



<b>20 Burkebrook Pl 216</b> <b>Toronto Ontario M4G 0A1</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98 <b>Taxes: \$3,268 / 2024 For: Sale</b> <b>SPIS: N</b> <b>DOM: 50</b>		<b>Sold: \$670,000</b> <b>List: \$687,000</b>
Condo Apt	<b>#Shares%:</b>	<b>Rms: 6</b>
Apartment	<b>Locker#:</b>	<b>Bedrooms: 1 + 1</b>
Unit#: 16	<b>Locker Lev/Unit:</b>	<b>Washrooms: 1</b>
Corp#: TSCC / 1849	LA044 & LB224	1x4xFlat
	<b>Locker Unit: 177</b>	
	<b>Level: 2</b>	
<b>Dir/Cross St:</b> Bayview Ave. / Kilgour Rd/Eglinton		
<b>Directions:</b> 20 Burke Brook Pl		
<b>Prop Mgmt:</b> cross Bridge Condominium Service		416-637-7101

MLS#: C12376141   **Sold Date:** 10/23/2025

PIN#:

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$793.29	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 700-799	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> photographer	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> Owned
<b>Exposure:</b> S	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Park \$/Mo:</b>
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Prk Lvl/Unit:</b> A/30
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y	<b>Bldg Amen:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Cable TV Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Bldg Ins Incl:</b> Y	
	<b>Prkg Incl:</b> Y	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions	
	<b>Exterior Feat:</b> Patio	<b>Interior Feat:</b> None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	15.85	x 10.27	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	15.91	x 10.27	Hardwood Floor	Combined W/Living	Coffered Ceiling
3	Kitchen	Flat	8.04	x 7.97	Pot Lights	Backsplash	Double Sink
4	Prim Bdrm	Flat	12.3	x 9.97	South View	Broadloom	Closet Organizers
5	Den	Flat	9.94	x 8.14	Hardwood Floor	Double Doors	French Doors
6	Foyer	Flat	4.72	x 6.56	Coffered Ceiling	Pot Lights	Closet Organizers

**Client Remks:** Stop Searching, City living at its best! Refined Living at Kilgour Estates Suite 216 Welcome to this beautifully maintained 1 Bedroom + Den suite in the prestigious \*\*Kilgour Estates\*\*. This south-facing unit features \*\*coffered ceilings\*\*, \*\*hardwood floors\*\*, \*\*oversized windows\*\*, and a \*\*private balcony with gas BBQ hookup\*\*. Gas included in the maintenance Fee. The \*\*spacious den with French doors\*\* is ideal as a \*\*2nd bedroom, guest room, nursery, or home office\*\*. Enjoy a \*\*Stylish kitchen\*\* with \*\*stainless steel appliances\*\* and a \*\*breakfast island\*\*, plus a \*\*generous primary bedroom\*\* with \*\*closet organizers\*\*. \*\*Inclusions:\*\* 1 underground parking space, 2 lockers, Indoor pool, hot tub, gym, library, party room, guest suite, car wash, and 24-hour concierge. Steps to Bayview shops, the Granite Club, Sunnybrook Hospital, Eglinton LRT & top schools all in a serene setting beside Sunnybrook Park.

**Inclusions:** LG Stainless Steel Appliances (Fridge, Stove, Dishwasher, Microwave), Stacked Washer & Dryer, All ELFs, 1 Owned Parking Space, LEVEL A UNIT 30 PKG, 2 Owned Lockers, LEVEL A UNIT 177 & LEVEL B UNIT 386.

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



**21 Burkebrook Pl 215**  
**Toronto Ontario M4G 0A2**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97  
**Taxes: \$3,431.09 / 2025 For: Sale** **SPIS: N** **DOM: 7**

Condo Apt **#Shares%:** 5  
 Apartment **Locker#:** #160 **Bedrooms:** 1 + 1  
**Unit#:** 15 **Locker Lev/Unit:** P2 **Washrooms:** 2  
**Corp#:** TSCC / 1957 **Locker Unit:** #316  
**Level:** 2 1x4xMain, 1x3xMain

