



**1231 Yonge St 214**  
**Toronto Ontario M4T 2T8**  
Toronto C09 Rosedale-Moore Park Toronto % Dif: 98  
**Taxes:** \$2,582 / 2024 **For:** Sale **SPIS:** N **DOM:** 16

**Sold: \$579,000**  
**List: \$589,000**

Condo Apt  
Apartment  
**Unit#:** 214  
**Corp#:** Toronto / 1230

**#Shares%:**  
**Locker#:**  
**Locker Lev/Unit:** 1  
**Locker Unit:** 15  
**Level:** 2

**Rms:** 4  
**Bedrooms:** 1  
**Washrooms:** 1  
1x4

**Dir/Cross St:** Yonge south of St. Clair  
**Directions:** South on Yonge from St. Clair  
**Prop Mgmt:** Performance Property Management

**MLS#:** C12112319  
**Assignment:** N

**Sold Date:** 05/16/2025  
**Fractional Ownership:** N **PIN#:** 122300064

**Kitchens:** 1  
**Fam Rm:** N  
**Basement:** None  
**Fireplace/Stv:** N  
**Heat:** Forced Air / Gas  
**Apx Age:** 16-30  
**Year Built:** 1999  
**Yr Built Source:** MPAC  
**Apx Sqft:** 500-599  
**Sqft Source:** Plans  
**Exposure:** E  
**Assessment:** \$361,000 / 2024  
**Spec Desig:** Unknown  
**Survey Type:** None  
**Phys Hdcap-Eqp:** N

**Pets Perm:** Restrict  
**Locker:** Owned  
**Maint:** \$643.83  
**A/C:** Central Air  
**Central Vac:** N  
**UFFI:**  
**Elev/Lift:**  
**Taxes Incl:**  
**Heat Incl:**  
**Cable TV Incl:**  
**Bldg Ins Incl:**  
**Cert Level:**  
**GreenPIS:** N  
**Prop Feat:**  
Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School

**Balcony:** Terr  
**Ens Lndry:** Y  
**Lndy Lev:** Main  
**Exterior:** Concrete  
**Gar/Gar Spcs:** Underground / 1  
**Park/Drive:** Undergrnd  
**Park Type:** Owned  
**Park/Drv Spcs:** 0 **Tot Prk Spcs:** 1  
**#:** 25  
**Park \$/Mo:**  
**Prk Lvl/Unit:** A  
**Bldg Amen:**  
Party/Meeting Room, Rooftop Deck/Garden  
**Com Elem Incl:** Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.82	x 5.58	Tile Floor Closet
2	Living	Main	11.81	x 11.91	Hardwood Floor Combined W/Dining Overlook Patio
3	Dining	Main	7.15	x 10.93	Hardwood Floor Combined W/Living Mirrored Walls
4	Kitchen	Main	8.66	x 7.84	Tile Floor Stainless Steel Appl B/I Dishwasher
5	Prim Bdrm	Main	15.32	x 9.32	Broadloom Closet Overlook Patio

**Client Remks:** Prime location in stunning Summerhill, this welcoming suite in the rarely available "The Orion" is not to be missed. This one-bedroom unit offers generous-sized rooms with high ceilings throughout, with a spacious combined living room and dining room with quiet, east-facing views seamlessly connecting to a charming enclosed 240 square foot private terrace. The kitchen features top-of-the-line stainless steel appliances (purchased in 2023) and the nearby ensuite laundry offers Bosch appliances. The spacious bedroom easily fits a king-sized bed while affording privacy overlooking the terrace, and is rounded out with 4 pc-bathroom. In one of the most coveted neighbourhoods in Toronto, this lovingly-maintained suite is the first unit available on the market in over two years in this boutique condominium. Amenities include a meeting room and expansive second floor deck with BBQ. The suite comes with one parking spot, conveniently located close to the door, and one locker. Parking garage access on Summerhill Avenue with a 6 ft. 4 in. entry. Conveniently located mid-way between Yonge & St. Clair and Rosedale, it's a short walk to the subway, endless shops and restaurants as well as the extensive walking trails, parks and ravines only moments away. This is a rare opportunity to purchase in this desirable neighbourhood and have a Summerhill pied-à-terre to call your own.

