite, keeping life easy and comfortable. Building perks include 24hr concierge/security, a gym, indoor pool and hot tub, a cozy library, and a rooftop terrace for some downtime with friends or neighbours. With parking and a locker included, its effortless to live, work, and play in this vibrant neighbourhood shopping, restaurants, parks, the subway, and entertainment are all moments from home. This is laidback city living where everything is right at your fingertips, letting every day feel social and stress-free.

**Inclusions:** Washer, dryer, microwave, stove/oven, dishwasher, Fridge, All ELFs, Blinds, Curtain Rods, TV wall mounts (if wanted), closet organizers, bathroom medicine cabinet, balcony tiles

**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



<b>188 Redpath Ave 501</b> <b>Toronto Ontario M4P 3J2</b>		<b>Sold: \$629,055</b> <b>List: \$649,900</b>
Toronto C10 Mount Pleasant West Toronto	% Dif: 97	
<b>Taxes: \$3,974.04 / 2025</b>	<b>For: Sale</b>	<b>SPIS: N</b>
<b>Condo Apt</b>	<b>#Shares%:</b>	<b>Rms: 5</b>
1 Storey/Apt	<b>Locker#:</b> 4	<b>Bedrooms: 2</b>
Unit#: 1	<b>Locker Lev/Unit:</b>	<b>Washrooms: 2</b>
Corp#: MTCC / 1335	<b>Locker Unit:</b>	1x4xFlat, 1x3xFlat
	<b>Level:</b> 5	
<b>Dir/Cross St:</b> Yonge and Eglinton		
<b>Directions:</b> East of Yonge and South of Eglinton		
<b>Prop Mgmt:</b> First Service Residential		

**MLS#:** C12473617      **Sold Date:** 11/13/2025  
**PIN#:** 123350152

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Exclusive	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,047	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 2000	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Apx Sqft:</b> 900-999	<b>HST Applicable to</b>	<b>Park Type:</b> Owned
<b>Sqft Source:</b> MPAC	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b> W	<b>Taxes Incl:</b>	<b>#:</b> 30
<b>Assessment:</b>	<b>Water Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	<b>Hydro Incl:</b> Y
<b>Survey Type:</b> None	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b> B/30
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	<b>Bbqs Allowed, Games Room, Party/Meeting Room, Community BBQ</b>
	<b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	<b>Com Elem Incl:</b> Y
	<b>Interior Feat:</b> Auto Garage Door Remote	
	<b>Security Feat:</b> Alarm System, Monitored, Carbon Monoxide Detectors, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Flat	5.02	x 6.79	Double Closet	Hardwood Floor
2	Living	Flat	11.25	x 12.14	Hardwood Floor	Open Concept
3	Dining	Flat	12.4	x 8.99	Hardwood Floor	Open Concept
4	Kitchen	Flat	9.51	x 8.17	Stainless Steel Appl	Corian Counter
5	Prim Bdrm	Flat	12.47	x 18.86	Hardwood Floor	Ensute Bath
6	2nd Br	Flat	8.73	x 14.73	Hardwood Floor	Double Closet
						W/O To Balcony
						Double Sink
						W/I Closet
						West View

**Client Remks:** Welcome home to 900 square feet of beautiful living space in an established boutique building with spacious rooms & a great layout for long term comfort and happiness. From the private balcony enjoy tranquil, treed views and Western sunshine. The spacious kitchen shines with stainless steel appliances, Caesarstone counters, tumbled marble backsplash-with generous counter space for cooking and entertaining. Engineered hardwood floors flow seamlessly throughout, adding warmth and style. Both bathrooms spacious and well appointed. Nestled in a quiet, friendly building, this residence offers the perfect blend of serenity and convenience with just steps to the TTC, parks, restaurants and shopping.

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, all Light Fixtures and Window Coverings.

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



**161 Roehampton Ave 3906**  
**Toronto Ontario M4P 0C8**

Toronto C10 Mount Pleasant West Toronto % Dif: 96

**Taxes: \$3,687 / 2025 For: Sale** **SPIS: N** **DOM: 95**

Condo Apt **#Shares%:** 5  
 1 Storey/Apt **Locker#:** B116 **Bedrooms:** 2  
**Unit#:** 6 **Locker Lev/Unit:** P2 **Washrooms:** 2  
**Corp#:** TSCC / 2763 **Locker Unit:** P203  
**Level:** 34 1x3xFlat, 1x3xFlat

**Dir/Cross St:** Yonge Street and Eglington

**Directions:** E

**Prop Mgmt:** First Service Residential

**MLS#:** C12222021 **Sold Date:** 09/18/2025  
**PIN#:** 767630550

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b>
<b>Basement:</b> Apartment	<b>Maint:</b> \$637	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 2019	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Apx Sqft:</b> 700-799	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Lot Size Source:</b> MPAC	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b> Floor Plan	<b>Taxes Incl:</b>	<b>#:</b> B33
<b>Exposure:</b> E	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b> P2
<b>Spec Desig:</b> Unknown	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Survey Type:</b> Unknown	<b>Bldg Ins Incl:</b>	<b>Com Elel Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Built-In Oven	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.5	x 11.11	Combined W/Dining	Open Concept	Laminate
2	Dining	Flat	19.5	x 11.11	Combined W/Living	Open Concept	Laminate
3	Kitchen	Flat	19.5	x 11.11	Combined W/Living	Open Concept	Laminate
4	Prim Bdrm	Flat	11.9	x 9.11	3 Pc Bath	Closet	Laminate
5	2nd Br	Flat	8.9	x 9.1	Closet	Laminate	

**Client Remks:** This is the one! Stunning two bedroom with a total of 830 sqft of living space ( 714 sqft interior + 116 sqft balcony) and breathtaking views of the city and lake. Featuring 9ft smooth ceilings and extra-long balcony, this suite is the perfect blend of style and comfort. Premium finishes include quartz countertops, integrated appliances, a cooktop stove, and wide-plank laminate flooring. Custom roller shades provide privacy and elegance. Locker included with parking available. Located steps to transit, subway, shops, cinemas, schools, parks, and restaurants, this suite offers convenience at your doorstep. Enjoy an amazing high-floor view and access to hotel-style amenities including cabanas, and outdoor pool, hot tub, spa, BBQ area, gym, and so much more! Fabulous suite, fabulous location, fabulous price. Don't miss this incredible opportunity!

**Inclusions:** Appliances: cooktop, oven, fridge, range hood, washer/dryer, dishwasher, existing window and window cover

**Listing Contracted With:** HOMELIFE LANDMARK REALTY INC. 905-305-1600



**8 Eglinton Ave E 5505  
 Toronto Ontario M4P 1A6**

Toronto C10 Mount Pleasant West Toronto % Dif: 95  
 Taxes: \$3,991.31 / 2024 For: Sale SPIS: N DOM: 103

Condo Apt #Shares%: Rms: 8  
 Apartment Locker#: Bedrooms: 2  
 Unit#: 05 Locker Lev/Unit: Washrooms: 2  
 Corp#: TSCC / 2726 Locker Unit: 1x4xMain, 1x3xMain  
 Level: 55

Dir/Cross St: Yonge St & Eglinton Ave E  
 Directions: Yonge St & Eglinton Ave E  
 Prop Mgmt: First Service Residential Tel : 647-352-8810

**MLS#:** C12305295 **Sold Date:** 11/03/2025  
**PIN#:** 767260770

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$596.11	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Other
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 600-699	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> Nw	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> Unknown	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl:	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.25	x 14.27	Combined W/Dining W/O To Balcony
2	Dining	Main	10.76	x 9.02	Combined W/Living
3	Prim Bdrm	Main	15.26	x 10.99	Closet W/O To Balcony
4	2nd Br	Main	10.76	x 9.02	W/O To Balcony

**Client Remarks:** Step Into Sleek Urban Living With This Bright And Stylish 2-Bedroom, 2-Bath Condo Offering Floor-To-Ceiling Windows And Sweeping Unobstructed Views \*The Open-Concept Layout Seamlessly Connects The Living, Dining, And Kitchen Spaces, Highlighted By A Bold Designer Kitchen With Red Cabinetry, Black Uppers, And A Striking Red Backsplash \*Enjoy Spacious Bedrooms With Balcony Walk-Outs And Abundant Natural Light \*Residents Enjoy Access To Amenities Including A Fully Equipped Gym, Indoor Pool, Yoga Studio, And More \*With Nearby Schools, Parks, Shopping, Dining, And Subway Access At Your Doorstep \*This Unit Combines Comfort, Style, And Convenience In One Impressive Package!

