



|  |                  |                         |                   |
|--|------------------|-------------------------|-------------------|
| 285 Avenue Rd 601                                |                  |                         | Sold: \$1,300,000 |
| Toronto Ontario M4V 2G8                          |                  |                         | List: \$1,375,000 |
| Toronto C02 Casa Loma Toronto % Dif: 95          |                  |                         |                   |
| Taxes: \$5,826.03 / 2024                         | For: Sale        | SPIS: N                 | DOM: 20           |
| Condo Apt  | #Shares%:        | Rms: 5                  |                   |
| Apartment  | Locker#: L40     | Bedrooms: 2             |                   |
| Unit#: 601                                       | Locker Lev/Unit: | Washrooms: 3            |                   |
| Corp#: TSCC / 3070                               | Locker Unit:     | 1x2xMain, 1x4, 1x3xMain |                   |
|  | Level: 6         |                         |                   |
| Dir/Cross St: Avenue & Davenport                 |                  |                         |                   |
| Directions: South on Avenue , North of Davenport |                  |                         |                   |
| Prop Mgmt: Crossbridge Property Management       |                  |                         |                   |

**MLS#:** C12272816 **Sold Date:** 07/29/2025  
**PIN#:** 000077070


|  |  |   |
|--|--|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Gas<br><b>Apx Age:</b> New<br><b>Apx Sqft:</b> 1000-1199<br><b>Sqft Source:</b> Builder Floor Plan<br><b>Exposure:</b> W<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> None<br><b>Phys Hdcap-Eqp:</b> | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Owned<br><b>Maint:</b> \$1,359.69<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> Y <b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> Y <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b> Y<br><b>Bldg Ins Incl:</b> <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions<br><b>Interior Feat:</b> Water Heater | <b>Balcony:</b> Open<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b><br><b>Exterior:</b> Concrete<br><b>Gar/Gar Spcs:</b> Underground / 1<br><b>Park/Drive:</b><br><b>Drive:</b><br><b>Park Type:</b> Owned<br><b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1<br><b>#:</b> R41<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b><br><b>Bldg Amen:</b><br><b>Com Elem Incl:</b> Y |
|--|--|---|

| # | Room      | Level | Length (ft) | Width (ft) | Description       |                      |                |
|---|-----------|-------|-------------|------------|-------------------|----------------------|----------------|
| 1 | Foyer     | Main  | 5.97        | x 7.87     | Stone Floor       | Elevator             | Double Closet  |
| 2 | Living    | Main  | 20.54       | x 18.93    | Combined W/Dining | Fireplace            | Hardwood Floor |
| 3 | Dining    | Main  | 20.54       | x 18.93    | Combined W/Living | Hardwood Floor       | W/O To Balcony |
| 4 | Kitchen   | Main  | 20.54       | x 18.93    | Combined W/Br     | Stainless Steel Appl | Centre Island  |
| 5 | Breakfast | Main  | 20.54       | x 18.93    |                   |                      |                |
| 6 | Prim Bdrm | Main  | 19.46       | x 11.15    | 4 Pc Ensuite      | Double Closet        | W/O To Balcony |
| 7 | 2nd Br    | Main  | 13.55       | x 9.97     | 3 Pc Ensuite      | Large Closet         | W/O To Balcony |
| 8 | Laundry   | Main  | 5.97        | x 7.35     | Tile Floor        | B/I Shelves          |                |

**Client Remks:** Welcome to The Davies, home to 37 lavishly appointed & very exclusive residences. A superb location adjacent to the lush greenery & an 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.

**Inclusions:** Integrated Bosch full size appliances- Fridge, gas stove, microwave, dishwasher, washer/dryer. Telescopic Range Hood, gas fireplace and gas line to outdoor space for BBQ, all ELF's, 1 underground parking spot.

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

|   |   |   |   |  |                    |                                    |
|---|---|---|---|--|--------------------|------------------------------------|
|   | <b>285 Avenue Rd 501</b><br><b>Toronto Ontario M4V 2G8</b><br>Toronto C02 Yonge-St. Clair Toronto % Dif: 94<br><b>Taxes:</b> \$5,826.03 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 12 |   | <b>Sold: \$1,300,000</b><br><b>List: \$1,388,000</b>  |  |                    |                                    |
|   | Condo Apt<br>Apartment<br><b>Unit#:</b> 01<br><b>Corp#:</b> TSCC / 3070   | <b>#Shares%:</b><br><b>Locker#:</b> L43<br><b>Locker Lev/Unit:</b> P3<br><b>Locker Unit:</b><br><b>Level:</b> 5   | <b>Rms:</b> 5<br><b>Bedrooms:</b> 2<br><b>Washrooms:</b> 3<br>1x2xMain, 1x4xMain,<br>1x3xMain | <b>Dir/Cross St:</b> Avenue Rd And Macpherson Avenue<br><b>Directions:</b> Avenue Rd And Macpherson Avenue<br><b>Prop Mgmt:</b> Crossbridge Property Management LTD  |                    |                                    |
|   | <b>MLS#:</b> C12329612 <b>Sold Date:</b> 08/19/2025<br><b>PIN#:</b> 770700017   |   |   |  |                    |                                    |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>Apx Age:</b> New<br><b>Year Built:</b> 2024<br><b>Apx Sqft:</b> 1000-1199<br><b>Roof:</b> Flat<br><b>Foundation:</b> Concrete<br><b>Sqft Source:</b> Builder's Floor Plans<br><b>Exposure:</b> W<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> None<br><b>Phys Hdcap-Eqp:</b>  |   | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Owned<br><b>Maint:</b> \$1,359.69<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> Y <b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> Y <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b> Y<br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Clear View, Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit<br><b>Exterior Feat:</b> Built-In-BBQ, Patio<br><b>Interior Feat:</b> Carpet Free<br><b>Security Feat:</b> Carbon Monoxide Detectors, Concierge/Security, Security System |   | <b>Balcony:</b> Open<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b><br><b>Exterior:</b> Concrete<br><b>Gar/Gar Spcs:</b> Underground / 1<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground, Private<br><b>Park Type:</b> Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1<br><b>#:</b> R38<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b> P3<br><b>Bldg Amen:</b><br>Bbqs Allowed, Bike Storage, Guest Suites, Gym, Rooftop Deck/Garden, Visitor Parking<br><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  | 20.54   | x 18.93  | Combined W/Kitchen | Centre Island Stainless Steel Appl |
| 2   | Breakfast   | Main  | 20.54   | x 18.93  | Open Concept       | Combined W/Kitchen West View       |
| 3   | Dining  | Main  | 20.54   | x 18.93  | Window Flr to Ceil | Hardwood Floor W/O To Balcony      |
| 4   | Living  | Main  | 20.54   | x 18.93  | Fireplace          | Hardwood Floor West View           |
| 5   | Prim Bdrm   | Main  | 19.46   | x 11.15  | Double Closet      | Ensuite Bath W/O To Balcony        |
| 6   | 2nd Br  | Main  | 13.55   | x 9.97   | Large Closet       | Ensuite Bath W/O To Balcony        |
| 7   | Laundry   | Main  | 0   | 0  | Tile Floor         | B/I Shelves Quartz Counter         |
| 8   | Foyer   | Main  | 5.97  | x 7.87   | Elevator           | Stone Floor Double Closet          |
| <b>Client Remks:</b> Brand new owners unit at The Davies never lived in, with over \$100,000 in upgrades. Boutique building with only 37 suites, now fully registered. Private elevator opens directly into the suite. Smart split-bedroom layout with both bedrooms featuring ensuite baths. 180 degrees unobstructed west-facing views, floor-to-ceiling windows, and abundant natural light throughout. Interior finishes include a Cameo-designed kitchen with high-end full-size Bosch and Miele appliances, gas fireplace in the living room, motorized blinds, and hardwood flooring throughout. A spacious balcony extends the living area outdoors, complete with gas BBQ hookup and ambient lighting perfect for relaxing or entertaining. Parking spot includes EV charger. Private locker located beside elevator. Maintenance covers all utilities except hydro (metered via Carma). Building amenities: 24/7 concierge, rooftop terrace, event room, guest suite, gym, and guest parking. Exceptional location: 12-min walk to Summerhill Station, steps to Yorkville, beside Robertson Davies Park, and 5-min walk to Ramsden Park.<br><b>Inclusions:</b> Private Elevator access   180 Degree View From Each Room   Oversized Balcony With Sitting Excellent Location. Over \$100,000 in the additional features and upgrades   Refer to the Feature Sheet for more details. Electric Charger   Private Locker Right Next To The Elevator   Hardwood Flooring |   |   |   |  |                    |                                    |
| <b>Listing Contracted With:</b> SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995   |   |   |   |  |                    |                                    |