**Extras:**

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



**1177 Yonge St 602**  
**Toronto Ontario M4T 2Y4**  
Toronto C09 Rosedale-Moore Park Toronto % Dif: 92  
**Taxes:** \$5,936.89 / 2024 **For:** Sale **SPIS:** N **DOM:** 83  
**Sold: \$820,000**  
**List: \$895,000**

Condo Apt **#Shares%:** **Rms:** 7  
Apartment **Locker#:** 14 **Bedrooms:** 2  
**Unit#:** 2 **Locker Lev/Unit:** P2 **Washrooms:** 2  
**Corp#:** MTTC / 699 **Locker Unit:** 15 1x3xFlat, 1x5xFlat  
**Level:** 6

**Dir/Cross St:** Yonge and Summerhill  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** C11947462**Sold Date:** 04/23/2025**PIN#:** 116990091

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$2,126.66	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Electric	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned / Owned
<b>Sqft Source:</b> floor plans	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b> E	<b>Heat Incl:</b>	<b>#:</b> 14
<b>Assessment:</b>	<b>Cable TV Incl:</b> Y <b>CAC Incl:</b>	<b>#:</b> 15
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> <b>Prkg Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cert Level:</b>	<b>Prk Lvl/Unit:</b> P2 / P2
	<b>GreenPIS:</b>	<b>Bldg Amen:</b>
	<b>Prop Feat:</b>	<b>Com Elem Incl:</b> Y
	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.23	x 6.17	Tile Floor Large Closet
2	Kitchen	Main	10.99	x 9.84	Tile Floor Undermount Sink Recessed Lights
3	Living	Main	18.5	x 16.99	Bow Window Electric Fireplace Combined W/Dining
4	Dining	Main	12.34	x 9.68	Large Window Broadloom Combined W/Living
5	Prim Bdrm	Main	15.85	x 11.91	W/I Closet 5 Pc Ensuite B/I Desk
6	2nd Br	Main	13.48	x 9.91	Large Window Double Closet B/I Bookcase
7	Laundry	Main	6.17	x 5.09	Tile Floor B/I Shelves

**Client Remks:** Welcome to Unit 602 at 1177 Yonge Street, an elegant and sun-filled two-bedroom, two-bathroom condo in the highly coveted The Ports. Spanning an impressive 1,420 square feet, this bright and airy space offers a seamless blend of style and functionality in the heart of the vibrant Yonge and Summerhill neighbourhood. With two parking spots, two lockers, and ample storage, this home provides both convenience and comfort. Located steps from top-tier dining, boutique shopping, and Summerhill Station, this is an incredible opportunity to enjoy sophisticated urban living in one of Toronto's most sought-after communities. **\*\*EXTRAS\*\*** Amenties include a tennis court that can be converted to a pickle ball court, lovely outdoor garden, a gym and ample visitor parking.

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


**285 Avenue Rd 403**  
**Toronto Ontario M4V 2G8**
**Sold: \$1,058,000**  
**List: \$1,188,000**

Toronto C02 Casa Loma Toronto % Dif: 89

**Taxes:** \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 105

Condo Apt

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

Apartment

**Locker#:** 11A**Bedrooms:** 2**Unit#:** 03**Locker Lev/Unit:** L-1**Washrooms:** 2**Corp#:** TSCC / 3070**Locker Unit:**

2x4xMain

**Level:** 4**Dir/Cross St:** Avenue & Davenport**Prop Mgmt:** Crossbridges Property Management**MLS#:** C11969155**Sold Date:** 05/28/2025**Assignment:** N**Fractional Ownership:** N**PIN#:****Kitchens:**

1

**Fam Rm:**

N

**Basement:**

None

**Fireplace/Stv:**

N

**Heat:**

Forced Air / Gas

**Apx Age:**

New

**Apx Sqft:**

800-899

**Sqft Source:**

885 + 137 outdoor space Builder Floor Plan

**Exposure:**

Ne

**Assessment:****Spec Desig:**

Unknown

**Phys Hdcap-Eqp:****Pets Perm:**

Restrict

**Locker:**

Owned

**Maint:**

\$1,131.34

**A/C:**

Central Air

**Central Vac:**

N

**UFFI:****Elev/Lift:**Y **Retirement:****Taxes Incl:****Water Incl:**

Y

**Heat Incl:**Y **Hydro Incl:****Cable TV Incl:**

CAC Incl:

Y

**Bldg Ins Incl:**Y **Prkg Incl:**

Y

**Cert Level:****Energy Cert:**

N

**GreenPIS:****Prop Feat:**

Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit

**Balcony:**

Open

**Ens Lndry:**

Y

**Lndy Lev:**

Main

**Exterior:**

Concrete

**Gar/Gar Spcs:**

Underground / 1

**Park/Drive:**

Undergrnd

**Park Type:**

Owned

**Park/Drv Spcs:**1 **Tot Prk Spcs:** 1**Park \$/Mo:****Prk Lvl/Unit:****Bldg Amen:**

Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking

**Com Elem Incl:**

Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Porcelain Floor Elevator Closet
2	Dining	Flat	36.06	x 76.31	Combined W/Living W/O To Balcony Pot Lights
3	Kitchen	Flat	36.06	x 76.31	B/I Appliances Granite Counter Hardwood Floor
4	Prim Bdrm	Flat	32.51	x 39.6	Hardwood Floor 4 Pc Ensuite W/O To Balcony
5	2nd Br	Flat	34.78	x 36.91	Hardwood Floor 4 Pc Ensuite Closet
6	Living	Flat	36.06	x 76.31	

**Client Remks:** Welcome to The Davies, home to 37 lavishly appointed & very exclusive residences. A superb location adjacent to the lush greenery & n open space of Robertson Davies Park. Indulge yourself in luxury and privacy w/private elevator access opening directly to your home. Stunning gourmet kitchen by Cameo Kitchens w/granite counters, Bosch full size appliance package incl 30" custom panelled fridge w/bottom freezer, 30" Stainless Steel 5 burner gas stove/convection oven, stunning oversized primary suite w/w/o to balcony, 4 piece spa like ensuite. Combined living/dining room and walk out to balcony. Exquisite landscaped rooftop gardens overlooks Toronto Skyline, the beautiful main floor Avenue Rm for special events complete w/fireplace, custom banquettes and furnishings, private boardroom, gym, and a self contained guest suite w/kitchenette. \*1 parking spot included. \*All parking spots wired/ready for your EV charger install.

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


**40 Oaklands Ave 337**  
**Toronto Ontario M4V 2Z3**
**Sold: \$1,495,000**  
**List: \$1,495,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

**Taxes:** \$5,416.81 / 2024 **For:** Sale**SPIS:** N**DOM:** 41

Condo Apt

**#Shares%:****Rms:** 8

2-Storey

**Locker#:****Bedrooms:** 2**Unit#:** 10**Locker Lev/Unit:** 2**Washrooms:** 3**Corp#:** MTCC / 542**Locker Unit:**

1x2xMain, 1x3xLower,

**Level:** 2

1x4xLower

**Dir/Cross St:** Oaklands Ave & Avenue Rd**Prop Mgmt:** Meritus Group Management Inc.**MLS#:** C11908517**Sold Date:** 02/16/2025**PIN#:** 011542003

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<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>	\$2,242.96	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Electric	<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>	1600-1799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	As Per Floorplan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	E	<b>Heat Incl:</b>		<b>#:</b>	41
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y <b>CAC Incl:</b>	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b>	<b>Prk Lvl/Unit:</b>	A
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bike Storage, Car Wash, Concierge, Visitor Parking
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	13.16	x 6.5	Tile Floor	2 Pc Bath	Crown Moulding
2	Living	Main	20.83	x 11.58	Hardwood Floor	B/I Shelves	Combined W/Dining
3	Dining	Main	13.58	x 9.68	Hardwood Floor	W/O To Patio	Pot Lights
4	Kitchen	Main	13.68	x 6.99	Hardwood Floor	Combined W/Dining	Pot Lights
5	Prim Bdrm	Lower	17.42	x 12.07	Hardwood Floor	B/I Closet	W/O To Balcony
6	2nd Br	Lower	14.76	x 8.99	Hardwood Floor	Double Closet	W/O To Deck
7	Office	Lower	12.6	x 7.84	Hardwood Floor	Pot Lights	
8	Laundry	Lower	10.76	x 10.17	Tile Floor	B/I Closet	

**Client Remks:** Welcome to Suite 337 at The Oaklands! This sophisticated, renovated, east-facing suite is truly one of a kind. The main level boasts an elegant living room with sleek, architectural custom built-ins, floor-to-ceiling windows featuring a tree-lined view, a lovely guest powder room, a gorgeous designer kitchen, and a perfect terrace. The tasteful master suite features a spacious walk-through closet, ample built-ins, floor-to-ceiling windows with a walkout to a second secluded east-facing balcony, and a gorgeous four-piece ensuite with stone counters and a soaker tub. The second light-filled bedroom also features floor-to-ceiling windows, a walkout to the east-facing balcony, and a double closet. The secondary bedroom is served by a convenient 3-piece bath. This level also features an office and a generous laundry/storage room. Complete with underground parking, this spectacular suite is the perfect mix of luxury and convenience. **\*\*EXTRAS\*\*** Just steps to the many impressive shops and restaurants of Summerhill and Yorkville, Cottingham Tennis Club, York Racquets, and the newly transformed intersections of Yonge & St. Clair and Yonge & Bloor, and Summerhill Station

