| | #: C11913220 | | Date: 03/07 | Toronto C12 Taxes: \$3,00 Condo Apt Apartment Unit#: 26 Corp#: TSCC Dir/Cross St: Prop Mgmt: C | ario M4G 0A1 Bridle Path-Sunnybroo 25.67 / 2024 For: Sale #Shares Locker# Locker I | %: : 231 .ev/Uni Jnit: 39 | L Aills Toronto % Dif: SPIS: N DC Rms: 5 Bedroom t: P2 Washroon 3 1x4xFlat | DM: 52 s: 1 |
|--|--|--|---|---|--|------------------------------------|--|---|
| PIN | | 5010 1 | Jate: 03/0 | 1/2025 | | | | |
| Kitc Fan Bas Fire Hea Apx Apx Sqff Exp Ass Spe | hens: n Rm: ement: place/Stv: | 1 N None N Heat Pump / 0 16-30 600-699 671 SF W Unknown | | | Restrict Owned \$704.64 Central Air N Retirement: Water Incl: Hydro Incl: CAC Incl: Y Prkg Incl: Energy Cert: , Library, Park, Pets Allo | | Indoor Pool, Party | Open Y Main Brick / Concrete Underground / 1 Undergrnd Owned 1 Tot Prk Spcs: 1 #12 P1 # 12 P1 # 12 ncierge, Exercise Room, //Meeting Room, Visitor |
| # | Room | Level | Length (| | | | | |
| 1 2 3 4 5 6 7 8 | Foyer Living Dining Kitchen Prim Bdrm Bathroom Laundry Other | Main Main Main Main Main Main Main | 5.74 17.62 9.38 12.63 9.71 6.99 9.06 | x 5.12 x 12.83 x 12.83 x 7.87 x 10.17 x 4.99 x 4.3 x 8.01 | Double Closet Open Concept Combined W/I Stainless Steel His/Hers Close 4 Pc Bath Tile Floor West View | : Living Appl ets | Crown Moulding Picture Window Crown Moulding Granite Counter Closet Organizers Soaker O/Looks Garden | Hardwood Floor W/O To Balcony Hardwood Floor Breakfast Bar Picture Window Marble Floor |
| Ceili Bedi In & Allov | ngs * Updated oom With Two Enjoy * Walk To vs For Two Pets e Modern Gym, | Kitchen With Gr Custom Double Sunnybrook H | anite Coun Closets * l lospital, Sho First Class | tertops & Breakf Private West Terr opping, Groceries Amenities: 24/7 (| ast Bar * Expansive Wii ace With A Gas BBQ Ou s & Public Transit * Out | ndows F utlet * S standin; | or Great Natural Ligl eparate Laundry Roo g Lifestyle Communi | pt Floor Plan Featuring 9'9'' ht * Generous Primary om, Lots Of Storage * Move ty - Pet Friendly Building Vhirlpool, Steam Room, |

Large Mo **Extras:**

Listing Contracted With: <u>ROYAL LEPAGE/J & D DIVISION</u> 416-489-2121

Prepared By: MAGGIE LIND CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE Printed on 06/26/2025 2:01:11 PM 20 Burkebrook Pl 223 Sold: \$770.000 **Toronto Ontario M4G 0A1** List: \$850,000 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 91 Taxes: \$3,254.57 / 2024 For: Sale SPIS: N DOM: 5 Condo Apt **#Shares%**: **Rms:** 4 + 1 Apartment locker#: Bedrooms: 1 + 1 **Unit#:** 23 Locker Lev/Unit: B Washrooms: 2 Corp#: TSCC / 1849 Locker Unit: 381 1x3xFlat, 1x4xFlat **Level:** 2 Dir/Cross St: Lawrence and Bayview Prop Mgmt: Crossbridge Condominium Services Ltd MLS#: C11950451 Sold Date: 02/06/2025 PIN#: **Kitchens:** Pets Perm: Restrict Balcony: 1 Open Ens Lndry: Fam Rm: Ν Locker: Owned Υ **Basement:** None Maint: \$745.13 Lndy Lev: Fireplace/Stv: Ν A/C: Central Air Exterior: Brick / Concrete Central Vac: Gar/Gar Spcs: Forced Air / Gas Underground / 1 Heat: Ν Park/Drive: UFFI: Apx Age: 16-30 Undergrnd No Apx Sqft: 700-799 Elev/Lift: N Retirement: Park Type: Owned As per landlord Sqft Source: Taxes Incl: Water Incl: Park/Drv Spcs: 1 Tot Prk Spcs: γ 1 Exposure: W Heat Incl: Y Hydro Incl: Park \$/Mo: Assessment: Cable TV Incl: CAC Incl: Prk Lvl/Unit: Level A, 14 Spec Desig: Unknown **Bidg Ins Incl:** Y Prkg Incl: Υ **Bldg Amen:** Concierge, Gym, Indoor Pool, Recreation Phys Hdcap-Eqp: Cert Level: **Energy Cert:** GreenPIS: Room, Visitor Parking **Prop Feat:** Com Elem Incl: Y Ensuite Laundry, Grnbelt/Conserv, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed Length (ft) Width (ft) Description Room Level 1 Living Flat 18.27 x 11.38 O/Looks Garden W/O To Balcony Hardwood Floor Combined W/Living 2 Dining Flat 18.27 x 11.38 Open Concept Hardwood Floor 3 Breakfast Bar Kitchen Flat 11.38 x 9.02 Pot Lights Granite Counter 4 Pc Ensuite O/Looks Garden Δ Prim Bdrm Flat 10.01 x 10.17 Closet 5 6.96 x 8.96 Hardwood Floor Den Flat Client Remks: gorgeous suite in prestigious Kilgour Estate, minutes to highway, Sunnybrook Hospital, parks & Whole Foods. Open concept floor plan with view of beautiful trees from all rooms. Freshly painted with designer's color. Granite counter top in kitchen with breakfast bar. 10 ft coffered ceiling. **EXTRAS** wood paneled fridge, stove, dishwasher, over-the-range microwave, stackable washer & dryer, all electric ight fixtures & window coverings Extras:

Listing Contracted With: <u>RE/MAX CROSSROADS REALTY INC.</u> 905-305-0505

| CHESTNUT PARK REA | L ESTATE LIMITED, BROK | ERAGE | | | Printed on 06/26/2025 2:01:11 PM |
|--|---|---|---|-----------------------------|----------------------------------|
| | | 21 Burkebroo | ok Pl 113 | S | old: \$850,000 |
| | | Toronto Onta | ario M4G 0A2 | L | ist: \$899,000 |
| | | Toronto C12 E | Bridle Path-Sunnybrook-York | Mills Toronto % Dif: | 95 |
| and the second second | | Taxes: \$4,01 | 2.77 / 2024 For: Sale | SPIS: N DC | OM: 19 |
| | Δ | Condo Apt | #Shares%: | Rms: 5 | |
| | | Apartment | Locker#: | Bedroom | s: 1 + 1 |
| | | Únit#: 13 | Locker Lev/Ur | | |
| | 4 4 1 1 | Corp#: TSCC | | | |
| | | | Level: 1 | | |
| | | Dir/Cross St: F | Bayview and Kilgour | | |
| T | | | ayview North of Eglinton | | |
| | | | rossbridge Condominium Se | nuicos (116) 310 1350 | |
| | | Prop Mgint. C | rossbridge condominium se | envices (410) 549-4559 | |
| | | | | | |
| | EAL ESTATE SERVICES HEAVS ESTRIN TEAM, Brokkrage | | | | |
| MLS#: C12051048 | | e: 04/19/2025 | | | |
| PIN#: 129570339 | | | | | |
| Kitchens: | 1 | Pets Perm: | Restrict | Balcony: | Open |
| Fam Rm: | Ν | Locker: | Owned | Ens Lndry: | Y |
| Basement: | None | Maint: | \$788.81 | Lndy Lev: | Main |
| Fireplace/Stv: | Ν | A/C: | Central Air | Exterior: | Brick |
| Heat: | Heat Pump / Gas | Central Vac: | Ν | Gar/Gar Spcs: | Underground / 1 |
| Apx Age: | | UFFI: | | Park/Drive: | Undergrnd |
| Apx Sqft: | 800-899 | Elev/Lift: | Y Retirement: N | Park Type: | Owned |
| Sqft Source: | Floor Plan | Taxes Incl: | Water Incl: Y | Park/Drv Spcs: | 0 Tot Prk Spcs: 1 |
| Exposure: | E | Heat Incl: | Y Hydro Incl: | #: | 151 |
| Assessment: | E | Cable TV Incl: | CAC Incl: | #. Park \$/Mo: | 151 |
| | Lin han a com | | | | P |
| Spec Desig: | Unknown | Bidg ins incl: | Y Prkg Incl: Y | Prk Lvl/Unit: | В |
| Survey Type: | None | Cert Level: | Energy Cert: | Bldg Amen: | |
| Phys Hdcap-Eqp: | | GreenPIS: | N | | ncierge, Guest Suites, Indoor |
| | | Prop Feat: | | | ng Room, Visitor Parking |
| | | | Hospital, Library, Pets Allow | ed Com Elem Incl: | Y |
| | | | Place Of Worship, Public | | |
| | | Transit, Rec Cent | re | | |
| Waterfront: Non | | | | | |
| <u># Room</u> | <u>Level</u> Le | ength (ft) Width (ft | | | |
| 1 Foyer | Main 0 | 0 | Hardwood Floor | W/I Closet | |
| 2 Living | Main 20 | 0.01 x 10.24 | Hardwood Floor | Combined W/Dining | g W/O To Balcony |
| 3 Dining | | 0.01 x 10.24 | Hardwood Floor | Combined W/Living | |
| 4 Kitchen | Main 0 | 0 | | Breakfast Bar | Stainless Steel Appl |
| 5 Prim Bdrm | | 5.68 x 10.01 | Hardwood Floor | W/I Closet | 4 Pc Ensuite |
| 6 Den | | 0.01 x 8.17 | Hardwood Floor | Glass Doors | . Te Ensaite |
| | | | ideally located next to the ex | | a systems of Sunnybrook |
| | | | plus den boasts an exception | | |
| | | | | | |
| | | | ng the spacious and welcom | | |
| | | | e offers a kitchen equipped v | | |
| | | | ple seating overlooking a su | | |
| | | | dwood floor and pot lights w | | |
| | | | ice or guest suite. The spacio | | |
| large walk-in closet | t with custom built-ir | ns offering sizeable stora | ge and organization, and a fo | our-piece ensuite, con | plete with a vanity and a |
| ange waik-in cluser | | | | | ceptional suite. The Kilgour |
| | | ional three-piece bathro | uni willi a glass-encluseu shi | | |
| bathtub/shower co | mbination. An addit | | | | |
| bathtub/shower co Estates offers unpa | ombination. An addit aralleled amenities a | nd service, including a 24 | 4-hour concierge, indoor poc | ol and steam room, gy | m, theatre room, guest |
| bathtub/shower co Estates offers unpa suites, and party ro | ombination. An addit aralleled amenities a oom. **EXTRAS** Im | nd service, including a 24 nmerse yourself in this vil | 4-hour concierge, indoor poc brant, sought after communi | ol and steam room, gy | m, theatre room, guest |
| bathtub/shower co Estates offers unpa suites, and party ro | ombination. An addit aralleled amenities a oom. **EXTRAS** Im | nd service, including a 24 | 4-hour concierge, indoor poc brant, sought after communi | ol and steam room, gy | m, theatre room, guest |

Listing Contracted With: <u>ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM</u> 416-424-4910

| MLS#: C11985222 PIN#: | Seld Data | ERAGE | Taxes: \$4,377.5 Condo Apt Apartment Unit#: 17 Corp#: TSCC / 1 Dir/Cross St: Bay Directions: Via go Prop Mgmt: Ace | o M4G 0A2 dle Path-Sunnybr 57 / 2024 For: Sa #Shar Locke Locke 1957 Locke Level yview Ave / Kilgou google maps | nle S res%: er#: er Lev/Unit: er Unit: 307 : 3 ur Road | Lis Is Toronto % Dif: 9 PIS: N DOI Rms: 4 Bedrooms: | M: 29 |
|---|--|--|---|---|--|---|--|
| Kitchens: | 1 | | Pets Perm: | Restrict | | Balcony: | Open |
| Fam Rm: | N | | Locker: | Owned | | Ens Lndry: | Y |
| Basement: | None | | Maint: | \$846.33 | | Lndy Lev: | 1 |
| Fireplace/Stv: | Y | | A/C: | Central Air | | Exterior: | Brick |
| Heat: | Forced Air / Gas | | Central Vac: | N | | Gar/Gar Spcs: | Underground / 1 |
| Apx Age: | | | UFFI: | | | Park/Drive: | Undergrnd |
| Apx Sqft: | 900-999 | | Elev/Lift: | Retirement: | | Park Type: | Owned |
| Sqft Source: | MPAC | | Taxes Incl: | Water Incl: | Y | Park/Drv Spcs: | 0 Tot Prk Spcs: 1 |
| Exposure: | E | | Heat Incl: | Y Hydro Incl: | 1 | #: | 169 |
| Assessment: | L | | Cable TV Incl: | CAC Incl: | Y | #. Park \$/Mo: | 109 |
| Spec Desig: | Unknown | | Bidg ins incl: | Y Prkg Incl: | Y | Prk Lvl/Unit: | Level B |
| Survey Type: | None | | Cert Level: | Energy Cert: | 1 | Bldg Amen: | Level D |
| Jurvey rype. | NUTE | | GreenPIS: | Lifergy cert. | | | cierge, Guest Suites, Gym, |
| Phys Hdcan-Fon | | | | | | Indoor Pool, Visitor | |
| Phys Hdcap-Eqp: | | | Pron Feat | | | | |
| Phys Hdcap-Eqp: | | | Prop Feat: Ensuite Laundry, Fir | enlace/Stove Ho | snital Pets | | |
| Phys Hdcap-Eqp: | | E | Ensuite Laundry, Fir | | | Com Elem Incl: | |
| Phys Hdcap-Eqp: | | E | Ensuite Laundry, Fir Allowed with Restric | | | | |
| | Level Le | E A F | Ensuite Laundry, Fir Allowed with Restric Ravine, School | ctions, Place Of W | Vorship, | | |
| <u># Room</u> | | ength (f | Ensuite Laundry, Fir Allowed with Restric Ravine, School | ctions, Place Of W <u>Descriptio</u> | Vorship, <u>n</u> | | |
| # <u>Room</u> 1 Foyer | Main 5. | E A F | Ensuite Laundry, Fir Allowed with Restric Ravine, School t) Width (ft) x 8.83 | ctions, Place Of W <u>Description</u> W/l Closet | Vorship, <u>n</u> 3 | Com Elem Incl: Pc Bath | Hardwood Floor Hardwood Floor |
| <u>#</u> <u>Room</u> 1 Foyer 2 Living | Main 5. Main 10 | E F ength (ff .25 | Ensuite Laundry, Fir Allowed with Restric Ravine, School t) Width (ft) | ctions, Place Of W <u>Descriptio</u> | Vorship, <u>n</u> 3 cony E | Com Elem Incl: Pc Bath lectric Fireplace | Hardwood Floor |
| <u>#</u> <u>Room</u> 1 Foyer 2 Living 3 Dining | Main 5. Main 10 Main 10 | E F Ength (f 25 0.43 | Ensuite Laundry, Fir Allowed with Restric Ravine, School t) Width (ft) x 8.83 x 20.73 | ctions, Place Of W <u>Description</u> W/I Closet W/O To Bal | Vorship, <u>n</u> 3 conyE ept P | Com Elem Incl: Pc Bath lectric Fireplace ot Lights | Hardwood Floor Hardwood Floor |
| <u>#</u> <u>Room</u> 1 Foyer 2 Living 3 Dining | Main 5. Main 10 Main 10 Main 10 | E F Ength (f 25 0.43 0.43 | Ensuite Laundry, Fir Allowed with Restric Ravine, School t) Width (ft) x 8.83 x 20.73 x 20.73 | ctions, Place Of W <u>Description</u> W/I Closet W/O To Bal Open Conce | Vorship, <u>n</u> cony E ept P ar S | Com Elem Incl: Pc Bath lectric Fireplace | Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor |

unit features ten-foot ceiling heights throughout which enchance the already spacious feel of the suite. The open-concept living and dining areas are centered around an electric fireplace, complemented by floor-to-ceiling windows and a walk-out to a large balcony with ravine views and a barbecue gas line. The upgraded kitchen offers breakfast bar seating, freshly painted kitchen cabinets, and new stainless steel appliances. The king-sized primary bedroom provides ample space for additional furnishings, as well as a second electric fireplace and direct access to the balcony. The room also boasts a spacious walk-in closet and a three-piece ensuite with a glass-encased shower. The versatile den is situated near the entry of the suite alongside a three-piece bathroom, walk-in front hall closet and laundry closet. The unit is being sold with one underground parking spot and one storage locker. This condominium community offers high-end amenities including attentive and friendly 24-hour concierge services, a large indoor pool, an exercise room, theatre room, billiard room, library and an enormous party room. **EXTRAS** Located in a serene setting wrapped with ravines, Kilgour Estates provides a quiet retreat within the city with convenient access to hospitals, boutique and big-box shops, variety of restaurants, and walking trails through Sunnybrook Park.

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

| Prepared | By: MAGGIE LIND | |
|----------|-----------------|--|
|----------|-----------------|--|

| | L ESTATE LIMITED, BI | RUKERAGE | Taxes: \$4,441 Condo Apt Apartment Unit#: 519 Corp#: TSCP / Dir/Cross St: Ba Directions: Bay | rio M4G 0A2 idle Path-Sunnybrook- .95 / 2024 For: Sale #Shares% Locker#: Locker Le 1957 Locker Ur Level: 19 ayview & Blythwood view & Blythwood | SPIS: 7 263 v/Unit: P2 hit: | Lis ronto % Dif: 9. Y DOM Rms: 5 + 1 Bedrooms: Washroom 1x5xFlat, 1x | M: 11 : 2 + 1 s: 2 |
|-----------------------------|----------------------|--------------------|--|--|--------------------------------------|--|--|
| MLS#: C12088297 PIN#: | 1 Sold D | Date: 04/28 | | ossbridge Condominiu | | | |
| Kitchens: | 1 | | Pets Perm: | Restrict | | ony: | Encl |
| Fam Rm: | N | | Locker: | Owned | | Lndry: | Y |
| Basement: | None | | Maint: | \$859.48 | | y Lev: | |
| Fireplace/Stv: | N | | A/C: | Central Air | | erior: | Brick / Concrete |
| Heat: | Forced Air / Ga | IS | Central Vac: | Ν | | /Gar Spcs: | Underground / 1 |
| Apx Age: | 16-30 | | UFFI: | | | <th></th> | |
| Apx Sqft: | 900-999 | | Elev/Lift: | Y Retirement: | | с Туре: | Owned |
| Sqft Source: | As per Builder | | Taxes Incl: | | | <th>0 Tot Prk Spcs: 1</th> | 0 Tot Prk Spcs: 1 |
| Exposure: | S | | Heat Incl: | Y Hydro Incl: | | < \$/Mo: | |
| Assessment: | | | Cable TV Incl: | | | Lvl/Unit: | P2/123 |
| Spec Desig: Survey Type: | Unknown None | | Bldg Ins Incl: Cert Level: | Y Prkg Incl: Energy Cert: | | s Amen: ierge, Guest Si | uites, Indoor Pool, Media |
| Phys Hdcap-Eqp: | | | GreenPIS: | 0, | | | ng Room, Sauna |
| | | | Prop Feat: | | | Elem Incl: | Y |
| | | | | irnbelt/Conserv, Hospi | tal, | | |
| | | | | with Restrictions, Plac | | | |
| | | | Worship, Public Tra | | | | |
| <u># Room</u> | Level | Length (| | Description | • | | |
| 1 Living | Flat | 10.17 | x 10.27 | W/O To Balcony | o/Loo | ks Dining | Hardwood Floor |
| 2 Dining | Flat | 6.99 | x 10.27 | Combined W/Ki | | Concept | Hardwood Floor |
| | Flat | 8.04 | x 8.04 | Granite Counter | | ast Bar | Marble Floor |
| | FIAL | 0.0 . | | | | | |
| 3 Kitchen | Flat | 10.33 | x 8.99 | Open Concept | O/Loo | ks Dining | Hardwood Floor |
| 3 Kitchen | | | x 8.99 x 9.91 | Open Concept 5 Pc Ensuite Double Closet | O/Loo W/I Clo | | Hardwood Floor Broadloom |

/ Sunnybrook Park neighburhood. Nestled in a private, tree-lined enclave, this resort-style community offers tranquility while being steps to parks, nature trails, TTC, Sunnybrook Hospital, top-rated schools, and local amenities. This sunny, south facing suite sits on a desirable floor with a full balcony and unobstructed views. It features a smart split 2-bedoom plus den layout with 10 ft smooth ceilings, pot lights throughout, and quality finishes. The open-concept living and dining area showcases gleaming hardwood floors, while the foyer, kitchen and bathrooms are upgraded with elegant marble flooring. The kitchen is equipped with granite countertops, intergrated appliances, and ample cabinetry. A functional den offers the flexibility of a home office or reading area. The primary bedroom includes a large walk- in closet and a 5 piece ensuite with double sinks, soaker tub, and a separate glass shower. The second bedroom is generously sized with access to a second full bathroom. The balcony includes a gas BBQ hookup for convenient outdoor dining. Enjoy access to exceptional amenities: saltwater indoor pool, hot tub, steam room, sauna, gym, party room, guest suites, 24 hours concierge, and visitor parking. This is a luxury living in a peaceful, parkside setting- an ideal home for those seeking elegance, space, and convenience in the heart of midtown Toronto. Extras:

Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. 905-883-8300

| MLS#: C9514745 Sold Date: 01/25/2025 PIN#: N Locker: Owned Ens Lndry: Y Basement: None Maint: \$\$1,054.30 Ens Lndry: Y Fireplace/Stv: Y A/C: Central Vac: N Ens Lndry: Y Apx Age: A/C: Central Vac: N Park/Drv: Underground / 1 Apx Sqft: 1000-1199 Elev/Lift: Retirement: Park/Drv Spcs: Underground / 1 Sqft Source: 1,051 per Appraisal (MPAC Referenced as source) Sw Bidg Ins Incl: Y Pydro Incl: Park/Drv Spcs: 1 Tot Prk Spcs: 1 Spource: Sw Bidg Ins Incl: Y Prkg Incl: Y Bidg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room Aps Age: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grinbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Y Confereg Ceiling Confered Ceiling Confered Ceiling V/O To Balcony 2 Dining Main 11.15 X X Hardwood Floor Coffered Ceiling Undermount Sink | | | | | Taxes: \$5,200 Condo Apt Apartment Unit#: 20 Corp#: TSCC / Dir/Cross St: Bar Prop Mgmt: Cro | io M4G 0A1 dle Path-Sunnybrook-York / 2024 For: Sale Si #Shares%: Locker#: Locker Lev/Un | Lis Mills Toronto % Dif: 9 PIS: N DOM: Rms: 5 Bedrooms: it: B Washroom 60 1x5xMain, 1 | 89 2 s: 2 |
|---|----------------------|--|---|---|---|---|--|---|
| Kitchens:1Pets Perm:RestrictBalcony:OpenFam Rm:NoneLocker:OwnedEns Lndry:YBasement:NoneMaint:\$1,054.30Lndy Lev:Fireplace/Stv:YA/C:Central AirExterior:BrickApx Age:Apx Age:A/C:Central Vac:NPark/Drive:Underground / 1Apx Sqft:1000-1199UFFI:Elev/Lift:Retirement:YPark/Drive:Underground / 1Sqft Source:Taxes Incl:Water Incl:YPark/Drive:Underground / 1Apx Sqft:1000-1199Elev/Lift:Retirement:YPark/Drive:Underground / 1Sqft Source:Taxes Incl:Water Incl:YPark/Drive:Underground / 1Assessment:Sysce Desig:UnknownPark Drive:Underground / 1Park/Drive:Underground / 1Spec Desig:UnknownBidg Ins Incl:Y Prkg Incl:YPark S/Moo:Park S/Moo:Phys Hdcap-Eqp:UnknownProp Feat:Cul De Sac, Ensuite Laundry, Fireplace/Stove,Griered CeilingConcierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room2DiningMain12.01x12.2Hardwood FloorCoffered CeilingW/O To Balcony2DiningMain11.15x12.2Hardwood FloorCoffered CeilingW/O To Balcony3KitchenMain14.27x10.99BroadloomEarge WindowLarge Window </th <th>-</th> <th></th> <th>Sol</th> <th>d Date: 01/25</th> <th>5/2025</th> <th></th> <th></th> <th></th> | - | | Sol | d Date: 01/25 | 5/2025 | | | |
| Fam Rm:NLocker:OwnedEns Lndry:YBasement:NoneMaint:\$1,054.30Lndy Lev:Basement:Forced Air / GasA/C:Central AirExterior:BrickHeat:Forced Air / GasCentral Vac:NLndy Lev:Exterior:BrickApx Age:1000-1199UFFI:Park/Drive:Underground / 1Apx Sqft:1000-1199Elev/Lift:Retirement:Park/Drive:Underground / 1Apx Sqft:SwBldg Ins Incl:Y Hyrkg Incl:YPark S/Mo:Concierge:Spec Desig:UnknownFreenPIS:Cert Level:Energy Cert:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge:Concierge: | | | 4 | | Data Damas | Destated | Delesson | |
| Basement: None Maint: \$1,054.30 Lndy Lev. Fireplace/Stv: Y A/C: Central Air Exterior: Brick Apx Age: A/C: Central Vac: N Gar/Gar Spcs: Underground / 1 Apx Age: UFFI: Vertication Park/Drive: Underground / 1 Apx Sqft: 1000-1199 Elev/Lift: Retirement: Park/Drv Spcs: 1 Tot Prk Spcs: 1 1,051 per Appraisal (MPAC Referenced as source) Sw Bldg Ins Incl: Y Hydro Incl: Park Lv/Unit: UNIT 90,LEVEL B Assessment: Sw Bldg Ins Incl: Y Prk Incl: Y Prk Lv/Unit: UNIT 90,LEVEL B Spec Desig: Unknown GreenPIS: Frop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grmbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Com Elem Incl: Y 1 Living Main 12.01 x 12.2 Hardwood Floor Coffered Ceiling Undermount Sink 2 Dining Main 14.27 x 10.99 Broadloom Spc Ensuite Large Window 3 Kitchen Main | | | | | | | | • |
| Fireplace/Stv: Y A/C: Central Air Exterior: Brick Heat: Forced Air / Gas Central Vac: N Gar/Gar Spcs: Undergroud / 1 Apx Age: 1000-1199 Elev/Lift: Retirement: Park/Drive: Undergroud / 1 Apx Sqft: 1000-1199 Elev/Lift: Retirement: Y Park/Drive: Undergroud / 1 Sqft Source: Taxes Incl: Water Incl: Y Hydro Incl: Park Type: Owned Source) Cable TV Incl: CAC Incl: Y Park S/Mo: Port/Unit: UNIT 90,LEVEL B Spec Desig: Unknown Bldg Ins Incl: Y Prkg Incl: Y Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room Phys Hdcap-Eqp: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbeit/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Y Owned Room 1 Living Main 12.01 x 12.2 Hardwood Floor Coffered Ceiling VO To Balcony 3 Kitchen Main 8.69 x 7.55 Granite Counter Stainless Steel Appl Unde | | | | | | | | T |
| Heat: Forced Air / Gas Central Vac: N Gar/Gar Spcs: Underground / 1 Apx Age: UFFI: Retirement: Park/Drive: Underground / 1 Apx Sqft: 1000-1199 Elev/Lift: Retirement: Park/Drive: Owned Sqft Source: Taxes Incl: Y Hydro Incl: Y Park /Drive: N Dwrds Spcs: 1 Tot Prk Spcs: 1 1,051 per Appraisal (MPAC Referenced as source) Sw Bldg Ins Incl: Y Hydro Incl: Y Park /Drive: N N Dwrds Spcs: 1 Tot Prk Spcs: 1 Source: Sw Bldg Ins Incl: Y Prkg Incl: Y Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room Spec Desig: Unknown GerenPIS: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room 1 Living Main 11.15 x 12.2 Hardwood Floor Coffered Ceiling V/O To Balcony 2 Dining Main 8.69 x 7.55 Granite Counter St | | | | | | | - | Brick |
| Aps: Age: UFFI: Retirement:: Park/Drive: Undergrnd Apx: Sqft: 1000-1199 Elev/Lift:: Retirement:: Y Park Type: Owned J Sqft: Source: Taxes Incl: Y Hydro Incl: Y Park S/Mo: Park S/Mo: J J J J Tot Prk Spcs: 1 J | | • | - | ' Gas | | | | |
| Apx Sqft:1000-1199Elev/Lift:Retirement:Park Type:OwnedSqft Source:Taxes Incl:Water Incl:YPark/Drv Spcs:1 Tot Prk Spcs:11,051 per Appraisal (MPAC Referenced as source)SwEale TV Incl:CAC Incl:YPark s/Mo:Park s/Mo:1Exposure:SwBldg Ins Incl:Y Prkg Incl:YPark s/Mo:UNIT 90,LEVEL BBldg Amen:Spec Desig:UnknownCert Level:Energy Cert:Concierge, Exercise Room, Games Room, GreenPIS:Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media RoomPhys Hdcap-Eqp:UnknownProp Feat:Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public TransitOffered CeilingV/O To Balcony1LivingMain11.15x 12.2Hardwood FloorCoffered Ceiling Coffered CeilingW/O To Balcony3KitchenMain14.27x 10.33BroadloomLarge WindowLarge Window52nd BrMain10.5x 10.33BroadloomLarge Window6OtherMain19.69x 7.87Balcony7Client Remks:Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra4Prim BdrmMain19.69x 7.875Corn | | Apx Age: | | | | | | |
| Sqft Source: 1,051 per Appraisal (MPAC Referenced as source)Taxes Incl: Y Hydro Incl: Cable TV Incl:Water Incl: Y Hydro Incl: CAC Incl: Wheat Incl: Y Hydro Incl: CAD Incl: Diale TV Incl:Park/Drv Spcs: Park \$/Mo: Prk Lvi/Unit: Prk Lvi/Unit: UNIT 90,LEVEL B Bldg Ins Incl: Prk Lvi/Unit: Prk Lvi/Unit: Prk Lvi/Unit: Prk Lvi/Unit: Prk Lvi/Unit: UNIT 90,LEVEL B Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit1 Tot Prk Spcs: Park \$/Mo: Prk Lvi/Unit: UNIT 90,LEVEL B Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room Com Elem Incl: | 1 0 | | | | | Retirement: | | |