**Inclusions:** \*Counter Stove\*Oven\*Microwave\*Range Hood\*Built-In Fridge\*Washer\*Dryer\*All ELFs\*Window Coverings.

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



<b>185 Roehampton Ave 3110</b> <b>Toronto Ontario M4P 0C6</b> <b>Toronto C10 Mount Pleasant West Toronto</b> % Dif: 107 <b>Taxes: \$4,403.86 / 2025 For: Sale</b> SPIS: N DOM: 31 <b>Condo Apt</b> #Shares%: Rms: 5 <b>Apartment</b> Locker#: Bedrooms: 2 <b>Unit#: 10</b> Locker Lev/Unit: Washrooms: 2 <b>Corp#: TSCC / 2642</b> Locker Unit: 2x3xFlat <b>Level: 31</b> <b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> SE Roehampton / Redpath <b>Prop Mgmt:</b> First Service Residential 416.847.2561							
<b>MLS#:</b> C12336194	<b>Sold Date:</b> 09/10/2025						
<b>PIN#:</b>							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 700-799 <b>Sqft Source:</b> 794 sq ft + 140 Balcony <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$754.82 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 Tot Prk Spcs: 1 <b>#:</b> #8 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P1 <b>Bldg Amen:</b> Bike Storage, Concierge, Gym, Outdoor Pool, Party/Meeting Room, Sauna <b>Com Elec Incl:</b> Y					
<b>#</b> 1 2 3 4 5	<b>Room</b> Kitchen Living Dining 2nd Br Prim Bdrm	<b>Level</b> Ground Ground Ground Ground Ground	<b>Length (ft)</b> 19.82 14.11 14.11 9.19 10.1	<b>Width (ft)</b> x 14.11 x 19.82 x 19.82 x 8.99 x 8.99	<b>Description</b> Combined W/Living Combined W/Dining Combined W/Living Closet Closet	Quartz Counter W/O To Balcony W/O To Balcony Large Window Ensuite Bath	Window Flr to Cel
<b>Client Remks:</b> Live In The Vibrant Yonge And Eglinton At the Amazing CORNER Unit with Sw Exposure With Lots Of Natural Sun Light. The Unit Is On A High Floor With An Unobstructed Views Of The Cn Tower And Lake Open Concept. Floor To Ceiling Windows. Custom Roller Blinds Included. New European Style. Quartz Countertops. Ensuite Laundry. High Demand Yonge And Eglinton Area. Minutes To Subway, Shopping, Restaurants, And Local Eateries.*Rarely Underground Parking Space Which Is Completely Enclosed*							
<b>Inclusions:</b> Fridge, Glass Stove Top, Oven, Dishwasher, Hood Fan, Front Load Washer/Dryer Smart Thermostat, All Elf's							
<b>Listing Contracted With:</b> <u>RIGHT AT HOME REALTY 416-391-3232</u>							



<b>1 Cardiff Rd 104</b> <b>Toronto Ontario M4P 1N3</b>	<b>Sold: \$684,000</b> <b>List: \$700,000</b>
Toronto C10 Mount Pleasant East Toronto	<b>% Dif:</b> 98
<b>Taxes:</b> \$4,773.37 / 2024	<b>For:</b> Sale
	<b>SPIS:</b> N
	<b>DOM:</b> 33
Condo Apt	<b>#Shares%:</b>
2-Storey	<b>Locker#:</b>
<b>Unit#:</b> 4	<b>Locker Lev/Unit:</b> B
<b>Corp#:</b> TSCC / 2962	<b>Locker Unit:</b> 38
	<b>Level:</b> 1
	<b>Rms:</b> 5
	<b>Bedrooms:</b> 2
	<b>Washrooms:</b> 3
	1x2xMain, 1x3x2nd,
	1x4x2nd
<b>Dir/Cross St:</b>	Mt Pleasant/Eglinton
<b>Directions:</b>	Mt Pleasant/Eglinton
<b>Prop Mgmt:</b>	Integrity Property Management Services Inc.

**MLS#:** C12324844      **Sold Date:** 09/07/2025

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Yes-with Restrictions	<b>Balcony:</b>	Terr
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$805.58	<b>Lndy Lev:</b>	Upper
<b>Fireplace/Stv:</b>	N	<b>A/C:</b> Central Air		<b>Exterior:</b>	Brick / Concrete
<b>Heat:</b> Forced Air / Gas		<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>	New	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1000-1199	<b>Elev/Lift:</b>	<b>Retirement:</b>	<b>Drive:</b>	Underground
<b>Sqft Source:</b>	MPAC	<b>HST Applicable to:</b>	Included In	<b>Park Type:</b>	Owned
<b>Exposure:</b>	Nw	<b>Sale Price:</b>		<b>Park/Drv Spcs:</b>	1 Tot Prk Spcs: 1
<b>Assessment:</b>		<b>Taxes Incl:</b>	<b>Water Incl:</b>	<b>#:</b>	#4
<b>Spec Desig:</b>	Unknown	<b>Heat Incl:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
<b>Survey Type:</b>	None	<b>Cable TV Incl:</b>	<b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b>	Lvl A
<b>Phys Hdcap-Eqp:</b>		<b>Bldg Ins Incl:</b>	<b>Y Prkg Incl:</b>	<b>Bldg Amen:</b>	
		<b>Cert Level:</b>	<b>Energy Cert:</b>	Exercise Room, Gym, Media Room, Rooftop	
		<b>GreenPIS:</b>		Deck/Garden	
		<b>Prop Feat:</b>	Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Public Transit, School	<b>Com Elemt Incl:</b>	Y
		<b>Interior Feat:</b>	Other		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	2 Pc Bath	W/O To Terrace	Combined W/Dining
2	Dining	Main	0	0	Combined W/Living		
3	Kitchen	Main	0	0	Stainless Steel Appl	Combined W/Dining	
4	Prim Bdrm	2nd	0	0	Large Closet	4 Pc Ensuite	W/O To Balcony
5	2nd Br	2nd	0	0	Double Closet		

**Client Remarks:** Welcome to unit 104 at The Cardiff Condos, freshly painted boutique mid-rise condo in the heart of the vibrant Mount Pleasant community. This bright and spacious ground-floor townhouse-style unit offers 1,102 sq ft across two levels, featuring a smart and efficient layout with modern finishes. The main floor offers open-concept living and dining spaces, while the upper level provides private and comfortable bedrooms generously sized and three bathrooms, all bathed in natural light. Quick access to the TTC, subway, shops, restaurants, groceries, entertainment, and top-rated schools, everything you need is just steps from your door.

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, All E.L.F.s and Window Coverings.