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





**70 Shaftesbury Ave TH 11**  
**Toronto Ontario M4T 1A3**

**Sold: \$1,650,000**  
**List: \$1,699,000**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 97

**Taxes:** \$5,458 / 2024 **For:** Sale

**SPIS:** N

**DOM:** 2

Condo Townhouse

**#Shares%:**

**Rms:** 6 + 2

3-Storey

**Locker#:**

**Bedrooms:** 2 + 1

**Unit#:** 11

**Locker Lev/Unit:**

**Washrooms:** 3

**Corp#:** YCC / 352

**Locker Unit:**

1x4x2nd, 1x3x3rd,

**Level:** 1

1x3xLower

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

**Directions:** Yonge & Shaftesbury

**Prop Mgmt:** GPM Property Management (905) 669-0222

**MLS#:** C12026496

**Sold Date:** 03/20/2025

**PIN#:** 113520011

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Finished	<b>Maint:</b>	\$820	<b>Lndy Lev:</b>	Lower
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Stucco/Plaster
<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>	1977	<b>Elev/Lift:</b>		<b>Park Type:</b>	Exclusive
<b>Apx Sqft:</b>	1200-1399	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 Tot Prk Spcs: 1
<b>Sqft Source:</b>	Floor Plans	<b>Heat Incl:</b>		<b>Park \$/Mo:</b>	
<b>Exposure:</b>	Ew	<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Assessment:</b>		<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	
<b>Spec Desig:</b>	Unknown	<b>Cert Level:</b>		<b>Com Elem Incl:</b>	
<b>Survey Type:</b>	None	<b>GreenPIS:</b>			
<b>Phys Hdcap-Eqp:</b>		<b>Prop Feat:</b>			
		Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.75	x 10.93	Bay Window	Open Concept	Overlook Patio
2	Kitchen	Main	15.26	x 8.23	Combined W/Dining	Updated	O/Looks Living
3	2nd Br	2nd	16.17	x 12.93	Overlook Patio	Hardwood Floor	Closet
4	Bathroom	2nd	7.51	x 5.74	4 Pc Bath		
5	Prim Bdrm	3rd	19.75	x 12.93	Balcony	3 Pc Ensuite	Double Closet
6	Bathroom	3rd	8.83	x 5.35	3 Pc Bath	Updated	
7	Rec	Lower	19.75	x 17.65	Skylight	3 Pc Bath	Access To Garage
8	Bathroom	Lower	7.58	x 4.92	3 Pc Bath		

**Client Remks:** Welcome to this delightful & trendy Summerhill home ! Nestled in a quiet enclave and well tucked away from the street for more serenity and privacy, this delightful townhouse projects some of that cool "Notting Hill" spirit & charm. This sun filled & open concept townhouse is accessed through a rare underground garage and combines the convenience of condominium living with the privacy of a terrace home. Oversized bedrooms, 3 full bathrooms and a very cosy yet ample private patio as well as a surprisingly generous lower level with an ensuite, filled with natural light through the large skylights. Direct access through the garage as well as from the more discrete landscaped community friendly enclave. Enjoy a wood burning fireplace, a top level balcony & an updated open concept gourmet kitchen. Short walking distance to exquisite restaurants, coffee shops, boutiques, the flagship LCBO, private & public schools, Summerhill subway station, easy access to parks and the ravine!

**Extras:**

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





**40 Oaklands Ave 335**  
**Toronto Ontario M4V 2Z3**  
Toronto C02 Annex Toronto % Dif: 96  
**Taxes:** \$6,015.58 / 2024 **For:** Sale **SPIS:** N **DOM:** 61

**Sold: \$1,800,000**  
**List: \$1,869,000**

**Condo Townhouse** **#Shares%:** **Rms:** 7  
**3-Storey** **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 09 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** MTCC / 542 **Locker Unit:** 1x2xMain, 2x4x2nd  
**Level:** 3

**Dir/Cross St:** Dupont/Avenue Rd  
**Directions:** Enter driveway off Oaklands Ave  
**Prop Mgmt:** Meritus Property Management, 905-275-9575, ex 324