|   |   |   |  |
|---|---|---|--|
| <b>285 Avenue Rd 304</b><br><b>Toronto Ontario M4V 2G8</b><br>Toronto C02 Yonge-St. Clair Toronto % Dif: 94<br><b>Taxes:</b> \$9,642.53 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 32 |   |   | <b>Sold: \$1,610,000</b><br><b>List: \$1,710,000</b> |
| Condo Apt<br>Apartment<br><b>Unit#:</b> 4<br><b>Corp#:</b> TSCC / 3070  | <b>#Shares%:</b><br><b>Locker#:</b> 36<br><b>Locker Lev/Unit:</b> C<br><b>Locker Unit:</b><br><b>Level:</b> 3 | <b>Rms:</b> 6<br><b>Bedrooms:</b> 2<br><b>Washrooms:</b> 3<br>1x2xFlat, 1x4xFlat,<br>1x5xFlat |  |
| <b>Dir/Cross St:</b> Avenue/Davenport<br><b>Directions:</b> Avenue/Davenport<br><b>Prop Mgmt:</b> Crossbridge Property Management LTD   |   |   |  |

**MLS#:** C12307325 **Sold Date:** 08/26/2025  
**PIN#:**

|  |  |   |
|--|--|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>Apx Age:</b> 0-5<br><b>Apx Sqft:</b> 1200-1399<br><b>Sqft Source:</b> MPAC Report<br><b>Exposure:</b> E<br><b>Assessment:</b><br><b>Spec Desig:</b> Accessibility<br><b>Survey Type:</b> Unknown<br><b>Phys Hdcap-Eqp:</b> | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Owned<br><b>Maint:</b> \$1,754.56<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> Y <b>Retirement:</b> N<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b><br><b>Heat Incl:</b> Y <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b> Y<br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Arts Centre, Ensuite Laundry,<br>Fireplace/Stove, Hospital, Library, Park, Pets<br>Allowed with Restrictions, Public Transit, School<br><b>Interior Feat:</b> Other | <b>Balcony:</b> Open<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b> Main<br><b>Exterior:</b> Brick / Concrete<br><b>Gar/Gar Spcs:</b> Underground / 1<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground<br><b>Park Type:</b> Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1<br><b>#:</b> 45<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b> 3<br><b>Bldg Amen:</b><br>Bbqs Allowed, Concierge, Exercise Room,<br>Guest Suites, Rooftop Deck/Garden<br><b>Com Elem Incl:</b> Y |
|--|--|---|

| # | Room      | Level | Length (ft) | Width (ft) | Description    |
|---|-----------|-------|-------------|------------|----------------|
| 1 | Foyer     | Flat  | 5.31        | x 8.89     | Elevator       |
| 2 | Kitchen   | Flat  | 11.19       | x 12.2     | Closet         |
| 3 | Living    | Flat  | 19.06       | x 23.52    | Eat-In Kitchen |
| 4 | Dining    | Flat  | 19.06       | x 23.52    | Breakfast Bar  |
| 5 | Prim Bdrm | Flat  | 11.91       | x 12.27    | W/O To Balcony |
| 6 | Br        | Flat  | 11.58       | x 13.42    | Pantry         |
|   |           |       |             |            | Balcony        |
|   |           |       |             |            | Balcony        |

**Client Remks:** Experience refined living in this sophisticated two-bedroom, 2.5-bath residence, nestled in an exclusive boutique building near Avenue Road and Cottingham. Enjoy the convenience of private elevator access and the serenity of unobstructed east-facing views overlooking a quiet, tree-lined residential enclave. Thoughtfully designed with premium finishes throughout, this elegant condo seamlessly combines modern luxury with a sense of calm retreat all just moments from the city's finest shops, dining, and cultural destinations. A rare opportunity in one of Toronto's most coveted neighbourhoods!