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



<b>101 Erskine Ave 2915</b> <b>Toronto Ontario M4P 0C5</b> Toronto C10 Mount Pleasant West Toronto % Dif: 103 <b>Taxes:</b> \$4,373.71 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 12		<b>Sold:</b> \$770,000 <b>List:</b> \$750,000					
Condo Apt	#Shares%:	Rms: 6					
Apartment	Locker#:	<b>Bedrooms:</b> 2					
Unit#: 11	Locker Lev/Unit:	<b>Washrooms:</b> 2					
Corp#: TSCC / 2689	Locker Unit:	1x4, 1x3					
	Level: 29						
<b>Dir/Cross St:</b> Yonge & Eglinton							
<b>Directions:</b> as per google maps							
<b>Prop Mgmt:</b> CPO Management							
<b>MLS#:</b> C12515320	<b>Sold Date:</b> 11/17/2025						
<b>PIN#:</b>							
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open					
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y					
<b>Basement:</b> None	<b>Maint:</b> \$548.25	<b>Lndy Lev:</b>					
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete					
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1					
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd					
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground					
<b>Sqft Source:</b> Mpac	<b>Retirement:</b>	<b>Park Type:</b> Owned					
<b>Exposure:</b> Nw	<b>HST Applicable to:</b> Included In	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1					
<b>Assessment:</b>	<b>Sale Price:</b>	<b>#:</b> 9					
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b> Water Incl:	<b>Park \$/Mo:</b>					
<b>Survey Type:</b> None	<b>Heat Incl:</b> Hydro Incl:	<b>Prk Lvl/Unit:</b> C					
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> CAC Incl:	<b>Bldg Amen:</b>					
	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Sauna, Visitor Parking					
	<b>Cert Level:</b> Energy Cert: Y	<b>Com Elel Incl:</b> Y					
	<b>GreenPIS:</b>						
	<b>Prop Feat:</b> Arts Centre, Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School						
	<b>Interior Feat:</b> Other						
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	0	0	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Main	0	0	Laminate	Combined W/Living	Combined W/Kitchen
3	Kitchen	Main	0	0	Backsplash	Open Concept	B/I Shelves
4	Prim Bdrm	Main	0	0	3 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	Main	0	0	Mirrored Closet	Window Flr to Ceil	
<b>Client Remks:</b> Rare Find! Experience unobstructed panoramic northwest views from a corner balcony that spans two full sides of the unit, with two walkouts - from both the living room and primary bedroom. Enjoy 9 ft ceilings and floor-to-ceiling windows that flood the space with natural light. The upgraded kitchen features track lighting, a stone countertop with matching backsplash, built-in shelving, and a brand new faucet. This is one of the most sought-after floor plans in the building, offering spectacular city views and seamless indoor-outdoor living. Primary bathroom has windows on 2 sides! Located just steps from Yonge & Eglinton Subway, trendy restaurants, groceries, and shops - this home combines luxury, lifestyle, and convenience in one perfect package.							
<b>Inclusions:</b> *free underground visitor parking* Fridge, stove, washer, dryer, dishwasher, all light fixtures, all window coverings							
<b>Listing Contracted With:</b> CENTURY 21 ATRIA REALTY INC. 905-883-1988							



		<b>8 Eglinton Ave E 3302</b> <b>Toronto Ontario M4P 0C1</b>		<b>Sold: \$748,000</b> <b>List: \$777,888</b>				
Toronto C10 Mount Pleasant West Toronto % Dif: 96		<b>Taxes: \$4,758.29 / 2025 For: Sale</b>	<b>SPIS: Y</b>	<b>DOM: 26</b>				
Condo Apt #Shares%: 100 1 Storey/Apt Locker#: 14 Unit#: 02 Locker Lev/Unit: 33 Corp#: TSCC / 2726 Locker Unit: 1 Level: 33		<b>Rms: 5</b> <b>Bedrooms: 2 + 1</b> <b>Washrooms: 2</b> 1x4xMain, 1x3xMain						
Dir/Cross St: Yonge St. & Eglinton Ave. Directions: Yonge St. & Eglinton Ave. Prop Mgmt: First Service Residential								
<b>MLS#:</b> C12357805	<b>Sold Date:</b> 09/16/2025	<b>Fractional Ownership: N PIN#:</b> 767260438						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Year Built:</b> 2018 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 700-799 <b>Lot Shape:</b> Rectangular <b>Roof:</b> Tar and Gravel <b>Foundation:</b> Concrete, Poured Concrete <b>Sqft Source:</b> Builder / MPAC <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Other <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>								
<b>Pets Perm:</b> No <b>Locker:</b> Owned <b>Maint:</b> \$937.09 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> No <b>Elev/Lift:</b> Y <b>Retirement:</b> N <b>Accessibility</b> <b>Feat:</b> Accessible Public Transit Nearby,Elevator,Open Floor Plan,Parking <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Arts Centre, Clear View, Ensuite Laundry, Family Room, Park, Public Transit <b>Interior Feat:</b> Auto Garage Door Remote, Built-In Oven, Carpet Free, Storage Area Lockers <b>Security Feat:</b> Carbon Monoxide Detectors, Security Guard, Concierge/Security, Smoke Detector								
<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Mutual <b>Drive:</b> Mutual, Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C/#29 <b>Bldg Amen:</b> Concierge, Exercise Room, Games Room, Guest Suites, Gym, Elevator <b>Com Elem Incl:</b> Y								
<b>Topography:</b> Flat	<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>		
	1	Living	Main	15.49	x 14.17	Combined W/Dining	W/O To Balcony	Open Concept
	2	Dining	Main	15.49	x 14.17	Combined W/Living	Laminate	Open Concept
	3	Kitchen	Main	15.49	x 14.17	Combined W/Dining	B/I Appliances	Open Concept
	4	Prim Bdrm	Main	10.5	x 10.01	3 Pc Ensuite	W/O To Balcony	W/I Closet
	5	2nd Br	Main	8.99	x 8.01	Large Window	W/O To Balcony	Laminate
	6	Bathroom	Main	0	0	3 Pc Ensuite	Stone Counter	Ceramic Floor
	7	Bathroom	Main	0	0	4 Pc Ensuite	Stone Counter	Ceramic Floor
	8	Den	Main	5.25	x 4.99	Finished	Indirect Lights	Laminate
	9	Laundry	Main	0	0			
	10	Foyer	Main	0	0	Closet		
<b>Client Remks:</b> Modern Upscale Corner Unit Condo in Heart of Midtown in an Excellent Yonge & Eglinton Location with Clear View of the City, in a Luxury Stunning Corner Unit with 2 Bedrooms, 2 Full Bath, a Den, In-Suite Laundry,One Parking Spot, a Large Locker on the Unit Level. Functional Layout with a Huge Balcony, 9' Ceiling and Floor-to-Ceiling Windows Offering Tons of Natural Light. An Open-Concept Living Area, Modern Kitchen with Built-In Appliances. Primary Bedroom with W/I Closet, 3-pc Ensuite and W/O to Balcony, 2nd Bedroom with Standard Closet and W/O to Balcony, a Den as Home Office, a 4-pc Ensuite, and In-Suite Laundry. A High-Level Clear City Views with Larger Wrap-Around Balcony and Open View to the South, West and South-West with View to CN Tower and Open Sunset View. Modern Stylish City Lifestyle at Yonge/Eglinton, with Direct Access to the Concourse Level Links to Subway and Eglinton LRT, Walking Distance to Entertainment, Restaurants, Shopping, Groceries, Dining, Retail, Schools and Parks. The Building Offers a Variety of Amenities Including Gym, Party Room/Meeting Room, Indoor Pool, Concierge, Guest Suite, Jacuzzi, Yoga & Boxing Studio, Media Room and Meeting Room. The Life at This Luxurious Stunning Unit, Must See.								
<b>Inclusions:</b> Built-in kitchen appliances (fridge, stovetop, wall oven, dishwasher, fan hood, microwave), stacked washer and dryer, light fixtures, and curtains.								

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:03:24 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

**Listing Contracted With:** TOP CANADIAN REALTY INC. 905-292-5433



**88 Broadway Ave 1406**  
**Toronto Ontario M4P 0A5**

Toronto C10 Mount Pleasant West Toronto % Dif: 95  
**Taxes:** \$4,547.15 / 2025 **For:** Sale **SPIS:** N **DOM:** 19

Condo Apt #Shares%: **Rms:** 5  
 Apartment Locker#: **Bedrooms:** 2  
 Unit#: 1406 Locker Lev/Unit: **Washrooms:** 2  
 Corp#: TSCC / 1997 Locker Unit: 1x3xFlat, 1x4xFlat  
 Level: 14

**Dir/Cross St:** Broadway & Redpath

**Directions:** Broadway & Redpath

**Prop Mgmt:** Crossbridge

**MLS#:** C12441404 **Sold Date:** 10/21/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,088.17	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 900-999	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> 977 MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Exposure:</b> Sw	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Survey Type:</b> Unknown	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Interior Feat:</b> Other	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.09	x 14.11	Hardwood Floor	W/O To Balcony	South View
2	Dining	Flat	10.5	x 9.84	Hardwood Floor	Open Concept	Combined W/Dining
3	Kitchen	Flat	11.02	x 9.38	Ceramic Floor	Granite Counter	Eat-In Kitchen
4	Prim Bdrm	Flat	17.78	x 10.17	Broadloom	W/I Closet	4 Pc Ensuite
5	2nd Br	Flat	11.32	x 9.84	Broadloom	W/I Closet	South View
6	Foyer	Flat	8.4	x 7.87	Hardwood Floor	Double Closet	