**Dir/Cross St:** Bayview And Blythwood  
**Directions:** North Of Kilgour Road  
**Prop Mgmt:** Ace Property Management

**MLS#:** C12443823 **Sold Date:** 10/10/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$713.52	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Year Built:</b> 2008	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Yr Built Source:</b> MPAC	<b>HST Applicable to</b> Not Subject to HST	<b>Park Type:</b> Owned
<b>Apx Sqft:</b> 700-799	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b> Builder	<b>Taxes Incl:</b>	<b>#:</b> #295
<b>Exposure:</b> E	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Assessment:</b>	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b> P2#189
<b>Spec Desig:</b> Unknown	<b>Hydro Incl:</b>	<b>Bldg Amen:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> Y	Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y	<b>Com Elem Incl:</b> Y
	<b>Cert Level:</b> Energy Cert:	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.99	x 10.24	Open Concept	Picture Window	W/O To Balcony
2	Dining	Main	10.24	x 8.04	Open Concept	Coffered Ceiling	Hardwood Floor
3	Kitchen	Main	9.02	x 7.38	Stainless Steel Appl	Granite Counter	Breakfast Bar
4	Prim Bdrm	Main	10.01	x 10.01	4 Pc Ensuite	Double Closet	W/O To Balcony
5	Den	Main	9.22	x 6.73	3 Pc Bath	Open Concept	Hardwood Floor

**Client Remks:** \* Rarely Available One Bedroom Plus Den Suite In Highly Coveted Kilgour Estate \* Exceptional Open Concept Floor Plan  
 Featuring 10' Ceilings \* Updated Kitchen With Granite Countertops & Breakfast Bar \* Expansive Windows For Great Natural Light \* Generous Primary Bedroom With 4 Piece Ensuite & Large Double Closet \* Separate Den, Two Full Bathrooms \* New Hardwood Flooring \* East Balcony With A Gas BBQ Outlet \* Move In & Enjoy \* Walk To Sunnybrook Hospital, Shopping, Groceries & Public Transit \* Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets \* First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library \*

**Inclusions:** Frigidaire Integrated Fridge/Freezer, Frigidaire S/S Stove, Frigidaire Dishwasher, Samsung Microwave, Stacked Washer & Dryer, All Electric Light Fixtures, All Window Treatments, All Closet Organizers, Bathroom Mirrors, Heat Pump, One Parking, One Locker (6'3" By 4'2").

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



<b>20 Burkebrook Pl 518</b> <b>Toronto Ontario M4G 0A1</b>		<b>Sold: \$1,386,000</b> <b>List: \$1,395,000</b>
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99		
<b>Taxes:</b> \$6,605.80 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 2
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 6
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2 + 1
Unit#: 17	<b>Locker Lev/Unit:</b> A	<b>Washrooms:</b> 2
Corp#: TSCC / 1849	<b>Locker Unit:</b> 169	2x5
	<b>Level:</b> 5	
<b>Dir/Cross St:</b> Bayview/Broadway		
<b>Directions:</b> East of Bayview Ave beside CNIB		
<b>Prop Mgmt:</b> First Service Residential		

<b>MLS#:</b> C12323776	<b>Sold Date:</b> 08/07/2025	<b>Fractional Ownership:</b> N	<b>PIN#:</b> 128490159
<b>Assignment:</b> N			
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$1,343.07	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick / Concrete	
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1	
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd	
<b>Year Built:</b> 2007	<b>Elev/Lift:</b> Y	<b>Drive:</b> Underground	
<b>Yr Built Source:</b> Builder	<b>Retirement:</b> N	<b>Park Type:</b> Owned	
<b>Apx Sqft:</b> 1200-1399	<b>HST Applicable to:</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 1	<b>Tot Prk Spcs:</b> 1
<b>Sqft Source:</b> Builder's Plans	<b>Sale Price:</b>	<b>Park \$/Mo:</b>	
<b>Exposure:</b> S	<b>Taxes Incl:</b> Y	<b>Prk Lvl/Unit:</b> A/58	
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Bldg Amen:</b>	
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y	Bbqs Allowed, Bike Storage, Concierge,	
<b>Survey Type:</b> None	<b>Hydro Incl:</b>	Exercise Room, Guest Suites, Indoor Pool	
<b>Phys Hdcap-Eqp:</b> N	<b>Cable TV Incl:</b> CAC Incl:	<b>Com Elem Incl:</b> Y	
	<b>Bldg Ins Incl:</b> Y		
	<b>Prkg Incl:</b> Y		
	<b>Cert Level:</b> Energy Cert: N		
	<b>GreenPIS:</b> N		
	<b>Prop Feat:</b> Cul De Sac, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, Wooded/Treed		
	<b>Interior Feat:</b> None		
	<b>Security Feat:</b> Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	13.09	x 4.72	Hardwood Floor	Double Closet	
2	Living	Flat	20.21	x 13.16	Hardwood Floor	W/O To Balcony	Combined W/Dining
3	Dining	Flat	20.21	x 13.16	Hardwood Floor		
4	Kitchen	Flat	11.29	x 7.71	Open Concept	Granite Counter	Open Concept
5	Den	Flat	12.99	x 8.69	Hardwood Floor	French Doors	
6	Prim Bdrm	Flat	16.44	x 10.99	Broadloom	5 Pc Ensuite	W/I Closet
7	2nd Br	Flat	10.47	x 10.04	Broadloom	Double Closet	South View
8	Laundry	Flat	5.45	x 5.18	B/I Shelves		
9	Other	Flat	17.52	x 4.72	Balcony		