**Inclusions:** Existing: Stove, Microwave, Fridge, Dishwasher, Washer & Dryer and All ELF's.  
**Listing Contracted With:** ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



|   |                  |                      |                   |
|---|------------------|----------------------|-------------------|
| 40 Oaklands Ave 329                             |                  |                      | Sold: \$1,850,000 |
| Toronto Ontario M4V 2Z3                         |                  |                      | List: \$1,899,900 |
| Toronto C02 Yonge-St. Clair Toronto % Dif: 97   |                  |                      |                   |
| Taxes: \$5,936.89 / 2024                        |                  | For: Sale            | SPIS: N           |
|   |                  | DOM: 43              |                   |
| Condo Apt                                       | #Shares%:        | Rms: 3 + 3           |                   |
| 2-Storey  | Locker#:         | Bedrooms: 2 + 1      |                   |
| Unit#: 8  | Locker Lev/Unit: | Washrooms: 3         |                   |
| Corp#: MTCC / 542                               | Locker Unit:     | 1x2xMain, 1x3xLower, |                   |
|   | Level: 2         | 1x5xLower            |                   |
| Dir/Cross St: Avenue Road and Cottingham Street |                  |                      |                   |
| Directions: East of Avenue Rd                   |                  |                      |                   |
| Prop Mgmt: The Meritus Group                    |                  |                      |                   |

**MLS#:** C12388590 **Sold Date:** 10/21/2025  
**PIN#:** 115420034

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Electric<br><b>Apx Age:</b> 31-50<br><b>Year Built:</b> 1981<br><b>Apx Sqft:</b> 1600-1799<br><b>Sqft Source:</b> As Per Plans<br><b>Exposure:</b> E<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> None<br><b>Phys Hdcap-Eqp:</b> | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Ensuite<br><b>Maint:</b> \$2,438.05<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>UFFI:</b><br><b>Elev/Lift:</b> <b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> Y <b>CAC Incl:</b><br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Central Vacuum, Clear View, Ensuite<br>Laundry, Fireplace/Stove, Park, Pets Allowed<br>with Restrictions, Public Transit, Rec Centre,<br>School<br><b>Interior Feat:</b> Carpet Free, Central Vacuum,<br>Built-In Oven, Separate Heating Controls,<br>Storage | <b>Balcony:</b> Open<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b> Lower<br><b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Underground / 1<br><b>Park/Drive:</b> None<br><b>Drive:</b> None<br><b>Park Type:</b> Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1<br><b>#:</b> 18<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b> A<br><b>Bldg Amen:</b><br>Bike Storage, Car Wash, Concierge, Visitor<br>Parking<br><b>Com Elem Incl:</b> Y |
|--|--|--|

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                |                      |
|---|-----------|-------|-------------|------------|--------------------|----------------|----------------------|
| 1 | Living    | Main  | 12.3        | x 20.24    | Electric Fireplace | Hardwood Floor | Picture Window       |
| 2 | Dining    | Main  | 8.89        | x 10.24    | W/O To Balcony     | Hardwood Floor | Combined W/Living    |
| 3 | Kitchen   | Main  | 9.65        | x 17.09    | Quartz Counter     | Hardwood Floor | Stainless Steel Appl |
| 4 | Prim Bdrm | Lower | 12.07       | x 17.75    | B/I Closet         | 5 Pc Ensuite   | W/O To Balcony       |
| 5 | 2nd Br    | Lower | 8.83        | x 17.75    | B/I Closet         | Hardwood Floor | W/O To Balcony       |
| 6 | Den       | Lower | 7.81        | x 9.68     | Hardwood Floor     | Pot Lights     |                      |

**Client Remks:** Welcome to Suite 329 at 40 Oaklands Ave, a fully reimaged 2-storey condo in The Oaklands, an award-winning boutique building by architect Macy DuBois. This 2+den, 3-bath home combines striking design with the ultimate Summerhill address. Close Proximity to Grocery Stores, LCBO, transit, and Yonge Sts boutiques and dining, with Yorkville, Bloor St, and the city's best parks minutes away. Inside, wide-plank white oak floors, expansive windows, and a porcelain tile fireplace set the tone. The custom kitchen boasts sleek cabinetry, quartz counters, porcelain slab backsplash, and premium integrated appliances. Two bedrooms with private balconies, a versatile den, and laundry. The primary suite features a boutique-style closet and spa-like 5pc ensuite with freestanding tub, glass shower, and double vanity. Cottingham PS catchment and steps to De La Salle College. Architecture, lifestyle, and convenience converge in this rare urban retreat.

**Inclusions:** All Existing Appliances Including: KitchenAid Built-in Oven, Electric Cooktop, Built-in Microwave, Built-in Dishwasher, Fisher & Paykel Built-in Refrigerator, Broan Range Hood, LG Washer and Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings and Rods, Electric Fireplace, Lighting Control System, Gas Furnace and Equipment.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112





**10 Walker Ave Th 128**  
**Toronto Ontario M4V 1G2**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 99  
**Taxes:** \$7,706.77 / 2025 **For:** Sale **SPIS:** N **DOM:** 8  
**Sold: \$1,975,000**  
**List: \$1,995,000**  
 Condo Townhouse **#Shares%:**  
 3-Storey **Locker#:**  
**Unit#:** 27 **Locker Lev/Unit:**  
**Corp#:** YCC / 522 **Locker Unit:**  
**Level:** 1  
**Rms:** 7 + 2  
**Bedrooms:** 3 + 1  
**Washrooms:** 3  
 1x3, 1x4, 1x2  
**Dir/Cross St:** Yonge & St. Clair  
**Directions:** Yonge & St. Clair  
**Prop Mgmt:** Summa Property Management