**Client Remks:** Fabulous 2 Bedroom, 2 Bathroom Unit In The Heart Of Yonge & Eglinton, This Sun Filled, Corner, Split Plan Unit Faces South West With Beautiful Views From Every Floor To Ceiling Window, Loads of Natural Light, Spacious Primary Bedroom With Walk In Closet and 4 Piece Ensuite, Large Eat In Kitchen With Walk Out To South East Facing Balcony, Open Concept Living & Dining Room With Hardwood Floors & Walk Out To The Balcony, Second Bedroom Is Tucked Away On Opposite Side Of Primary With A Spacious Walk In Closet, High Ceilings Throughout, Stainless Steel Appliances, Fabulous Amenities, Indoor Pool, Gym, Media Room, 24 Hour Concierge, Rooftop Garden With BBQ's, Steps To Midtown's Best Restaurants, Shopping, Smoothies, Gelato And So Much More!

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Lighting Fixtures, Window Coverings.

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



**900 Mount Pleasant Rd 412**  
**Toronto Ontario M4P 2L6**

Toronto C10 Mount Pleasant West Toronto % Dif: 94  
**Taxes: \$4,351.08 / 2025 For: Sale** SPIS: N DOM: 63

Condo Apt #Shares%: Rms: 6 + 1  
 Apartment Locker#: Bedrooms: 2 + 1  
 Unit#: 12 Locker Lev/Unit: B Washrooms: 2  
 Corp#: TSCC / 1987 Locker Unit: 148 1x4xMain, 1x3xMain  
 Level: 4

**Dir/Cross St:** Btwn Broadway & Erskine

**Directions:** North of Broadway

**Prop Mgmt:** First Service Residential 647-350-6501 Mechel Llavore

**MLS#:** C12330374 **Sold Date:** 10/09/2025  
**PIN#:** 129870082

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,015.04	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 2008	<b>Elev/Lift:</b> Y <b>Retirement:</b>	<b>Drive:</b> Underground
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Apx Sqft:</b> 900-999	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1
<b>Roof:</b> Unknown	<b>Taxes Incl:</b> Water Incl: Y	<b>#:</b> 41
<b>Foundation:</b> Unknown	<b>Heat Incl:</b> Y Hydro Incl:	<b>Park \$/Mo:</b>
<b>Sqft Source:</b> MPAC	<b>Cable TV Incl:</b> Y CAC Incl:	<b>Prk Lvl/Unit:</b> B
<b>Exposure:</b> W	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Bldg Amen:</b>
<b>Assessment:</b>	<b>Cert Level:</b> Energy Cert:	Bbqs Allowed, Concierge, Gym, Media Room, Party/Meeting Room, Visitor Parking
<b>Spec Desig:</b> Unknown	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
<b>Survey Type:</b> None	<b>Prop Feat:</b> Ensuite Laundry, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
<b>Phys Hdcap-Eqp:</b>	<b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.97	x 8.86	West View	W/O To Balcony	Open Concept
2	Dining	Main	10.47	x 6.5	Open Concept		
3	Kitchen	Main	14.7	x 8.01	Granite Counter	Stainless Steel Appl	Centre Island
4	Office	Main	8.46	x 7.35	West View	Window Flr to Ceil	Open Concept
5	Prim Bdrm	Main	12.5	x 10.33	Large Window	Double Closet	3 Pc Ensuite
6	2nd Br	Main	9.19	x 9.06	Large Window	Double Closet	4 Pc Bath
7	Laundry	Main	5.18	x 3.38	Tile Floor	Separate Rm	

**Client Remarks:** Welcome to the perfect blend of form, function, and great location in Midtown! This thoughtfully designed 2+1 bdrm, 2 full bath in this low-rise prestige condo complex has just been freshly painted & is move-in ready. With just under 1,000 SF it lives even larger thanks to its efficient layout. Whether you're downsizing, upsizing or rightsizing, this one checks all the boxes. The flexible +1 space can be used either as a dedicated dining rm or as your home office with the dining in front of the island w/floor-to-ceiling windows overlooking the walk-out to the balcony. It's your call! The open concept living/dining area flows effortlessly, inviting both quiet nights in & easy entertaining with this chef-friendly kitchen with full-size appliances, lots of counter space & ample storage. And the floor-to-ceiling window walking out to the balcony livens up your summers with the gas bbq line in place. Both bdrms are generously sized with double-door closets & top-of-the-line custom closet organizers. With two full bathrooms, it means morning routines are smooth and drama-free. Nestled in the heart of Midtown, you're minutes from the buzz and energy of Yonge & Eglinton w/out being right in the middle of it. Enjoy a lifestyle that offers the best of both worlds: walkability (scores 92) + calm surroundings. You're around the corner from the best restaurants; Michelin Star Yukashi, charming L'Amour Cafe across the street & Summerhill Market 3 blocks north on Mt Pleasant. Or indulge in a little retail therapy at the Y&E Ctre. The LRT is coming soon to Mt Pleasant & Eglinton or hop on the bus or better yet, walk to Yonge St. Amenities are top notch. Whether you're a savvy investor, a first-time buyer, or a downsizer craving care-free space with soul in a location that delivers, this is Midtown living done right. Step inside and feel it this is the one. Note: Condo fees include all utilities except for Hydro (even Bell cable & internet is included). Parking & locker included!

**Inclusions:** Stainless Steel Appliances Including: Whirlpool Fridge, Built-In Whirlpool Microwave, Kitchenaid Stove, LG Dishwasher (<2 yrs old), Samsung SS Washer & Dryer. All Electrical Light Fixtures. All Window Coverings In Place. Gas Hookup on Balcony (BBQs Allowed - Not Included).

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



<b>70 Roehampton Ave 719</b> <b>Toronto Ontario M4P 1R2</b> Toronto C10 Mount Pleasant West Toronto % Dif: 97 <b>Taxes: \$4,403.86 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 13</b> Comm Element Condo <b>#Shares%:</b> 5 Apartment <b>Locker#:</b> 2 <b>Unit#:</b> 9 <b>Locker Lev/Unit:</b> 2 <b>Corp#:</b> TSCC / 2103 <b>Locker Unit:</b> 1x4xFlat, 1x3xFlat <b>Level:</b> 7 <b>Dir/Cross St:</b> Yonge & Eglinton <b>Directions:</b> Yonge & Eglinton <b>Prop Mgmt:</b> Papak Management 416-482-5131	
<b>MLS#:</b> C12440066	<b>Sold Date:</b> 10/15/2025
<b>Assignment:</b> N	<b>Fractional Ownership:</b> N <b>PIN#:</b>
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> 11-15 <b>Year Built:</b> 2010 <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> 868 <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$602.15 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School <b>Interior Feat:</b> Carpet Free, Separate Hydro Meter <b>Security Feat:</b> Alarm System
	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 5 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> P4 <b>Bldg Amen:</b> Concierge, Exercise Room, Elevator <b>Com Elel Incl:</b> Y
<b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>	<b>Centre Island</b> <b>Stone Counter</b> 1 Kitchen Flat 8.01 x 8.01 Stainless Steel Appl Centre Island Stone Counter 2 Dining Flat 18.24 x 10.01 Open Concept O/Looks Living West View 3 Living Flat 18.24 x 10.01 W/O To Balcony West View O/Looks Dining 4 Prim Bdrm Flat 10.01 x 12.01 W/I Closet Ensuite Bath West View 5 2nd Br Flat 12.34 x 8.99 Closet West View Window
<b>Client Remks:</b> Tridel-built "The Republic II" at Yonge & Eglinton. Fabulous split-bedroom layout with bright, west-facing unobstructed views. 2 bedroom, 2 bathrooms, 9' ceilings, and an open-concept kitchen with centre island overlooking the sunlit dining and living area with walk-out to balcony. Spacious primary bedroom with walk-in closet and ensuite. Large second bedroom across from a 4-piece washroom. Move-in ready with new flooring and fresh paint. Spa-like amenities include indoor pool, sauna, BBQs on the common terrace, 24-hour concierge, guest suites, gym, and party room. Steps to TTC (Eglinton Subway & future LRT), shopping, restaurants, bars, movie theatre, and multiple parks, everything at your front door.	
<b>Inclusions:</b> Fridge, oven, dishwasher, microwave, stacked washer & dryer, all electric light fixtures currently in the unit, all blinds currently in the unit.	
<b>Listing Contracted With:</b> CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191	