| 1,051 per Appraisal (MPAC Referenced as source) Heat Incl: Y Hydro Incl: Park \$/Mo: Source) Exposure: Sw Gable TV Incl: CAC Incl: Y Rassessment: Sw Bidg Ins Incl: Y Prkg Incl: Y Prk Lvl/Unit: UNIT 90,LEVEL B Spec Desig: Unknown GreenPIS: Energy Cert: Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room Phys Hdcap-Eqp: Unknown Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Y # Room Level Length (ft) Width (ft) Description 1 Living Main 12.01 x 12.2 Hardwood Floor Coffered Ceiling W/O To Balcony 3 Kitchen Main 14.27 x 10.99 Broadloom 5 Pc Ensuite Large Window 5 2nd Br Main 19.69 x 7.87 Balcony 5 2nd Br Main 19.69 x 7.87 Balcony 6 Other Main 19.69 x | | | | | | | | |
| source)SwCable TV Incl: Bldg Ins Incl:CAČ Incl: Y Prkg Incl:Prk Lvl/Unit: Bldg Amen:UNIT 90, LEVEL BSpec Desig: Spec Desig: Whys Hdcap-Eqp:UnknownBldg Ins Incl: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public TransitPrk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room Com Elem Incl:#Room LevelLevelLength (ft)Width (ft) VIC: TransitDescription Hardwood Floor1Living S MainMain12.01x12.2 XHardwood Floor South of FloorCoffered Ceiling Coffered Ceiling2Dining MainMain14.27x10.99 XBroadloom5 Pc Ensuite Large Window4Prim Bdrm Main10.5x10.33 XBroadloom5 Pc Ensuite Large WindowLarge Window52nd Br Main19.69x7.87 XBloonyLarge WindowClient Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | (MPAC Refer | renced as | Heat Incl: | | | |
| Assessment: Spec Desig: Phys Hdcap-Eqp: Unknown Cert Level: GreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Concierge, Exercise Room, Games Room, Guest Suites, Indoor Pool, Media Room # Room Level Length (ft) Width (ft) Description 1 Living Main 12.01 x 12.2 Hardwood Floor Coffered Ceiling 2 Dining Main 11.15 x 12.2 Hardwood Floor Coffered Ceiling 3 Kitchen Main 8.69 x 7.55 Granite Counter Stainless Steel Appl Undermount Sink 4 Prim Bdrm Main 10.5 x 10.39 Broadloom 5 Pc Ensuite Large Window 5 2nd Br Main 19.69 x 7.87 Balcony Undermount Sink 6 Other Main 19.69 x 7.87 Balcony Undermount and onversized extra Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area o | | | • | | Cable TV Incl: | CAC Incl: Y | Prk Lvl/Unit: | UNIT 90,LEVEL B |
| Spec Desig: Phys Hdcap-Eqp:UnknownGreenPIS: Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public TransitGuest Suites, Indoor Pool, Media Room Com Elem Incl:#Room LevelLevelLength (ft)Width (ft)Description1LivingMain12.01x12.2Hardwood FloorCoffered Ceiling Coffered CeilingW/O To Balcony2DiningMain11.15x12.2Hardwood FloorCoffered Ceiling Coffered CeilingUndermount Sink4Prim BdrmMain14.27x10.99Broadloom5 Pc EnsuiteLarge Window52 nd BrMain10.5x10.33BroadloomLarge Window5OtherMain19.69x7.87BalconyClient Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | Exp | osure: | Sw | | Bldg Ins Incl: | Y Prkg Incl: Y | Bldg Amen: | |
| Phys Hdcap-Eqp: Prop Feat: Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Com Elem Incl: Y # Room Level Length (ft) Width (ft) Description 1 Living Main 12.01 x 12.2 Hardwood Floor Coffered Ceiling W/O To Balcony 2 Dining Main 11.15 x 12.2 Hardwood Floor Coffered Ceiling W/O To Balcony 3 Kitchen Main 14.27 x 10.99 Broadloom 5 Pc Ensuite Large Window 4 Prim Bdrm Main 10.5 x 10.33 Broadloom Large Window 5 2nd Br Main 19.69 x 7.87 Balcony Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | Energy Cert: | Concierge, Exercise | Room, Games Room, |
| Image: Cull be Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public TransitImage: Provide the second sec | | | Unknown | | | | | |
| 1LivingMain12.01x12.2Hardwood FloorCoffered Ceiling2DiningMain11.15x12.2Hardwood FloorCoffered CeilingW/O To Balcony3KitchenMain8.69x7.55Granite CounterStainless Steel ApplUndermount Sink4Prim BdrmMain14.27x10.99Broadloom5 Pc EnsuiteLarge Window52nd BrMain10.5x10.33BroadloomLarge Window6OtherMain19.69x7.87BalconyClient Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extradeep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | Phy | s насар-Eqp: | | | Cul De Sac, Ensuite Grnbelt/Conserv, H with Restrictions, P | ospital, Park, Pets Allowed | Com Elem Incl: | Ŷ |
| 2DiningMain11.15x12.2Hardwood FloorCoffered CeilingW/O To Balcony3KitchenMain8.69x7.55Granite CounterStainless Steel ApplUndermount Sink4Prim BdrmMain14.27x10.99Broadloom5 Pc EnsuiteLarge Window52nd BrMain10.5x10.33BroadloomLarge Window6OtherMain19.69x7.87BalconyClient Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extradeep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | Level | | | | | |
| 3 Kitchen Main 8.69 x 7.55 Granite Counter Stainless Steel Appl Undermount Sink 4 Prim Bdrm Main 14.27 x 10.99 Broadloom 5 Pc Ensuite Large Window 5 2nd Br Main 10.5 x 10.33 Broadloom Large Window 6 Other Main 19.69 x 7.87 Balcony Ealer Window Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | | | |
| 4 Prim Bdrm Main 14.27 x 10.99 Broadloom 5 Pc Ensuite Large Window 5 2nd Br Main 10.5 x 10.33 Broadloom Large Window 6 Other Main 19.69 x 7.87 Balcony Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | | | |
| 5 2nd Br Main 10.5 x 10.33 Broadloom Large Window 6 Other Main 19.69 x 7.87 Balcony Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | | | |
| 6 Other Main 19.69 x 7.87 Balcony Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | | | Large Window |
| Client Remks: Absolutely Stunning two bedroom South West corner unit in the highly sought after Kilgour Estates. Rarely offered split 2 bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | | Large Window | |
| bedroom suite with two baths, an open and inviting family and dining area overlooked by the kitchen, with a walkout to an oversized extra deep balcony with a gas line, becoming an incredible outdoor extension of your living area. Large primary bedroom with a complete and | | | | | | | ht ofter Kilczen Fater | Darahy offered and the |
| Extras: Listing Contracted With: <u>CENTURY 21 ATRIA REALTY INC.</u> 416-218-8880 | bedr deep spac | oom suite with balcony with a ious ensuite, ex as: | i two baths, a a gas line, beo xtra large wir | n open and in coming an inc ndows. U-shap | viting family and di redible outdoor ext ed kitchen with stai | ning area overlooked by the ension of your living area. L inless steel appliances, dou | e kitchen, with a walko arge primary bedroon. | ut to an oversized extra with a complete and |