**MLS#:** C12283599 **Sold Date:** 07/22/2025  
**PIN#:**

|  |  |  |
|--|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Separate Entrance / Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>Apx Age:</b><br><b>Apx Sqft:</b> 1600-1799<br><b>Sqft Source:</b> Other<br><b>Exposure:</b> N<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> Unknown<br><b>Phys Hdcap-Eqp:</b> | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Common<br><b>Maint:</b> \$1,096<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> Y<br><b>UFFI:</b><br><b>Elev/Lift:</b> <b>Retirement:</b><br><b>Under Contract:</b><br>Hot Water Heater, Alarm System<br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b><br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Central Vacuum, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit<br><b>Interior Feat:</b> Auto Garage Door Remote, Carpet Free, Central Vacuum, Countertop Range | <b>Balcony:</b> Terr<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b><br><b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Underground / 1<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground<br><b>Park Type:</b> Exclusive<br><b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b><br><b>Bldg Amen:</b><br>Bbqs Allowed, Bike Storage, Visitor Parking<br><b>Com Elem Incl:</b> Y |
|--|--|--|


| #  | Room      | Level | Length (ft) | Width (ft) | Description        |
|----|-----------|-------|-------------|------------|--------------------|
| 1  | Foyer     |       | 6.4         | x 8.5      | Vaulted Ceiling    |
| 2  | Living    | Main  | 13.35       | x 13.02    | Hardwood Floor     |
| 3  | Dining    | Main  | 13.09       | x 11.42    | Window Flr to Ceil |
| 4  | Kitchen   | Main  | 13.09       | x 9.91     | Hardwood Floor     |
| 5  | Br        | 2nd   | 13.09       | x 9.22     | Open Concept       |
| 6  | Br        | 2nd   | 10.1        | x 8.4      | Centre Island      |
| 7  | Prim Bdrm | 3rd   | 13.09       | x 14.53    | Breakfast Bar      |
| 8  | Bathroom  | 3rd   | 10.14       | x 11.25    | Hardwood Floor     |
| 9  | Foyer     | Lower | 8.73        | x 8.17     | Double Closet      |
| 10 | Exercise  | Lower | 13.09       | x 9.61     | Double Closet      |
| 11 | Laundry   | Lower | 5.15        | x 7.81     | Double Closet      |

**Client Remks:** Tucked Away. Tree-Lined. Truly Summerhill. Welcome to Townhome 128 at 10 Walker Avenue, a stylish end-unit tucked quietly at the rear of this coveted enclave. With no through traffic and mature trees beyond your windows, it offers rare seclusion in the city. Professionally designed and renovated, this 3+1 bedroom, 3-bathroom home spans over 2,000 square feet across four finished levels. The bright and open main floor features soaring ceilings, floor-to-ceiling windows, and a Stone Grey marble wood-burning fireplace (closed - unused by current owners). The sleek white kitchen is a chefs dream with Caesarstone counters, induction stove, JennAir hood, KitchenAid appliances, custom cabinetry, and a waterfall island for casual meals or entertaining. Step outside to a private deck with lush garden views, no sidewalks, no foot traffic, just green leafy serenity. Up one flight of stairs to find two spacious bedrooms and an updated three-piece bath. The third level is a full-floor primary suite with vaulted ceilings, wall-to-wall windows, custom closet, and a spa-like ensuite featuring heated floors, a deep soaker tub, and a large glass enclosed shower. The finished lower level offers flexibility for an office, guest suite, or home gym, plus a powder room, laundry, and direct access to underground parking right at your door. With new windows throughout (2024) and the renovated garage, this home is truly move-in ready. Located in one of Summerhill's most discreet and desirable townhome communities, just steps from Yonge Street, top restaurants like Terroni, Quanto Basta, and Sorrel and all the best of Midtown living.

**Inclusions:** KitchenAid Fridge, Wall mounted: Oven & Panasonic Microwave, KitchenAid Induction Stove, Jennair Exhaust Hood, Washer/Dryer, California Shutters, Blinds, Electric Blind with remote, Central Vacuum & Equipment, All Electric Light Fixtures & All Built-ins. 1 Direct Access Underground Parking. Note: Wood burning fireplace is currently sealed, and not used by Seller.

**Listing Contracted With:** FREEMAN REAL ESTATE LTD. 416-535-3103

|  |  |              |  |                   |   |                              |
|--|--|--------------|--|-------------------|---|------------------------------|
|    | <b>285 Avenue Rd 801</b><br><b>Toronto Ontario M4V 2G8</b><br>Toronto C02 Yonge-St. Clair Toronto % Dif: 90<br><b>Taxes:</b> \$14,232 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 8 |              |  |                   | <b>Sold: \$1,900,000</b><br><b>List: \$2,100,000</b>  |                              |
|  | Condo Apt<br>Apartment<br><b>Unit#:</b> 01<br><b>Corp#:</b> TSCC / 3070  |              | #Shares%:<br><b>Locker#:</b> L20<br><b>Locker Lev/Unit:</b> P1<br><b>Locker Unit:</b><br><b>Level:</b> 8   |                   | <b>Rms:</b> 6<br><b>Bedrooms:</b> 2<br><b>Washrooms:</b> 3<br>3x5xMain  |                              |
|  | <b>Dir/Cross St:</b> Avenue & Cottingham<br><b>Directions:</b> Avenue & Cottingham<br><b>Prop Mgmt:</b> Crossbridge Property Management  |              |  |                   |   |                              |
|  |  |              |  |                   |   |                              |
| <b>MLS#:</b> C12423124 <b>Sold Date:</b> 10/02/2025<br><b>PIN#:</b>  |  |              |  |                   |   |                              |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Heat Pump / Electric<br><b>Apx Age:</b> New<br><b>Apx Sqft:</b> 1600-1799<br><b>Sqft Source:</b> As Per Floor Plans<br><b>Exposure:</b> W<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> None<br><b>Phys Hdcap-Eqp:</b>   |  |              | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Owned<br><b>Maint:</b> \$2,238.32<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> Y <b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b><br><b>Heat Incl:</b> <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b><br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b><br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions<br><b>Interior Feat:</b> None<br><b>Security Feat:</b> Concierge/Security |                   | <b>Balcony:</b> Open<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b><br><b>Exterior:</b> Brick / Stucco/Plaster<br><b>Gar/Gar Spcs:</b> Underground / 2<br><b>Park/Drive:</b> None<br><b>Drive:</b> None<br><b>Park Type:</b> Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2<br><b>#:</b> R05<br><b>#:</b> R06<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b><br><b>Bldg Amen:</b> Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden<br><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  | 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                  |
| <b>Client Remks:</b> 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. <b>**EXTRAS**</b> 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!<br><b>Inclusions:</b> See Schedule B |  |              |  |                   |   |                              |
| <b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910   |  |              |  |                   |   |                              |