<b>900 Mount Pleasant Rd 707 Toronto Ontario M4P 3J9</b>		<b>Sold: \$855,000</b>
Toronto C10 Mount Pleasant West Toronto % Dif: 96		<b>List: \$889,900</b>
<b>Taxes:</b> \$4,509.44 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
<b>Condo Apt</b>	<b>#Shares%:</b>	<b>Rms:</b> 6
<b>Apartment</b>	<b>Locker#:</b> 215	<b>Bedrooms:</b> 2 + 1
<b>Unit#:</b> 07	<b>Locker Lev/Unit:</b> P3	<b>Washrooms:</b> 2
<b>Corp#:</b> TSCC / 1987	<b>Locker Unit:</b>	1x4xFlat, 1x4xFlat
	<b>Level:</b> 7	
<b>Dir/Cross St:</b> Mount Pleasant Road & Eglinton Avenue		
<b>Directions:</b> North of Eglinton On West Side Of Mt.Pleasant		
<b>Prop Mgmt:</b> First Service Residential 647-350-6501		

**MLS#:** C12349742      **Sold Date:** 09/25/2025  
**PIN#:** 129870148

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,037.58	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 900-999	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> Floor Plan	<b>HST Applicable to</b>	<b>Park Type:</b> Owned
<b>Exposure:</b> Ne	<b>Included In</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Sale Price:</b>	<b>#:</b> 53
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b> P3
<b>Phys Hdcap-Eqp:</b>	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Hydro Incl:</b>	Bbqs Allowed, Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room
	<b>Cable TV Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>CAC Incl:</b>	
	<b>Bldg Ins Incl:</b>	
	<b>Prkg Incl:</b>	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Fenced Yard, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Exterior Feat:</b> Controlled Entry, Landscaped, Patio, Privacy, Security Gate	
	<b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Guest Accommodations, Separate Heating Controls, Storage Area Lockers	
	<b>Security Feat:</b> Alarm System, Security System, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	20.08	x 11.78	Hardwood Floor	Combined W/Dining
2	Dining	Flat	20.08	x 11.78	Hardwood Floor	Combined W/Living
3	Kitchen	Flat	14.76	x 9.97	Hardwood Floor	Centre Island
4	Prim Bdrm	Flat	12.27	x 9.97	Hardwood Floor	4 Pc Ensuite
5	2nd Br	Flat	9.48	x 8.99	Hardwood Floor	Double Closet
6	Den	Flat	7.97	x 7.78	Hardwood Floor	B/I Bookcase

**Client Remks:** Exceptional & Rare Corner Suite with Expansive Terrace & Panoramic Views! Welcome to 900 Mount Pleasant Road where luxury, functionality & convenience converge. This corner suite is truly one-of-a-kind, offering 973 sq. ft. of refined interior space plus a rare 202 sq. ft. open terrace with unobstructed tree-top views of the park & city. With double walkouts & a gas BBQ hookup, the premium outdoor terrace is ideal for morning coffee or entertaining - a true luxury in comparison to economy-size new-build offerings. Thoughtfully designed, the spacious 2-bedroom + den layout features 2 full bathrooms and an open-concept floor plan that blends modern comfort with effortless style. The gourmet kitchen is a standout feature-complete with granite countertops, stainless steel appliances, an island breakfast bar and extended cabinetry providing a smartly expanded pantry/servery. The adjacent den has been opened up to further enhance flow, function and storage-creating a rare full-sized kitchen experience not often found in newer developments. Natural light pours in through floor-to-ceiling windows, highlighting the bright and airy ambiance. The primary bedroom offers direct access to the terrace, a generous walk-in closet & a 4-piece ensuite. Additional features include multiple deep mirrored closets, ensuite laundry and ample in-suit storage. Value-Added Features: the maintenance fee includes: water, gas (BBQ use), Bell Fibe cable TV & internet (valued at \$278.40/month). Steps to TTC, upcoming Eglinton LRT, Sherwood Park, Sunnybrook Hospital, Yonge Street shopping, restaurants, cafes, and more. Located in a well-managed building with high-quality amenities. This suite offers the perfect blend of upscale living and everyday convenience ideal for those who want it all. A rare opportunity in one of Midtown Toronto's most desirable addresses! Note: Photographed with tenants contents that will be removed by end of August and freshly painted. Bring your best offer!

**Inclusions:** Stainless Steel Fridge, Stove, Dishwasher, B/I Microwave, Stacked Washer/Dryer, All with offer. Reach out to LA for more information. Thank you for showing. Electric Light Fixtures, All Window Coverings. Maintenance fees include: water, gas (at BBQ connection), Bell Fibe cable TV & internet (valued at \$278.40/month).

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:03:24 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



<b>25 Broadway Ave 1303 Toronto Ontario M4P 1T7</b>		<b>Sold: \$929,000</b>
Toronto C10 Mount Pleasant West Toronto % Dif: 99		<b>List: \$939,000</b>
<b>Taxes:</b> \$5,180.58 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 4
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2 + 1
Unit#: 03	<b>Locker Lev/Unit:</b> D	<b>Washrooms:</b> 2
Corp#: TSCC / 2109	<b>Locker Unit:</b> 5	1x4xFlat, 1x3xFlat
	<b>Level:</b> 13	
<b>Dir/Cross St:</b> Yonge/Eglinton		
<b>Directions:</b> Yonge and Eglinton, Broadway between Yonge and Redpath		
<b>Prop Mgmt:</b> DEL Property Management		

**MLS#:** C12483297      **Sold Date:** 10/31/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> No	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,024.75	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 1000-1199	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Sqft Source:</b> MPAC	<b>HST Applicable to</b>	<b>Park Type:</b> Owned
<b>Exposure:</b> Ne	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Tot Prk Spcs:</b> 1
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b>	<b>#:</b> 5
<b>Survey Type:</b> None	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b>	<b>Prk Lvl/Unit:</b> D
	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
	<b>Bldg Ins Incl:</b>	Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking
	<b>Y Prkg Incl:</b>	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b>	<b>Energy Cert:</b>
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Electric Car Charger, Ensuite Laundry, Park, Place Of Worship, Public Transit, Rec Centre, School	
	<b>Interior Feat:</b> Carpet Free, Separate Hydro Meter, Storage	
	<b>Security Feat:</b> Monitored, Carbon Monoxide Detectors, Concierge/Security, Security System, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.62	x 15.42	Combined W/Dining	W/O To Balcony	Hardwood Floor
2	Dining	Flat	13.62	x 15.42	Combined W/Living	W/O To Balcony	Hardwood Floor
3	Kitchen	Flat	7.38	x 13.75	Centre Island	Modern Kitchen	Stainless Steel Appl
4	Prim Bdrm	Flat	14.01	x 11.42	3 Pc Ensuite	W/O To Balcony	W/I Closet
5	2nd Br	Flat	13.22	x 9.94	Double Closet	Hardwood Floor	Window Flr to Cel
6	Den	Flat	8.69	x 11.91	Open Concept	Hardwood Floor	

**Client Remks:** Welcome to this stunning, light filled, 2 bdr + den, corner suite at the coveted award-winning Republic by Tridel. It boasts 1038 sq ft of open concept living space, split bdrm. layout and 164ft of oversized balcony. Be awed by beautifully renovated space with bespoke interior finishes. Worthy of magazine's cover page are newly installed custom kitchen cabinets, expanded kitchen island with waterfall counter and premium stainless steel appliances. Enjoy the unobstructed city view from floor to ceiling windows. Living room and Primary bdrm. have access to large balcony and offers additional space for entertaining and relaxing. A ceiling height of 9' enforces the airy feel of the space. All windows have electronic blinds; double blinds in both bedrooms (black-out and sheers) and sheers in the living room. Spacious custom built-in closets in bedrooms and entryway offer ample storage. Versatile den could be used as a dining room or office. Vanities in both bathrooms have been upgraded to stylish floating ones. Luxury amenities include around the clock concierge, fitness centre, sauna, outdoor lounge, movie theatre and guest suites. The building has ample visitor parking space. You are steps away from the subway, bars, top dining, shopping and parks. Seize the opportunity and live in one of the Midtown's most vibrant community.