| MLS#: C12081767 | A Sold | Date: 04/2 | Taxes: \$5,507 Condo Apt Apartment Unit#: 7 Corp#: TSCC / Dir/Cross St: Ba Directions: Non Prop Mgmt: Cro | rio M4G 0A1 ridle Path-Sunnybr 2.72 / 2024 For: Sa #Shar Locke Locke | le r es%: r r#: r Lev/Uni r Unit: 2! 2 ur Rd Bayview, e | L Mills Toronto % Dif: SPIS: N DC Rms: 5 Bedroom it: B Washroo 52 1x5xMain, ast on Kilgour | DM: 14 s: 2 + 1 ms: 2 | |
|--|--------------------|---------------|--|---|--|---|--|---|
| PIN#: | | | | | | | | |
| Kitchens: | 1 | | Pets Perm: | Restrict | | Balcony: | Open | |
| Fam Rm: | N | | Locker: | Owned | | Ens Lndry: | Y | |
| Basement: | None | | Maint: | \$1,210.96 | | Lndy Lev: | D. 1. I | |
| Fireplace/Stv: | N Llast Duman (| Car | A/C: | Central Air | | Exterior: | Brick | |
| Heat: | Heat Pump / | Gas | Central Vac: | Ν | | Gar/Gar Spcs: | Underground / 2 | |
| Apx Age: | 11-15 | | UFFI: | _ | | Park/Drive: | Undergrnd | |
| Apx Sqft: | 1000-1199 | | Elev/Lift: | Retirement: | N | Park Type: | Owned / Owned | - |
| Sqft Source: | Floor Plans | | Taxes Incl: | Water Incl: | Y | Park/Drv Spcs: | 0 Tot Prk Spcs: | 2 |
| Exposure: | Ν | | Heat Incl: | Y Hydro Incl: | | #: | 93 | |
| Assessment: | | | Cable TV Incl: | CAC Incl: | Y | #: | 94 | |
| Spec Desig: | Unknown | | Bldg Ins Incl: | Y Prkg Incl: | Y | Park \$/Mo: | | |
| Survey Type: Phys Hdcap-Eqp: | None | | Cert Level: GreenPIS: | Energy Cert: | | Prk Lvl/Unit: Bldg Amen: | B / B | |
| | | | Prop Feat: | | | | ^r Wash, Guest Suites, li | |
| | | | Ensuite Laundry, H | lospital, Park, Pets | Allowed | Pool, Media Room | n, Party/Meeting Room | 1 |
| | | | with Restrictions, I | | | Com Elem Incl: | Ŷ | |
| <u># Room</u> | Level | Length | (ft) Width (ft) | Description | <u>1</u> | | | |
| | Flat | 11.42 | x 7.58 | Breakfast B | ar | Granite Counter | B/I Appliances | |
| 1 Kitchen | | 20.73 | x 10.01 | Combined \ | V/Dining | W/O To Balcony | Hardwood Floor | |
| 1 Kitchen | Flat | 20.75 | | | | Crown Moulding | | |
| 1 Kitchen | Flat Flat | 20.73 | x 10.01 | Combined \ | V/Living | Crown woulding | Hardwood Floor | |
| 1 Kitchen 2 Living 3 Dining | | | x 10.01 x 7.35 | Combined \ Open Conce | | Hardwood Floor | Hardwood Floor Halogen Lighting | |
| 1 Kitchen 2 Living 3 Dining | Flat | 20.73 | | | ept | 0 | | |
| Kitchen Living Dining Den | Flat Flat | 20.73 8.01 | x 7.35 | Open Conce | ept e | Hardwood Floor | Halogen Lighting | |

of well designedspace with a split bedroom layout for the two bedrooms, proper Ofce or Den space, and 10 foot ceilings in the coffered section of the openconcept Living Area. The layout also provides for fantastic in-suite storage from the exceptionally deep walk-in cloak closet off the Entry, to thewalk-in closet in the Primary Bedroom, and the wall to wall double closet in the Second Bedroom ensuring there is no shortage of closet space. The "king sized" Primary Bedroom has room to spare and features a luxuriously appointed 5 piece bath. The Second Bedroom is "queen sized"with room for a desk or sitting area and is flled with light from the oversized window. Sliding doors open from the Living Area and PrimaryBedroom to a 17'3" x 7'7" balcony perfect for extending your living space in the warmer months, especially with the gas line for your barbeque. The protected north facing view stretches up the green space between the building and townhouses to the ravine beyond, not a CNIB orBloorview MacMillan Centre in sight. Impeccably managed, the building includes a stunning indoor pool with hot tub, exercise room, mediaroom, party room, library, guest suites, car wash and a long serving concierge. The two parking spots are side by side and directly beside thedoor to the locker room. EV chargers (directly at each parking spot) can be installed at the buyer's cost. Minutes from Whole Foods atBroadway, the Granite Club, the 401 and a few blocks from the Eglinton Line, this suite is an oasis in the heart of our bustling city. Extras:

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

| | ARK REAL ESTATE LIMITE | | Taxes: \$7,202 Condo Apt Apartment Unit#: 24 Corp#: TSCC Dir/Cross St: B Directions: Bay Prop Mgmt: Act | rio M4G 0A2 ridle Path-Sunnybroo 2.96 / 2024 For: Sale #Share Locker Locker | s%: #: Lev/Unit: Unit: 254 4 prence | Li ills Toronto % Dif: 9 SPIS: N DO Rms: 5 Bedrooms B Washroor | M: 34 :: 2 ns: 3 | |
|---------------------|------------------------|----------------|--|--|--|---|------------------------|---|
| MLS#: C12 PIN#: | 2032123 So | ld Date: 04/23 | 3/2025 | | | | | |
| liv#: (itchens: | 1 | | Pets Perm: | Restrict | | Balcony: | Open | |
| am Rm: | N | | Locker: | Owned | | Ens Lndry: | ү | |
| an Kin. Basement | | | Maint: | \$1,312.22 | | Lndy Lev: | I | |
| ireplace/ | | | A/C: | Central Air | | Exterior: | Brick Front | |
| eat: | Forced Air | / Gas | Central Vac: | N | | Gar/Gar Spcs: | Underground / 2 | |
| px Age: | Torcea / ar / | 1 005 | UFFI: | | | Park/Drive: | Undergrnd | |
| px Sqft: | 1400-1599 | | Elev/Lift: | Retirement: | | Park Type: | Owned / Owned | |
| qft Sourc | | | Taxes Incl: | Water Incl: | Y | Park/Drv Spcs: | 2 Tot Prk Spcs: | 2 |
| | s 2 balconies as per N | MPAC | Heat Incl: | Y Hydro Incl: | I | #: | 279 | 2 |
| xposure: | Sw | vii / C | Cable TV Incl: | CAC Incl: | Y | #: | 280 | |
| ssessmei | | | Bldg Ins Incl: | Y Prkg Incl: | Ϋ́Υ | #. Park \$/Mo: | 200 | |
| pec Desig | | | Cert Level: | Energy Cert: | 1 | Prk Lvl/Unit: | B/173 / B/174 | |
| urvey Ty | | | GreenPIS: | Lifergy cert. | | Bldg Amen: | | |
| hys Hdca | | | Prop Feat: | | | Com Elem Incl: | Y | |
| ilys naca | r -4r. | | | Hospital, Pets Allowe | d with | | · | |
| | | | | of Worship, Public | | | | |
| | | | Ravine, School | . or worship, rubic | in an Sic, | | | |
| <u># Room</u> | <u>Level</u> | Length (| | Description | | | | |
| 1 Foyer | | 14.76 | x 5.38 | Double Close | t | 2 Pc Ensuite | Hardwood Floor | |
| 2 Living | | 18.8 | x 10.66 | Open Concep | | Sw View | Hardwood Floor | |
| 3 Dining | | 18.8 | x 9.88 | Open Concep | | W/O To Balcony | Hardwood Floor | |
| | | 16.7 | x 9.22 | Eat-In Kitcher | | Sliding Doors | W/O To Balcony | |
| | | | | 5 Pc Ensuite | | W/I Closet | Hardwood Floor | |
| 4 Kitche | 3drm Flat | 13.94 | x 10.93 | 5 PC ENSUIRE | | | | |
| | | 13.94 11.58 | x 10.93 x 10.79 | 4 Pc Ensuite | | Double Closet | W/O To Balcony | |

Bright & elegant 2 bedroom each with its own ensuite bath plus powder room in foyer. Ideal for those downsizing from a house, the large combined living/dining area offers exceptional entertaining space with walk-out to a deep, south-facing private balcony. The eat-in kitchen with breakfast area includes its own walk-out and a gas barbeque connection, perfect for outdoor dining. Spacious primary bedroom with 5 piece ensuite & walk-in closet. Second bedroom features its own 4 piece ensuite bath and walk-out to private west facing balcony. Hardwood floors and high ceilings throughout. Comes with 2 side by side parking spaces and one locker located near elevator. Luxury condo building with hotel style amenities include 24/7 concierge, indoor pool, gym, party room, guest suite, library, media/screening room and more. Spread out over 12 acres, Kilgour Estate is an exclusive community tucked away off Bayview Ave and backs onto Burkebrook ravine and Sunnybrook Park. Steps to lush walking trails, off-leash dog park, Whole Foods, public transit & Sunnybrook Hospital.

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

Prepared By: MAGGIE LIND CHESTNUT PARK REAL ESTATE LIMITED. BROKERAGE



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

| chens: 1 here in the instant of the | | BY: MAGGIE L | | | | | | | | | |
|--|--------------|--------------|--|--------------------|------------------|-----------------|---------------|--------------|---------------|----------------------|------------|
| Toront Ontario M46 0A1 List: \$2,95,000 Toront C12 Bridle Path-Sunnybrook-York Mills Toronts 76 Dift: 100 Taxes: \$8,333.12 / 2025 For: Sale SPIS: N DOM: 12 Condo Townhouse #Shares%: Rms: 7 3-Storey Locker#: Beforement: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker# LevUnit: 1 Washrooms: 3 - 1 Unite: 40 Locker: Explane" Explane: 50 Def colspan="2">Colspan="2">Set Colspan="2" Note: Colspan="2" | CHESTNU | T PARK REAL | ESTATE LIMITED | , BROKERAGE | 21 Burkebrog | ok Pl Th10 | | | S | Printed on 06/26/202 | 25 2:01:11 |
| Toronto C12 Bridle Path-Sumybrook-York Mills Toronto SP Bit: N DOM: 12 Toronto C12 Bridle Path-Sumybrook-York Mills Toronto SP Bit: N DOM: 12 Toronto C12 Bridle Path-Sumybrook-York Mills Toronto SP Bit: N DOM: 12 Condo Townhouse Site: N DOM: 12 Condo Townhouse Site: N Condo Townhouse Site: C1010334 Sold Date: 03/26/2025 Mithin: Sold Date: 03/26/2025 Ki: 100: 12.Wrence Prop Mgm: Crossbridge Condominium Services Sold Date: 03/26/2025 Mithin: Sold Date: 03/26/2025 | SAK / | A Manne | | MASIN | A THE | | | | | | |
| Taxes: 98,33.12 / 2025 For: Sale SPIS: N DOM: 12 Condo Townhouse #Shares%: Rms: 7 -Storey Locker I: Washrooms: 3 -Storey Locker: I: Locker: I: -Storey Locker: Ensuite Balcony: Fer -Storey A/C: Central Air Ensure Estrict: -Store: mpac Taxes Incl: Washroom Park/Drive: Underground /2 -Store: Sw Central Va:: N Park/Drive: Park/Drive: Park/Drive: 2 -Source: mpac Taxes Incl: Y Heat Incl: Y Park/Drive: Park/Drive: 2 -Source: Sw Ce | No the | | | AND | 教 授令 | | | rk Mills Tor | | | |
| Condo Townhouse #Shares%: 3-Storey Cocker#: Locker / Locker | | | | CINS IV AN | | | | | | | |
| 3-Storey Locker #: Bedrooms: 3 + 1 Vinit#: 40 Locker Levilit: 1x6, 1x5, 1x2 Corp#: TSCC/1957 Locker Luit: 1x6, 1x5, 1x2 Love: I Dir/Cross St: Bayview/South Of Lawrence 1x6, 1x5, 1x2 Directions: Bayview/South Of Lawrence Directions: Bayview/South Of Lawrence Prop Mgmt: Crossbridge Condominium Services Sk: C12019334 Sold Date: 03/26/2025 Exercise Enclose: Terr Main: 51,722.94 Arc Central Air Accer Central Air Enclory: Terr Enclory: Y Indegrad Maint: \$1,722.94 Arc: Central Air Exervice: Undegrad Acge: UFFI: Central Vac: N Park Type: Undegrad Owned 72 VSQT: Taxes Incl: Water Incl: Y Park Type: Owned 70 widt Park S/Mo: Contral Air Exervice: Undegrad Cable TV Incl: Cable TV Incl: CAC Incl: Y Y Park S/Mo: Contral Air Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Store, Pets Allowed with Restrictions Directions Source: Y Park S/Main 2.8 x 13.09 Y Y Source: Y Source Source: Source Source Y | | | | and the second | | | | 3613. | | /11. 12 | |
| Washrooms: 3 Corp#: TSCC/1957 Locker Lev/Lint: 1 Level: 1: Level: 2: Level: 2: L | - Kory | | | 112 76 16 | | | | | | - 2 - 1 | |
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Listing Contracted With: <u>HARVEY KALLES REAL ESTATE LTD.</u> 416-441-2888