|    | <b>40 Oaklands Ave 334</b><br><b>Toronto Ontario M4V 2Z3</b><br>Toronto C02 Yonge-St. Clair Toronto % Dif: 101<br><b>Taxes:</b> \$6,266.47 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 9   |  | <b>Sold: \$2,125,000</b><br><b>List: \$2,100,000</b>  |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
|--|---|--|---|------------|-------------|-------|-------------|------------|-------------|---|---------|------|------|--------|--|---|--------|------|------|--------|--|---|-----|------|------|--------|--|---|--------|------|-------|---------|--|---|-----------|-----|-------|---------|--|---|--------|-----|------|--------|--|---|-----|-----|-------|--------|--|---|-------|-----|------|--------|--|
|  | Condo Apt<br>3-Storey<br><b>Unit#:</b> 12<br><b>Corp#:</b> MTCC / 542   | <b>#Shares%:</b><br><b>Locker#:</b><br><b>Locker Lev/Unit:</b><br><b>Locker Unit:</b><br><b>Level:</b> 3   | <b>Rms:</b> 5 + 2<br><b>Bedrooms:</b> 2 + 2<br><b>Washrooms:</b> 3<br>1x2xMain, 1x3x2nd,<br>1x4x2nd |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <b>Dir/Cross St:</b> Avenue Rd and Cottingham St<br><b>Directions:</b> East Of Avenue Rd<br><b>Prop Mgmt:</b> The Meritus Group  |   |  |   |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <b>MLS#:</b> C12460420 <b>Sold Date:</b> 10/23/2025<br><b>Assignment:</b> N <b>Fractional Ownership:</b> N <b>PIN#:</b> 115420059  |   |  |   |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> N<br><b>Heat:</b> Forced Air / Electric<br><b>Apx Age:</b> 31-50<br><b>Year Built:</b> 1981<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 1600-1799<br><b>Sqft Source:</b> Builder Plan<br><b>Exposure:</b> W<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> Unknown<br><b>Phys Hdcap-Eqp:</b> N  | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Ensuite<br><b>Maint:</b> \$2,413.49<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> <b>Retirement:</b> N<br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> Y <b>CAC Incl:</b><br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b> N<br><b>GreenPIS:</b> N<br><b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions<br><b>Interior Feat:</b> Bar Fridge, Built-In Oven, Carpet Free<br><b>Security Feat:</b> Concierge/Security | <b>Balcony:</b> Terr<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b> Upper<br><b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Underground / 2<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground<br><b>Park Type:</b> Owned / Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b> Level A Unit 34 / Level A Unit 35<br><b>Bldg Amen:</b> Bike Storage, Car Wash, Concierge, Visitor Parking<br><b>Com Elem Incl:</b> Y |   |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <b>Waterfront:</b> None  |   |  |   |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Kitchen</td><td>Main</td><td>8.46</td><td>x 18.9</td><td></td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>8.23</td><td>x 9.65</td><td></td></tr><tr><td>3</td><td>Den</td><td>Main</td><td>7.19</td><td>x 7.64</td><td></td></tr><tr><td>4</td><td>Family</td><td>Main</td><td>12.43</td><td>x 18.77</td><td></td></tr><tr><td>5</td><td>Prim Bdrm</td><td>2nd</td><td>11.38</td><td>x 16.01</td><td></td></tr><tr><td>6</td><td>2nd Br</td><td>2nd</td><td>9.22</td><td>x 14.7</td><td></td></tr><tr><td>7</td><td>Den</td><td>2nd</td><td>10.53</td><td>x 7.19</td><td></td></tr><tr><td>8</td><td>Other</td><td>3rd</td><td>7.22</td><td>x 8.14</td><td></td></tr></table>   |   |  |   | #          | Room        | Level | Length (ft) | Width (ft) | Description | 1 | Kitchen | Main | 8.46 | x 18.9 |  | 2 | Dining | Main | 8.23 | x 9.65 |  | 3 | Den | Main | 7.19 | x 7.64 |  | 4 | Family | Main | 12.43 | x 18.77 |  | 5 | Prim Bdrm | 2nd | 11.38 | x 16.01 |  | 6 | 2nd Br | 2nd | 9.22 | x 14.7 |  | 7 | Den | 2nd | 10.53 | x 7.19 |  | 8 | Other | 3rd | 7.22 | x 8.14 |  |
| #  | Room  | Level  | Length (ft)   | Width (ft) | Description |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 1  | Kitchen   | Main   | 8.46  | x 18.9     |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 2  | Dining  | Main   | 8.23  | x 9.65     |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 3  | Den   | Main   | 7.19  | x 7.64     |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 4  | Family  | Main   | 12.43   | x 18.77    |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 5  | Prim Bdrm   | 2nd  | 11.38   | x 16.01    |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 6  | 2nd Br  | 2nd  | 9.22  | x 14.7     |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 7  | Den   | 2nd  | 10.53   | x 7.19     |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| 8  | Other   | 3rd  | 7.22  | x 8.14     |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <b>Client Remks:</b> Suite 334 at The Oaklands, is a bold reimagining of urban living in one of Torontos most coveted addresses. This fully renovated, three-storey residence designed by Fredrick Dawson Design offers ample refined space that is designed with the scale and soul of a home- with the security and conveniences of a condo. Every detail has been meticulously curated: white oak flooring, fluted custom cabinetry, quartz counters, and integrated appliances define the showpiece kitchen, anchored by a dramatic 10.5-foot island made for gathering. With 2 bedrooms, 2 versatile dens, and 3 spa-inspired bathrooms, this suite offers exceptional flexibility whether you are hosting, working from home, or simply unwinding in peace. Upstairs, a massive private rooftop terrace transforms the home into an entertainers showcase: the perfect setting for summer dinners, quiet mornings, or evening cocktails under the skyline - Featuring a dedicated third-level terrace service bar with a beverage fridge and prep area. Every finish reflects elevated taste, artisan tilework, dimmable LED lighting throughout, motion-sensor entry lighting, and a sense of design cohesion rarely found in condominium living. Set in The Oaklands, the award-winning building by architect Macy DuBois, this residence combines architectural pedigree with an unbeatable location. Steps to Yonge Street boutiques, Summerhill shops and dining, LCBO, parks, and top schools including Cottingham PS and De La Salle College this is condo living at its most connected and sophisticated level. Suite 334 is not just another condo.Its a statement of space, design, and intention crafted for those who live beautifully and think beyond the ordinary.<br><b>Inclusions:</b> All Existing Appliances Including: Kitchen Aid Built In Oven, Electric Cooktop, Built In Microwave, Built in Dishwasher, Fisher & Paykel Built in Refrigerator, Broan Range Hood, LG Washer and Dryer, Beverage Fridge, All Existing Light Fixtures, All Existing Window Coverings and Rods, Lighting Control System, Gas Furnace and Equipment. |   |  |   |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |
| <b>Listing Contracted With:</b> ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112  |   |  |   |            |             |       |             |            |             |   |         |      |      |        |  |   |        |      |      |        |  |   |     |      |      |        |  |   |        |      |       |         |  |   |           |     |       |         |  |   |        |     |      |        |  |   |     |     |       |        |  |   |       |     |      |        |  |