**Inclusions:** New Stainless Steel fridge (LG), Stove, Dishwasher, new Miele (Washer and Dryer), All existing electronic blinds, all light fixtures (except second bedroom chandelier)

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



<b>900 Mount Pleasant Rd 502</b> <b>Toronto Ontario M4P 3J9</b>		<b>Sold: \$945,000</b>
Toronto C10 Mount Pleasant West Toronto % Dif: 99		<b>List: \$950,000</b>
<b>Taxes:</b> \$5,471.96 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 5
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2 + 1
Unit#: 2	<b>Locker Lev/Unit:</b> B	<b>Washrooms:</b> 3
Corp#: TSCC / 1987	<b>Locker Unit:</b> 159	1x4xMain, 1x3xMain, 1x2xMain
	<b>Level:</b> 5	
<b>Dir/Cross St:</b> Mount Pleasant Rd/Eglinton Ave E		
<b>Directions:</b> North of Eglinton on the West Side of Mount Pleasant		
<b>Prop Mgmt:</b> Crossbridge Condominium Services		

**MLS#:** C12462447      **Sold Date:** 10/20/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,361.61	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b>	<b>UFFI:</b> No	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 1200-1399	<b>Elev/Lift:</b> Retirement: N	<b>Drive:</b> None
<b>Sqft Source:</b> MPAC	<b>HST Applicable to</b> Included In	<b>Park Type:</b> Owned / Owned
<b>Exposure:</b> Sw	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Taxes Incl:</b> Water Incl: Y	<b>#:</b> 99
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y Hydro Incl: Y	<b>#:</b> 100
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> Y CAC Incl: Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Prk Lvl/Unit:</b> B / B
	<b>Cert Level:</b> Energy Cert: N	<b>Bldg Amen:</b>
	<b>GreenPIS:</b> N	Bbqs Allowed, Guest Suites, Gym, Media Room, Party/Meeting Room, Visitor Parking
	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit	<b>Com Elem Incl:</b> Y
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.86	x 5.91	Tile Floor	2 Pcs Bath	
2	Living	Main	10.76	x 19.29	Laminate	Combined W/Dining	Open Concept
3	Dining	Main	9.71	x 10.66	Laminate	Combined W/Living	Large Window
4	Kitchen	Main	18.04	x 8.63	Laminate	Stainless Steel Appl	W/O To Balcony
5	Prim Bdrm	Main	12.37	x 10.07	Laminate	W/I Closet	W/O To Balcony
6	2nd Br	Main	8.99	x 11.22	Laminate	W/O To Balcony	W/O To Balcony
7	Den	Main	8.92	x 12.47	W/O To Balcony	Laminate	Open Concept

**Client Remarks:** This bright and spacious home offers a generous living and dining area that opens directly onto a private balcony accessible from both the main living space and bedrooms. The thoughtful split-bedroom layout ensures privacy, while the substantial den provides flexible options as an additional bedroom, home office, or multipurpose room. The well-appointed kitchen features ample counter space and abundant storage throughout. The unit includes two parking spaces and a storage locker for added convenience. Residents enjoy a beautifully maintained building with extensive outdoor amenities, comprehensive building services, and professional concierge assistance. Perfectly positioned in a coveted midtown neighbourhood, you'll have convenient access to shopping, dining, transportation, and green spaces while maintaining a peaceful distance from the bustling Yonge and Eglinton corridor. An exceptional opportunity in one of the area's most desirable addresses.

**Inclusions:** STAINLESS STEEL FRIDGE, STOVE, MICROWAVE, DISHWASHER, WASHER, DRYER, ALL ELECTRIC LIGHT FIXTURES, ALL WINDOW COVERINGS

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



**70 Roehampton Ave 715  
 Toronto Ontario M4P 1R2**

Toronto C10 Mount Pleasant West Toronto % Dif: 100  
 Taxes: \$5,783.85 / 2025 For: Sale SPIS: N DOM: 1

Condo Apt #Shares%: Rms: 6  
 Apartment Locker#: Bedrooms: 2 + 1  
 Unit#: 5 Locker Lev/Unit: C Washrooms: 2  
 Corp#: TSCC / 2103 Locker Unit: 148 1x3, 1x4  
 Level: 7

Dir/Cross St: Yonge & Eglinton  
 Directions: Yonge & Eglinton  
 Prop Mgmt: Del Property Management

**MLS#:** C12431501    **Sold Date:** 09/30/2025  
**PIN#:** 761030065

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$813.25	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Concrete
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Year Built:</b> 2010	<b>Elev/Lift:</b>	<b>Drive:</b>
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Apx Sqft:</b> 1000-1199	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1
<b>Lot Size Source:</b> MPAC	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Sqft Source:</b> MPAC	<b>Heat Incl:</b>	<b>Prk Lvl/Unit:</b> C-42
<b>Exposure:</b> Sw	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b>
<b>Assessment:</b>	<b>Bldg Ins Incl:</b>	Concierge, Exercise Room, Games Room,
<b>Spec Desig:</b> Unknown	<b>Cert Level:</b>	Guest Suites, Indoor Pool, Sauna
<b>Survey Type:</b> None	<b>Energy Cert:</b>	<b>Com Elel Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Interior Feat:</b> Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> This south-west sun-filled corner-unit oozes glamour. This rare split-bedroom floor plan keeps both bedrooms tucked away from the main living space, with a totally separate den that can easily serve as a third bedroom or home office. Offering an abundance of living space with close to 1,200 sq. ft. of interior space plus a huge balcony, this suite overlooks the football field with breathtaking unobstructed views that will never change. Enjoy spectacular sunsets from your private balcony while winding down from the day. Thoughtfully upgraded with \$40K in custom built-ins, the home combines modern elegance with exceptional functionality. The interior has been meticulously maintained and overall pride of ownership that make the unit move-in ready. Residents benefit from some of the lowest and most stable maintenance fees in the neighbourhood, held flat for 2025/26 budget, thanks to excellent financial management. A healthy reserve fund will also fully cover an upcoming multimillion-dollar refurbishment of common amenities - ensuring refreshed spaces in the coming years without any extra cost to owners. With a Walk Score of 98/100, daily errands are easily handled without a car. Steps away from Eglinton Subway Station, amazing shops, restaurants, bars, future LRT and multiple parks and recreation options less than a 10-minute walk from your front door. Commuting and leisure activities are effortless. Luxuriate in Republic II's spa-like amenities and join a thriving, well-managed community in the heart of one of Toronto's most sought-after neighbourhoods.					
<b>Listing Contracted With:</b> RARE REAL ESTATE 416-233-2071					