**MLS#:** C12044673 **Sold Date:** 05/26/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$2,413.49	<b>Lndy Lev:</b> Upper
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Electric	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>
<b>Apx Sqft:</b> 1600-1799	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned / Owned
<b>Sqft Source:</b> MPAC	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b> E	<b>Heat Incl:</b>	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Cable TV Incl:</b> Y <b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b> P1-50 / P1-51
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Cert Level:</b>	Bbqs Allowed, Concierge, Visitor Parking, Elevator
<b>Phys Hdcap-Eqp:</b>	<b>Energy Cert:</b> N	<b>Com Elem Incl:</b> Y
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b>	
	Cul De Sac, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.76	x 4.33	Hardwood Floor Closet 2 Pc Bath
2	Living	Main	18.5	x 12.5	Hardwood Floor Fireplace Open Concept
3	Dining	Main	10.24	x 6.99	Hardwood Floor Pot Lights Open Concept
4	Kitchen	Main	17.42	x 8.33	Centre Island Stainless Steel Appl W/O To Balcony
5	Prim Bdrm	2nd	19.32	x 12.01	Bay Window His/Hers Closets 4 Pc Ensuite
6	2nd Br	2nd	11.06	x 8.6	Hardwood Floor Closet Bay Window
7	Office	2nd	16.67	x 9.42	Hardwood Floor B/I Desk Closet
8	Solarium	3rd	8.01	x 7.35	B/I Bar Tile Floor

**Client Remks:** Sensational contemporary renovation at The Oaklands, prestigious boutique building with quietneighbourhood setting. 1600+ interior sqft over three floors. Open concept main floor withcasual living room with ethanol fireplace feature wall. Dining room with built-in banquetseating that overlooks the modern kitchen with massive centre island, quality appliances andquartz countertops. Off the kitchen is a private outdoor patio clad with natural cedar planks.The second floor has a massive primary suite with ample closet space, luxurious ensuite andeast facing window bench welcoming the morning sunshine. Both the second bedroom and officeare spacious, purposeful rooms. These rooms share a updated 4-piece bathroom. The third floorhas a bonus kitchenette, ideal to assist in entertaining on the rooftop terrace that overlooksthe treetops of the quant residential streets. Just a short walk to the shops and restaurantsof either Summerhill or Yorkville.

**Extras:**

**Listing Contracted With:** RE/MAX HALLMARK JOY VERDE GROUP REALTY 416-481-5666



**27 Shaftesbury Ave**  
**Toronto Ontario M4T 3B3**

**Sold: \$1,810,000**  
**List: \$1,899,000**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 95

**Taxes:** \$8,275.89 / 2024 **For:** Sale

**SPIS:** N

**DOM:** 5

Condo Townhouse

**#Shares%:**

**Rms:** 9 + 1

3-Storey

**Locker#:**

**Bedrooms:** 3

**Unit#:** 11

**Locker Lev/Unit:**

**Washrooms:** 3

**Corp#:** TSCC / 2487

**Locker Unit:**

1x2xMain, 1x3x2nd,

**Level:** 1

1x4x3rd

**Dir/Cross St:** Yonge/Shaftesbury

**Prop Mgmt:** T.S.E. Management Services Inc. 905-764-9166

**MLS#:** C11922595

**Sold Date:** 01/19/2025

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	None
<b>Fam Rm:</b>	Y	<b>Locker:</b>	None	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	Finished / Sep Entrance	<b>Maint:</b>	\$1,739.14	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	Y	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1800-1999	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plans	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Ns	<b>Heat Incl:</b>		<b>#:</b>	1
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Prk Lvl/Unit:</b>	A
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Bldg Amen:</b>	Bbqs Allowed, Concierge, Indoor Pool, Party/Meeting Room, Visitor Parking
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	Y
		<b>Prop Feat:</b>	Central Vacuum, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.17	x 10.76	Open Concept	O/Looks Dining	Large Window
2	Dining	Main	15.85	x 8.66	Modern Kitchen	2 Pc Bath	Combined W/Living
3	Living	Main	18.93	x 11.52	Overlook Patio	W/O To Patio	O/Looks Dining
4	2nd Br	2nd	12.17	x 11.91	3 Pc Bath	Large Window	
5	Office	2nd	16.17	x 10.5	Overlook Patio	3 Pc Bath	South View
6	Bathroom	2nd	7.35	x 4.59	3 Pc Bath		
7	Prim Bdrm	3rd	15.85	x 11.38	4 Pc Bath	Cathedral Ceiling	Double Closet
8	Family	3rd	13.09	x 12.34	Gas Fireplace	South View	
9	Bathroom	3rd	8.23	x 5.25	4 Pc Bath		
10	Mudroom	Lower	11.09	x 3.25	Access To Garage		
11	Laundry	Lower	16.17	x 12.17			