**285 Avenue Rd 502**  
**Toronto Ontario M4V 2G8**  
 Toronto C02 Casa Loma Toronto % Dif: 96  
**Taxes:** \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 44  
**Sold: \$2,300,000**  
**List: \$2,399,000**  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** 32C **Bedrooms:** 2 + 1  
**Unit#:** 02 **Locker Lev/Unit:** L35 **Washrooms:** 3  
**Corp#:** TSCC / 3070 **Locker Unit:** 1x5xMain, 1x4xMain,  
**Level:** 5 1x2xMain  
**Dir/Cross St:** AVENUE & DAVENPORT  
**Directions:** South on Avenue, North of Davenport  
**Prop Mgmt:** CROSSBRIDGES PROPERTY MANAGEMENT

**MLS#:** C12285047 **Sold Date:** 08/28/2025  
**PIN#:**

|  |  |   |
|--|--|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>Apx Age:</b> New<br><b>Apx Sqft:</b> 1800-1999<br><b>Lot Size Source:</b> Other<br><b>Sqft Source:</b> As per builder floor plan<br><b>Exposure:</b> E<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> None<br><b>Phys Hdcap-Eqp:</b> | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Owned<br><b>Maint:</b> \$2,306.60<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> Y <b>Retirement:</b><br><b>HST Applicable to</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> Y <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b> Y<br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Ensuite Laundry, Family Room,<br>Fireplace/Stove, Park, Pets Allowed with<br>Restrictions, Public Transit<br><b>Interior Feat:</b> None<br><b>Security Feat:</b> Concierge/Security | <b>Balcony:</b> Open<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b><br><b>Exterior:</b> Brick<br><b>Gar/Gar Spcs:</b> Underground / 2<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground<br><b>Park Type:</b> Owned<br><b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b><br><b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Party/Meeting<br>Room, Rooftop Deck/Garden, Visitor Parking<br><b>Com Elem Incl:</b> Y |
|--|--|---|

| # | Room      | Level | Length (ft) | Width (ft) | Description        |                |                |
|---|-----------|-------|-------------|------------|--------------------|----------------|----------------|
| 1 | Living    | Main  | 13.85       | x 21.16    | Hardwood Floor     | Gas Fireplace  | Pot Lights     |
| 2 | Dining    | Main  | 13.85       | x 21.16    | Combined W/Living  | Pot Lights     | W/O To Balcony |
| 3 | Kitchen   | Main  | 8.66        | x 15.32    | B/I Appliances     | Hardwood Floor | Centre Island  |
| 4 | Prim Bdrm | Main  | 19.09       | x 12.8     | Combined W/Sitting | 5 Pc Ensuite   | W/I Closet     |
| 5 | 2nd Br    | Main  | 13.48       | x 10.27    | Hardwood Floor     | 4 Pc Ensuite   | Closet         |
| 6 | Den       | Main  | 14.07       | x 8.99     | Hardwood Floor     | Double Doors   | Window         |
| 7 | Foyer     | Main  | 9.48        | x 7.51     | Granite Floor      | Elevator       | Closet         |
| 8 | Other     | Main  | 8.17        | x 19.98    | East View          | O/Looks Park   |                |
| 9 | Other     | Main  | 2.49        | x 19.98    | West View          |                |                |

**Client Remks:** Client RemarksClient RemarksWELCOME TO THE DAVIES, ENJOY EXCLUSIVE BOUTIQUE LUXURY LIVING ON AVENUE RD RIGHT BESIDE ROBERTSON DAVIES PARK. WITH ONLY 37 RESIDENCES, FEATURING PRIVATE ELEVATORS TO EACH SUITE, 2BEDS + DEN, 3 BATHS, WITH 1810 SF OF LIVING SPACE + 2 BALCONIES (195 SF), GOURMET KITCHEN/BOSCH APPLIANCES, A LARGE WATERFALL COUNTER ON CENTRE ISLAND, OPEN CONCEPT LIVING/DINING RMW/GAS PORCELAIN FIREPLACE & SAMSUNG FRAME WALL MOUNTED TV, THE LARGE PRIMARY SUITE COMPLETE/SITTING AREA, WALK IN CLOSET WITH BUILT-INS. AND SPA INSPIRED 5 PIECE ENSUITE. THE DEN/OFFICE COULD EASILY BE CONVERTED INTO A THIRD BEDROOM. THE DAVIES OFFERS EXQUISITE, LANDSCAPED ROOFTOP GARDENS OVERLOOKING THE CITY, THE BEAUTIFUL MAIN FLOOR AVENUE ROOM FOR SPECIAL EVENTS COMPLETE WITH FIREPLACE, CUSTOM BANQUETTES & FURNISHINGS AS WELL AS AN ADJACENT PRIVATE BOARDROOM, & SELF- CONTAINED GUEST SUITE W/KITCHENETTE. THE BUILDING FEATURES A 24/7 CONCIERGE FOR YOUR SAFETY AND COMFORT, & EACH PARKING SPOT IS WIRED AND READY FOR YOUR EV CHARGER INSTALLATION!THIS SUITE FEATURES BOTH EAST & WEST VIEW BALCONIES. STEP OUTSIDE YOUR DINING ROOM TO BBQ AND ENTERTAIN YOUR GUESTS. CONVENIENTLY LOCATED, THE DAVIES IS YOUR GATEWAY TO YORKVILLE, DOWNTOWN AND MIDTOWN. A SHORT WALK TO SUMMERHILL SUBWAY STATION. \*\*EXTRAS\*\* INTEGRATED BOSCH FULL SIZE APPLIANCES- FRIDGE, GAS STOVE, WASHER/DRYER, MICROWAVE, DISHWASHER.TELESOPIC RANGE HOOD GAS FIREPLACE, ALL ELF'S, 2 UNDERGROUND PARKING SPOTS, 1 LOCKER. WATERFALL COUNTER, MARBLE FIREPLACE, & NEW GAS WEBER BBQ.  
**Inclusions:** NTEGRATED BOSCH FULL SIZE APPLIANCES- FRIDGE, GAS STOVE, WASHER/DRYER, MICROWAVE, DISHWASHER.TELESOPIC RANGE HOOD GAS FIREPLACE, ALL ELF'S, 2 UNDERGROUND PARKING SPOTS, 1 LOCKER. WATERFALL COUNTER, MARBLE FIREPLACE, & NEW GAS WEBER BBQ. 2 UNDERGROUND PARKING SPOTS & 1 LOCKER INCLUDED. 2 BALCONIES. PRIVATE ELEVATOR SUITE ACCESS,all ELF's, all custom window coverings, Creston smart lighting system, Samsung "The Frame TV mounted on fireplace., new Weber gas BBQ  
**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-764-6000