	<b>161 Roehampton Ave PH01</b> <b>Toronto Ontario M4P 1P9</b> Toronto C10 Mount Pleasant West Toronto % Dif: 97 <b>Taxes: \$6,251.81 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 9</b>		<b>Sold: \$1,095,000</b> <b>List: \$1,128,000</b>				
	Condo Apt Apartment <b>Unit#:</b> 01 <b>Corp#:</b> TSCC / 2763	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 86 <b>Level:</b> 39	<b>Rms:</b> 6 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x5, 1x4				
<b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> <a href="https://maps.app.goo.gl/pUr6zBjrbvgchorC7">https://maps.app.goo.gl/pUr6zBjrbvgchorC7</a> <b>Prop Mgmt:</b> First Service							
<b>MLS#:</b> C12420508 <b>Sold Date:</b> 10/02/2025 <b>PIN#:</b>							
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> per mpac <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$913 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School <b>Interior Feat:</b> Built-In Oven, Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete / Other <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level B Unit 6 <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y				
<b>#</b> 1 2 3 4 5 6 7	<b>Room</b> Foyer Living Dining Kitchen Den Prim Bdrm 2nd Br	<b>Level</b> Main Main Main Main Main Main Main	<b>Length (ft)</b> 10.99 16.01 16.01 12.66 9.68 11.58 9.68	<b>Width (ft)</b> x 4 x 14.01 x 14.01 x 8.83 x 6.43 x 10.17 x 8.99	<b>Description</b> Closet Combined W/Dining Combined W/Living Marble Counter Hardwood Floor 5 Pc Ensuite W/W Closet	Hardwood Floor W/O To Balcony Open Concept Centre Island Hardwood Floor W/I Closet Hardwood Floor	Pot Lights Pot Lights Hardwood Floor B/I Appliances W/O To Balcony
<b>Client Remks:</b> Welcome to PH01 - 161 Roehampton Ave., a stunning sky-high residence in the heart of Yonge & Eglinton. Perched on the 45th floor, this penthouse suite offers a breathtaking west-facing view of Toronto's golden hour sunsets - an everyday experience like no other. Inside, you'll find soaring 10ft ceilings, premium finishes throughout, a bright open-concept layout with floor-to-ceiling windows that flood the space with natural light. The modern kitchen features integrated appliances, XL kitchen center island, premium stone countertops with matching backsplash. The layout flowing seamlessly with split bedrooms design & a private balcony where the skyline unfolds before you. The bedroom retreat is filled with warmth and light, large walk-in closet, paired with a spa-inspired bathroom. Enjoy access to premium amenities: 24-hour concierge, fully equipped fitness centre, grand party room, an outdoor terrace w/ BBQ and pool. Set in one of Toronto's most dynamic neighborhoods, you're just steps the trendiest restaurants, cafes, shopping, parks, top schools, the TTC subway and the upcoming LRT. Everything you need at your doorstep. Whether you're a first-time buyer, investor, or looking for a lifestyle upgrade, this home offers the perfect blend of luxury, convenience, and everyday inspiration.							
<b>Inclusions:</b> Custom Panel Fridge & Dishwasher, Fulgor Milano Electric Cooktop & Wall Oven, Falmec Hood Fan, Panasonic Microwave, Washer & Dryer, Closet organizers/shelving units, outdoor table & chairs, all ELFs, all window coverings and blinds remote control.							
<b>Listing Contracted With:</b> RE/MAX EXCEL REALTY LTD. 905-475-4750							



<b>25 Broadway Ave 1002</b> <b>Toronto Ontario M4P 1T7</b> Toronto C10 Mount Pleasant West Toronto % Dif: 93 <b>Taxes: \$5,594 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 78</b> Condo Apt <b>#Shares%:</b> Apartment <b>Locker#:</b> 95 <b>Unit#:</b> 2 <b>Locker Lev/Unit:</b> C <b>Corp#:</b> TSCC / 2109 <b>Locker Unit:</b> 94 <b>Level:</b> 10 <b>1x4xMain, 1x3xMain</b> <b>Dir/Cross St:</b> Yonge and Eglinton <b>Directions:</b> Eglinton To Redpath to Broadway, West to 25 Broadway. <b>Prop Mgmt:</b> DEL Property Management 416-485-9022		<b>Sold: \$1,120,000</b>
		<b>List: \$1,199,000</b>
<b>MLS#:</b> C12282473	<b>Sold Date:</b> 09/30/2025	
<b>PIN#:</b> 761090053		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 2010 <b>Apx Sqft:</b> 1000-1199 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,148.50 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 59 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C <b>Bldg Amen:</b> Concierge, Guest Suites, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking <b>Com Elem Incl:</b> Y
<b>#</b> <b>Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>		
1 Kitchen Main 9.58 x 10.17 Stainless Steel Appl Quartz Counter Ceramic Back Splash		
2 Dining Main 15.09 x 13.39 Laminate W/O To Balcony Open Concept		
3 Living Main 12.11 x 12.34 Laminate		
4 Den Main 9.55 x 7.02 Laminate		
5 Prim Bdrm Main 10.76 x 14.11 4 Pc Ensuite Laminate W/I Closet		
6 2nd Br Main 9.91 x 11.22 Laminate Closet Window		
<b>Client Remks:</b> Welcome To the Republic Of Yonge & Eglinton at 25 Broadway! Experience modern living in the heart of Yonge & Eglinton with this Corner Unit at almost 1200Sqft. 2 bedroom + den and 2 bath condo! Featuring a brand-new kitchen with sleek cabinetry, quartz countertops, and stainless steel appliances, this unit offers both style and functionality. The spacious open-concept layout is perfect for entertaining, while the den provides a flexible space for a home office or sitting area. Enjoy floor-to-ceiling windows, flooding the space with natural light, and a private balcony with city views. This Del Managed Award winning building offers world class amenities, such as Party Room, Billiards Room, Guest Suite and Spa. Located steps from top restaurants, shopping, transit, and entertainment, this is urban living at its finest! Don't miss out!!		
<b>Inclusions:</b> S/S Fridge, Stove, Dishwasher Microwave hood fan, washer and dryer, All light fixtures		
<b>Listing Contracted With:</b> RE/MAX PREMIER INC. 416-987-8000		

	<b>2727 Yonge St 514          Toronto Ontario M4N 3R6</b>		<b>Sold: \$1,450,000          List: \$1,545,000</b>			
	<b>Toronto C04 Lawrence Park South Toronto % Dif: 94          Taxes: \$6,756.62 / 2025 For: Sale SPIS: N DOM: 23</b>	<b>Condo Apt #Shares%:          Apartment Locker#: 82          Unit#: 14 Locker Lev/Unit:          Corp#: MTCC / 1172 Level C Unit 82          Locker Unit: 82          Level: 4</b>	<b>Rms: 6          Bedrooms: 2          Washrooms: 2          1x6xMain, 1x4xMain</b>			
	<b>Dir/Cross St:</b> Yonge St & Blythwood <b>Directions:</b> Located on East side of Yonge St. South of Lawrence and just north of Blythwood Rd <b>Prop Mgmt:</b> Del Property Management 416-322-5560					
<b>MLS#:</b> C12435580	<b>Sold Date:</b> 10/23/2025					
<b>PIN#:</b>						
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1600-1799 <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,883.49 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>Accessibility</b> <b>Feat:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> Y CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, Wooded/Treed <b>Exterior Feat:</b> Security Gate, Privacy <b>Interior Feat:</b> Atrium, Built-In Oven, Countertop Range, Guest Accommodations <b>Security Feat:</b> Concierge/Security, Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 Tot Prk Spcs: 1 <b>#:</b> 67 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C Unit 90 <b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking <b>Com Elem Incl:</b> Y				
<b>#</b> <b>Room</b> 1 Foyer 2 Living 3 Dining 4 Den 5 Kitchen 6 Breakfast 7 Prim Bdrm 8 2nd Br	<b>Level</b> Main Main Main Main Main Main Main Main	<b>Length (ft)</b> 8.23 19 15.68 10.66 13.42 7.51 19.59 20.41	<b>Width (ft)</b> x 6.5 x 12.01 x 14.67 x 8.01 x 12.76 x 12.76 x 12.01 x 9.74	<b>Description</b> Stone Floor Hardwood Floor Hardwood Floor Open Concept Granite Counter Pantry Window B/I Bookcase	Double Closet W/O To Balcony Open Concept Combined W/Living Pocket Doors Eat-In Kitchen His/Hers Closets Window	Glass Block Window East View Wall Sconce Lighting Large Window Breakfast Bar French Doors French Doors 4 Pc Bath
<b>Client Remks:</b> Spacious 1716 SF, 2 bedroom, 2 bath condo in fabulous Lawrence Park. Rare offering, one owner, immaculately maintained residence. Best exposure in the building with serene, east-facing treed views from every principal room. This suite offers space and scale for easy living. The eat-in kitchen is practical and well laid out with granite countertops, a large pantry and a breakfast area with glass double French doors to the dining room. The kitchen enjoys direct sightlines to the outdoors. The elegant dining room easily accommodates a table for 10 or more and overlooks the living room, which features a gas fireplace (as is) and a walkout to a 5'7" x 11'10" balcony with peaceful treed views. The open-concept den completes the space providing wraparound windows for light and views of greenery. The spacious primary bedroom has two double closets with organizers, a large east-facing window and a marble-floored 6-piece ensuite with built-in storage. The desirable split bedroom plan ensures privacy. A door separates the second bedroom and bath from the main living area, creating a private wing. The bedroom features a well-sized layout with built-ins, a closet with organizers, a window, and convenient access to the adjacent 4-piece bath with marble flooring and built-in storage. Includes parking and a private locker room with a door. An outstanding and sought-after building offering a resort-like experience, with a skylit atrium and indoor pool, 24/7 concierge, exercise room, party/meeting room, sauna, rooftop garden with BBQs, library and visitor parking. There is an on-site property manager as well as a building superintendent. Superbly located within walking distance to excellent shops, restaurants, TTC transit, Sheridan Nurseries, Lawrence Park Ravine system, Sporting Life, Yonge and Eglinton Centre with Cineplex Theatre and Indigo bookstore and is just minutes to 401/DVP and downtown. <b>Inclusions:</b> See Schedule C.						