**Client Remks:** Charming, sun-filled & rarely offered condo townhouse in prime beloved Summerhill. A home which will impress with its traditional lines, exquisite craftsmanship & perfect layout. Over 1800 square feet of above grade living space with generous ceiling heights and an elegant & inviting staircase throughout. The wide and spacious main level allows for an open concept gourmet kitchen, a walk out to your sunny outdoor patio on the courtyard for peaceful summer nights and a practical powder room. This 3 Storey townhouse currently allows for 2 large bedrooms with the possibility re-convert the 3rd bedroom which is currently used as an office, in addition to a family room on the 3rd level with a gas fireplace. The house enjoys 3 bathrooms, a direct access to the underground parking garage through the lower level and a chic timeless curb appeal. Short walk distance to exquisit restaurants, coffee shops, boutiques, the flagship LCBO, private & public schools, Summerhill subway station, easy access to parks and the ravine!

**Extras:**

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



**285 Avenue Rd 801****Toronto Ontario M4V 2G8**

Toronto C02 Yonge-St. Clair Toronto % Dif: 88

**Taxes:** \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 38**Sold: \$2,100,000****List: \$2,400,000**

Condo Apt

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

Apartment

**Locker#:** L20**Bedrooms:** 2**Unit#:** 01**Locker Lev/Unit:** P1**Washrooms:** 3**Corp#:** TSCC / 3070**Locker Unit:**

3x5xMain

**Level:** 8**Dir/Cross St:** AVENUE + COTTINGHAM**Prop Mgmt:** Crossbridge Property Management**MLS#:** C11967104**Sold Date:** 03/21/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	Y	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$2,238.32	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Brick / Stucco/Plaster
<b>Heat:</b>	Heat Pump / Electric	<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>	1800-1999	<b>Elev/Lift:</b>	Y	<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	As per floorplan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0
<b>Exposure:</b>	W	<b>Heat Incl:</b>		<b>#:</b>	R05
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>#:</b>	R06
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Prk Lvl/Unit:</b>	
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden
		<b>Prop Feat:</b>	Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.25	x 5.35	Stone Floor	Elevator	Closet
2	Kitchen	Main	12.99	x 8.76	Centre Island	Breakfast Bar	B/I Fridge
3	Breakfast	Main	11.75	x 9.91	Glass Doors	Pot Lights	West View
4	Family	Main	21.16	x 12.99	W/O To Balcony	Combined W/Kitchen	West View
5	Living	Main	19.75	x 18.77	Fireplace	West View	W/O To Balcony
6	Prim Bdrm	Main	15.49	x 12.24	W/I Closet	5 Pc Ensuite	W/O To Balcony
7	2nd Br	Main	12.99	x 10.5	Closet	4 Pc Ensuite	Large Window
8	Laundry	Main	7.58	x 4.92	Tile Floor	B/I Shelves	

**Client Remks:** Experience the epitome of luxury living at "The Davies," a brand-new boutique condominium at the edge of Summerhill. This residence offers an elegant and spacious suite with private elevator access, being one of only 44 exclusive suites. The rare lower penthouse floor plan features a sophisticated formal living and dining room, where you can enjoy serene, clear views of the treetops of Rathnelly. A separate family room seamlessly connects to the bright kitchen and breakfast area with an oversized island, creating a perfect space for both relaxation and grand entertaining. The suite's thoughtful split two-bedroom layout ensures privacy, with each bedroom having a generously sized ensuite bathroom. Step out onto your private terrace, which is equipped with both a gas line and a water source, featuring a balcony that spans the entire west side of the suite at over 50 ft wide. With only 4 suites on this floor, you will enjoy unparalleled privacy with limited neighbours. The well-appointed amenities here offer an unparalleled living experience, featuring thoughtfully designed guest suites, a state-of-the-art gym, an elegant party room, a spacious rooftop terrace and garden with stunning views, and a well-appointed meeting room. Located within walking distance to the charming shops and restaurants on Yonge Street and with quick driving access to downtown, this residence places you perfectly in this ideal setting. **\*\*EXTRAS\*\*** Unobstructed west-facing views with access to balcony from almost every room. 2 parking spaces right in front of elevator lobby ready for electric car chargers. Large kitchen island with storage + breakfast bar for seating. Direct elevator access!

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