**363 Avenue Rd**  
**Toronto Ontario M4V 0A9**  
 Toronto C02 Yonge-St. Clair Toronto % Dif: 93  
**Taxes:** \$18,634 / 2025 **For:** Sale **SPIS:** N **DOM:** 68  
**Sold: \$3,900,000**  
**List: \$4,195,000**  
 Condo Townhouse **#Shares%:** **Rms:** 11  
 3-Storey **Locker#:** **Bedrooms:** 4  
**Unit#:** 1 **Locker Lev/Unit:** **Washrooms:** 5  
**Corp#:** TSCC / 2900 **Locker Unit:** 1x2xMain, 1x5x2nd,  
 1x4x2nd, 1x3x3rd,  
 1x4x3rd  
**Level:** 1  
**Dir/Cross St:** at Oaklands  
**Directions:** East of Avenue Road  
**Prop Mgmt:** First Service Residential

**MLS#:** C12399163 **Sold Date:** 11/18/2025  
**Assignment:** N **PIN#:** 769000001

|   |  |  |
|---|--|--|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> N<br><b>Basement:</b> Finished<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Forced Air / Gas<br><b>Apx Age:</b> 0-5<br><b>Apx Sqft:</b> 3250-3499<br><b>Sqft Source:</b><br>over 1,000sf of outdoor space<br><b>Exposure:</b> W<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> Available<br><b>Phys Hdcap-Eqp:</b> | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Ensuite<br><b>Maint:</b> \$1,716<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> <b>Retirement:</b><br><b>HST Applicable to</b> Not Subject to HST<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b><br><b>Heat Incl:</b> <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> <b>CAC Incl:</b><br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove,<br>Pets Allowed with Restrictions<br><b>Interior Feat:</b> Countertop Range | <b>Balcony:</b> Terr<br><b>Ens Lndry:</b> Y<br><b>Ndy Lev:</b> Upper<br><b>Exterior:</b> Brick / Stone<br><b>Gar/Gar Spcs:</b> Built-In / 2<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground<br><b>Park Type:</b> Owned / Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b><br><b>Bldg Amen:</b><br>Bbqs Allowed, Visitor Parking<br><b>Com Elem Incl:</b> Y |
|---|--|--|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                    |               |
|----|-----------|-------|-------------|------------|----------------|--------------------|---------------|
| 1  | Living    | Main  | 17.09       | x 12.01    | Hardwood Floor | W/O To Terrace     | East View     |
| 2  | Kitchen   | Main  | 8.1         | x 12.8     | Centre Island  | B/I Appliances     | Stone Counter |
| 3  | Breakfast | Main  | 9.02        | x 10.99    | Hardwood Floor | Combined W/Kitchen |               |
| 4  | Dining    | Main  | 11.19       | x 13.91    | Hardwood Floor | West View          | 2 Pc Bath     |
| 5  | Prim Bdrm | 2nd   | 17.09       | x 12.11    | Hardwood Floor | W/I Closet         | 5 Pc Ensuite  |
| 6  | 2nd Br    | 2nd   | 12.27       | x 13.91    | 4 Pc Ensuite   | Large Closet       | East View     |
| 7  | 3rd Br    | 3rd   | 12.6        | x 11.12    | W/O To Balcony | Large Closet       | 3 Pc Ensuite  |
| 8  | 4th Br    | 3rd   | 12.24       | x 10.89    | Large Closet   | O/Looks Backyard   | East View     |
| 9  | Laundry   | 3rd   | 5.97        | x 6.89     |                |                    |               |
| 10 | Mudroom   | Lower | 9.78        | x 9.02     |                |                    |               |

**Client Remks:** A rare end townhome at the acclaimed Charbonnel. Designed by Richard Wengle with interiors by Brian Gluckstein, this elegant home is ideally located in Summerhill - moments to parks, shopping, restaurants, museums and transit. With a graceful limestone facade, this residence features almost 3,500 square feet of interior living space, plus two professionally landscaped terraces for exceptional outdoor entertaining - one from the living room and a second rooftop terrace literally nested in the trees completed with an outdoor fireplace and custom planters. Bright, stylish and impeccably designed, with 4 full bedrooms, each featuring an ensuite and a large walk-in closet. A safe and secure 2 car garage and a private elevator with access to all floors (including rooftop!). A unique end property, with windows overlooking the trees of De La Salle. 10 foot ceilings on the main level, chef's kitchen with Miele appliances and a dramatic nana-wall of glass opening entirely onto the terrace. Luxurious, convenient and low maintenance living in an outstanding location. A unique urban home.