| | STNUT PARK REAL | | | Taxes: \$10,507Condo AptApartmentUnit#: 07Corp#: TSCC /Dir/Cross St: BayDirections: E. OfProp Mgmt: Ace | io M4G 0A2 dle Path-Sunnybrook-York 7.60 / 2024 For: Sale #Shares%: Locker#: Locker Lev/Un 1957 Locker Unit: # Level: 04 yview Ave & Blythwood Rd | List Mills Toronto % Dif: 94 SPIS: N DO Rms: 7 Bedrooms: it: P2 Washrooms | M: 79 2+1 s: 3 |
|--|--|--|---|--|---|---|---|
| PIN | 5#: C11998827 #: | Sold | Date: 05/2 | 1/2025 | | | |
| Fan Bas Fire Hea Apx Sqft Exp Ass Spe Sur | chens: n Rm: ement: place/Stv: at: a Age: a Sqft: t Source: osure: essment: c Desig: vey Type: rs Hdcap-Eqp: | 1 Y None N Forced Air / G 11-15 2000-2249 Builder Plan E Unknown Unknown | as | Grnbelt/Conserv, H | Restrict Owned \$1,852.08 Central Air N No Y Retirement: Water Incl: Y Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert: Laundry, Family Room, ospital, Pets Allowed with Transit, River/Stream, | | Terr Y Main Brick Underground / 2 Undergrnd Owned / Owned 2 Tot Prk Spcs: 2 114 196 P2 / P2 oom, Guest Suites, Indoor Room, Visitor Parking Y |
| | | | | Wooded/Treed | fransit, fiver/stream, | | |
| # 1 2 3 4 5 6 7 8 9 | Room Living Dining Kitchen Family Prim Bdrm 2nd Br Den Foyer Laundry Bathroom | Level Main Main Main Main Main Main Main Main | Length (23.75 23.75 10.89 16.99 18.5 15.98 11.09 11.06 4.99 5.74 | Width (ft) x 20.57 x 20.57 x 9.25 x 9.25 x 10.99 x 10.66 x 10.66 x 10.66 x 5.35 x 4.99 | Description Combined W/Dining Coffered Ceiling B/I Appliances Picture Window 5 Pc Ensuite W/I Closet Wainscoting W/I Closet Marble Floor 2 Pc Bath | W/O To Balcony Combined W/Living Eat-In Kitchen Combined W/Kitchen His/Hers Closets 3 Pc Ensuite Hardwood Floor Marble Floor Double Doors Marble Floor | Hardwood Floor Hardwood Floor Granite Counter Pot Lights Hardwood Floor Hardwood Floor Crown Moulding Wainscoting B/I Shelves Undermount Sink |

unctional Split Floorplan To Complement The Sun Filled Space Offers Maximum Privacy. 2 Spacious Bedrooms & Den, Can Easily Be Converted To 3rd Bedroom. Expansive Terrace Overlooking Ravine. Grand Principal Rooms Complemented by Coffered Ceilings and Pot Lights. Gourmet Kitchen With Granite Countertops & Top Of The Line Built-In Appliances. Primary Retreat With His and Hers Walk-In Closets & Lavish 5Pc Ensuite. Central Location In highly sought-after Kilgour Estates. 5-star hotel amenities. Fine shopping, parks, schools & the convenience of the new Eglinton LRT just steps away. 2 Underground Parking Spots and Locker Included!! Extras:

Listing Contracted With: <u>RE/MAX REALTRON BARRY COHEN HOMES INC.</u> 416-223-1818

| | ESTATE LIMITED, F | State | | o M4G 0A1 dle Path-Sunnybrook-York | L Mills Toronto % Dif: | |
|--|--|---|---|---|--|--|
| | | | Condo Apt Apartment Unit#: 32 Corp#: TSCC / Dir/Cross St: Ba | 9.34 / 2024 For: Sale #Shares%: Locker#: 94* Locker Lev/Ur 1849 Locker Unit: Level: 4 yview and Eglinton ssbridge Property Manage | Rms: 6 Bedroom hit: P2 Washroon 1x2xMain, 1x6xMain | ms: 3 |
| MLS#: C9301662 PIN#: | Sold | Date: 01/30 | /2025 | | | |
| Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: Apx Age: Apx Age: Apx Sqft: Sqft Source: Exposure: | 1 None Y Heat Pump / 0 2000-2249 floor plan Ne | Gas | Pets Perm: Locker: Maint: A/C: Central Vac: UFFI: Elev/Lift: Taxes Incl: Heat Incl: | Restrict Owned \$2,090.19 Central Air N Retirement: Water Incl: Y Hydro Incl: | Balcony: Ens Lndry: Lndy Lev: Exterior: Gar/Gar Spcs: Park/Drive: Park Type: Park/Drv Spcs: #: | Open Main Brick / Other Underground / 2 Undergrnd Owned / Owned 0 Tot Prk Spcs: 2 317 |
| Assessment: Spec Desig: Phys Hdcap-Eqp: | Unknown | | Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: | CAC Incl: Y Prkg Incl: Y Energy Cert: ts Allowed with Restriction | #: Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest | 317 318 P2 / P2 Suites, Gym, Indoor Pool, om, Visitor Parking Y |
| #Room1Foyer2Kitchen3Dining4Living5Prim Bdrm62nd Br | Level Flat Flat Flat Flat Flat Flat Flat | Length (f 8.43 20.24 24.67 24.25 19.16 10.99 15.75 | | Description Marble Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor Hardwood Floor J Pc Ensuite Hardwood Floor | Double Closet Granite Counter O/Looks Living O/Looks Ravine 6 Pc Ensuite Double Closet Pocket Doors | Irregular Rm Eat-In Kitchen Coffered Ceiling W/O To Terrace W/O To Terrace W/O To Terrace W/O To Terrace W/O To Terrace |

ensuite. A well thought out plan providing privacy between the primary bedroom and the second bedroom that has a three piece ensuite and walk out. Suite 432 presents an unparalleled opportunity to embrace the unrivalled setting and lifestyle of Kilgour Estates. 24 hour concierge and exceptional amenities including gym, indoor pool, and more! Extras: Terrace overlooking Ravine with gas line for Bar B Q + an east facing terrace accessible from 2nd bed & Den,*2 Lockers;#94 &

#277(locker with a door),2 side by side parking spots.B/I bookshelves in LR,B/I desk & cabinets in Den,2 Heat pumps Listing Contracted With: <u>SOTHEBY'S INTERNATIONAL REALTY CANADA</u> 416-960-9995