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:03:24 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

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



<b>1 Strathgowan Ave 505</b> <b>Toronto Ontario M4N 0B3</b> <b>Toronto C04 Lawrence Park South Toronto % Dif: 100</b> <b>Taxes: \$0 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 56</b> <b>Condo Apt</b> <b>#Shares%:</b> <b>Rms: 7</b> <b>Apartment</b> <b>Locker#:</b> <b>Bedrooms: 2</b> <b>Unit#: 5</b> <b>Locker Lev/Unit:</b> <b>Washrooms: 3</b> <b>Corp#: TSCC / 3027</b> <b>Locker Unit:</b> <b>Level: 5</b> <b>1x2xMain, 1x5xMain,</b> <b>Dir/Cross St:</b> Yonge St & Strathgowan Ave <b>Directions:</b> North of Blythwood Road <b>Prop Mgmt:</b> Del Property Management	
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**MLS#:** C12290325   **Sold Date:** 09/11/2025

**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Fan Coil / Gas <b>Apx Age:</b> New <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> 1,231SF / Floor Plans <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$1,403.36 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: <b>Heat Incl:</b> Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y Prkg Incl: <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Other <b>Security Feat:</b> Security Guard, Concierge/Security, Security System	<b>Balcony:</b> Jlte <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Stone <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking, Community BBQ <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.79	x 4.23			
2	Living	Main	17.16	x 12.5			
3	Dining	Main	16.99	x 16.4			
4	Kitchen	Main	16.99	x 16.4			
5	Prim Bdrm	Main	15.32	x 10.66	5 Pc Ensuite		
6	Bathroom	Main	0	0	Soaker		
7	2nd Br	Main	10.83	x 10.01	4 Pc Ensuite		
8	Bathroom	Main	0	0	4 Pc Bath		

**Client Remarks:** \* Welcome To The Highly Coveted Winslow, A Luxury Boutique Building In Lawrence Park \* This Beautifully Appointed 1,231 Square Foot Suite Offers Open Concept Living Space & Numerous Upgrades Throughout \* Custom Eat-in Kitchen With Top-Of-The-Line Miele Appliances \* Expansive Windows For Incredible Light \* Fabulous Split Bedroom Layout \* Spacious Primary Bedroom With Spa-Like 5 Pcs Ensuite & Walk-in Closet \* Quality Finishes - Move In & Enjoy \* One Prime Parking Space Included \* Steps To Yonge Street Shopping & Restaurants \* High-end Building Offers 24/7 Concierge, Party Room, Guest Suite, Gym, Pet Wash \* Pet Friendly Building Allows For Two Non-Aggressive Animals Not Exceeding 25" From Floor To Shoulder Blades \*

**Inclusions:** Top-Of-The-Line Miele Appliances (36" French Door Fridge, 5 Burner Gas Cooktop, Wall Oven, Microwave, Dishwasher), Samsung Washer & Dryer, All Elfs, All Custom Built-ins, All Closet Organizers, Heated Primary Bathroom Floors, 1 Parking Space.

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



<b>1 Strathgowan Ave PH02 Toronto Ontario M4N 2H8</b>		<b>Sold: \$6,600,000 List: \$6,995,000</b>
Toronto C04 Lawrence Park South Toronto % Dif: 94		
<b>Taxes: \$33,347 / 2024 For: Sale</b>		<b>SPIS: N</b>
<b>DOM: 13</b>		
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 13
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 3
<b>Unit#:</b> 02	<b>Locker Lev/Unit:</b> P2	<b>Washrooms:</b> 4
<b>Corp#:</b> TSCC / 3027	<b>Locker Unit:</b> 13	1x2xMain, 2x3xMain, 1x5xMain
	<b>Level:</b> 9	
<b>Dir/Cross St:</b> Yonge St & Blythwood Rd		
<b>Directions:</b> Yonge St onto Strathgowan		
<b>Prop Mgmt:</b> DEL Property Management		

**MLS#:** C12478541      **Sold Date:** 11/05/2025  
**PIN#:** 770270070

<b>Kitchens:</b> 1 + 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> Y	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$4,250.70	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Stone / Stucco/Plaster
<b>Heat:</b> Fan Coil / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b> New	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 3250-3499	<b>Elev/Lift:</b>	<b>Drive:</b> None
<b>Sqft Source:</b> Plans	<b>HST Applicable to</b>	<b>Park Type:</b> Owned / Owned
<b>Exposure:</b> Se	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>#:</b> #6
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b>	<b>#:</b> #7
<b>Survey Type:</b> Unknown	<b>Cable TV Incl:</b>	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b>	<b>Prk Lvl/Unit:</b> P3 / P3
	<b>Y Prkg Incl:</b> Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b>	Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room
	<b>Energy Cert:</b>	<b>Com Elec Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	<b>Interior Feat:</b> Other	

#	Room	Level	Length (ft)	Width (ft)	<b>Description</b>	
1	Foyer	Main	11.32	x 9.42	Pot Lights	Closet
2	Kitchen	Main	17.59	x 10.07	Centre Island	O/Looks Living
3	Living	Main	21.59	x 20.57	Open Concept	Gas Fireplace
4	Dining	Main	13.68	x 11.32	W/O To Terrace	O/Looks Living
5	Den	Main	15.85	x 12.07	W/O To Terrace	Pot Lights
6	Prim Bdrm	Main	14.24	x 13.48	5 Pc Ensuite	W/I Closet
7	Office	Main	15.58	x 11.32	French Doors	East View
8	2nd Br	Main	11.91	x 11.68	3 Pc Ensuite	East View
9	Other	Main	19.49	x 13.75	Pot Lights	Open Concept
10	3rd Br	Main	9.68	x 9.09	3 Pc Ensuite	W/I Closet
11	Kitchen	Main	10.83	x 6.76	Pot Lights	Open Concept
12	Laundry	Main	9.42	x 5.91	B/I Shelves	East View

**Client Remarks:** Introducing Penthouse Two at The Winslow, a pinnacle of refined living in the prestigious Lawrence Park neighbourhood. One of only two suites on the penthouse level, this home is an exquisite 3400-square-foot haven boasting a distinctive layout tailored to your lifestyle. Featuring a main sanctuary complemented by a separate secondary living suite, providing unprecedented flexibility. Envision the second suite as a dynamic space ideal for a home gym, secondary office, or luxurious in-law or nanny suite. Step inside and be greeted by soaring 11-foot ceilings, enhancing the grandeur of this residence. Panoramic vistas seamlessly merge with the living, kitchen, and dining areas, anchored by a magnificent gas fireplace, perfect for intimate gatherings or lavish entertaining. The jewel of Penthouse Two lies outdoors, where 1160 sqft of terraced living space awaits, offering truly breathtaking north, south, and east views that captivate the senses and elevate everyday living to new heights.

**Inclusions:** See Schedule B

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910