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



**33 Jackes Ave 902**  
**Toronto Ontario M4T 1E2**  
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 100  
**Taxes:** \$36,165.01 / 2024 **For:** Sale **SPIS:** N **DOM:** 178  
**Sold: \$10,500,000**  
**List: \$10,500,000**  
**Condo Apt** **#Shares%:** **Rms:** 9  
**2-Storey** **Locker#:** LA67 **Bedrooms:** 2 + 1  
**Unit#:** 2 **Locker Lev/Unit:** L1 **Washrooms:** 4  
**Corp#:** MTCC / 802 **Locker Unit:** 01  
**Level:** 9  
**1x2xMain, 1x4xMain,**  
**1x2x2nd, 1x4x2nd**  
**Dir/Cross St:** Yonge & Summerhill  
**Directions:** Via google maps  
**Prop Mgmt:** Crossbridge Condominium Services

**MLS#:** C12057709 **Sold Date:** 09/27/2025  
**PIN#:** 118020056

|   |  |   |
|---|--|---|
| <b>Kitchens:</b> 1<br><b>Fam Rm:</b> Y<br><b>Basement:</b> None<br><b>Fireplace/Stv:</b> Y<br><b>Heat:</b> Heat Pump / Gas<br><b>Apx Age:</b> 31-50<br><b>Year Built:</b> 1988<br><b>Yr Built Source:</b> MPAC<br><b>Apx Sqft:</b> 4250-4499<br><b>Sqft Source:</b> Floor plans<br><b>Exposure:</b> S<br><b>Assessment:</b><br><b>Spec Desig:</b> Unknown<br><b>Survey Type:</b> None<br><b>Phys Hdcap-Eqp:</b> Y | <b>Pets Perm:</b> Yes-with Restrictions<br><b>Locker:</b> Owned<br><b>Maint:</b> \$6,289.30<br><b>A/C:</b> Central Air<br><b>Central Vac:</b> N<br><b>UFFI:</b><br><b>Elev/Lift:</b> Y <b>Retirement:</b><br><b>Accessibility:</b> Elevator<br><b>Feat:</b><br><b>HST Applicable to:</b> Included In<br><b>Sale Price:</b><br><b>Taxes Incl:</b> <b>Water Incl:</b> Y<br><b>Heat Incl:</b> Y <b>Hydro Incl:</b><br><b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y<br><b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y<br><b>Cert Level:</b> <b>Energy Cert:</b><br><b>GreenPIS:</b><br><b>Prop Feat:</b> Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine<br><b>Exterior Feat:</b> Landscaped<br><b>Interior Feat:</b> Other<br><b>Security Feat:</b> Alarm System, Concierge/Security | <b>Balcony:</b> Terr<br><b>Ens Lndry:</b> Y<br><b>Lndy Lev:</b> Main<br><b>Exterior:</b> Brick / Concrete<br><b>Gar/Gar Spcs:</b> Underground / 2<br><b>Park/Drive:</b> Undergrnd<br><b>Drive:</b> Underground<br><b>Park Type:</b> Owned / Owned<br><b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2<br><b>#:</b> 1 <b>#:</b> 2<br><b>Park \$/Mo:</b><br><b>Prk Lvl/Unit:</b> Level A / Level A<br><b>Bldg Amen:</b><br>Concierge, Exercise Room, Guest Suites, Indoor Pool, Recreation Room, Visitor Parking<br><b>Com Elem Incl:</b> Y |
|---|--|---|

| #  | Room      | Level | Length (ft) | Width (ft) | Description    |                      |                |
|----|-----------|-------|-------------|------------|----------------|----------------------|----------------|
| 1  | Foyer     | Main  | 23.26       | x 20.01    | Closet         | 2 Pc Bath            | Elevator       |
| 2  | Living    | Main  | 25.43       | x 19.09    | W/O To Terrace | Fireplace            | South View     |
| 3  | Dining    | Main  | 22.67       | x 16.5     | Formal Rm      | Bay Window           | O/Looks Park   |
| 4  | Kitchen   | Main  | 21.92       | x 15.09    | Eat-In Kitchen | W/O To Balcony       | Centre Island  |
| 5  | Family    | Main  | 15.49       | x 15.26    | O/Looks Park   | B/I Shelves          | South View     |
| 6  | 2nd Br    | Main  | 15.85       | x 12.83    | W/O To Balcony | 4 Pc Ensuite         | Double Closet  |
| 7  | Prim Bdrm | 2nd   | 25.66       | x 16.5     | W/O To Balcony | 4 Pc Ensuite         | W/I Closet     |
| 8  | Office    | 2nd   | 15.49       | x 15.49    | South View     | Murphy Bed           | B/I Shelves    |
| 9  | Other     | 2nd   | 6.92        | x 6.33     | Pot Lights     | B/I Shelves          | Pocket Doors   |
| 10 | Laundry   | Main  | 6.92        | x 6.33     | B/I Shelves    | Stainless Steel Sink | Hardwood Floor |

**Client Remks:** Truly one of the finest luxury condominiums in Toronto, Penthouse 902 at 33 Jackes Avenue is an awe-inspiring world class residence perched at the crest of Summerhill and overlooking the treetops of Rosedale. With interiors curated by Powell & Bonnell, the 4482 square foot suite is paired with 1255 square feet of exterior terraces capturing the most unbelievable, unobstructed views of the city every day. A direct private elevator expands into the grand foyer of this suite that is illuminated from the tiered skylight above. Surrounding a wood burning fireplace in the living room, floor-to-ceiling windows connect the unobstructed city landscape to the contemporary spaces within. Stepping out to the nearly 1000 SF terrace (one of four accompanying this suite), the garden beds have been masterfully curated by Mark Hartley Landscape Architects, offering a subtle and elegant array of local trees and shrubs. The views will quite literally give pause to each of your guests, soaking in the inspiring vistas of the city skyline and the treetops of Rosedale. Back in the suite, a custom Neff kitchen was designed to allow for large-scale preparations, and includes a quiet breakfast room recessed into one of the architectural bays of the building. The kitchen connects to the 22-foot dining room with a bay window that absorbs the view of David Balfour reservoir, and further flows to the family room to watch the evening news with cascading views down to the lake as a back drop. A full bedroom suite is revealed on this level, equipped with an ensuite and its own private terrace. To the second level, via ensuite elevator or the custom designed staircase, a broad landing branches to the primary bedroom suite or the home office (equipped with a Murphy bed). Two terraces flank the primary bedroom which is also serviced by an exquisite ensuite bath, a walk-in closet, and exercise space. The home office can easily be converted to a third bedroom, as required.

Prepared By: MAGGIE LIND, Salesperson  
Phone: 416-925-9191  
Printed On: 12/01/2025 8:04:56 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE  
1300 Yonge St Ground Flr, Toronto ON M4T1X3

|   |
|---|
| <b>Inclusions:</b> See schedule B   |
| <b>Listing Contracted With:</b> <u>CHESTNUT PARK REAL ESTATE LIMITED</u> 416-925-9191 |