**Client Remks:** Rarely available "Fairmont" suite at Kilgour Estate with preferred south exposure. 2 bdrm (split design) + den + 2 full baths. 1,294 SF (Builder's Plans). Daniel's flagship development with awesome amenities. Distinctive features from the porte cochere entrance to the Brian Gluckstein designer touches. Natural gas hookup for your gas grill BBQ. All principal rooms have south view. Parking spot near P-1 elevators plus 2 premium storage lockers. 24 hour concierge. Full time on-site super and experienced support staff. Guest suite. Large indoor pool. Pet friendly building. It's no wonder people love to live at Kilgour Estate!

**Inclusions:** All existing appliances (Refrigerator, Stove, B/I Dishwasher, Micro/RHF, Washer, Dryer), all ELF, all broadloom w/l, all window coverings, entertainment unit in den, Gas grill BBQ. No warranties.

**Listing Contracted With:** RE/MAX ULTIMATE REALTY INC. 416-487-5131



**20 Burkebrook Pl 311**  
**Toronto Ontario M4G 0A1**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 100  
**Taxes: \$7,503.88 / 2024 For: Sale** **SPIS: N** **DOM: 37**

Condo Apt #Shares%: 6  
 Apartment Locker#: 160 Bedrooms: 2  
 Unit#: 11 Locker Lev/Unit: A Washrooms: 2  
 Corp#: TSCC / 1849 Locker Unit: 158 1x5xMain, 1x4xMain  
 Level: 3

**Dir/Cross St:** Bayview / Blythwood  
**Directions:** East Of Bayview Off Kilgour Rd  
**Prop Mgmt:** First Services Residential 416-637-7100

**MLS#:** C12224901 **Sold Date:** 07/23/2025  
**PIN#:** 128490085

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,558.24	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 1
<b>Apx Age:</b> 16-30	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b> Y <b>Retirement:</b> N	<b>Drive:</b> Underground
<b>Sqft Source:</b> 1,522/Floor Plan	<b>HST Applicable to:</b> Not Subject to HST	<b>Park Type:</b> Owned
<b>Exposure:</b> Ne	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1
<b>Assessment:</b>	<b>Taxes Incl:</b> Water Incl: Y	<b>#:</b> 50
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Y <b>Hydro Incl:</b>	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Prk Lvl/Unit:</b> Level A -50
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	<b>Bldg Amen:</b>
	<b>Cert Level:</b> Energy Cert: N	Bbqs Allowed, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking
	<b>GreenPIS:</b>	<b>Com Elem Incl:</b> Y
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Exterior Feat:</b> Lighting <b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	30.38	x 4.99	Marble Floor	Closet	Coffered Ceiling
2	Living	Main	18.64	x 14.53	Open Concept	Coffered Ceiling	Picture Window
3	Dining	Main	18.64	x 8.33	Coffered Ceiling	Hardwood Floor	W/O To Terrace
4	Kitchen	Main	19.36	x 7.91	Renovated	Stainless Steel Appl	Granite Counter
5	Breakfast	Main	19.36	x 7.91	Combined W/Kitchen	Tile Floor	Sliding Doors
6	Prim Bdrm	Main	12.24	x 12.04	5 Pc Ensuite	W/I Closet	Picture Window
7	2nd Br	Main	14.27	x 10.33	4 Pc Bath	Double Closet	W/O To Balcony
8	Other	Main	25	x 7.97	W/O To Terrace	North View	East View
9	Other	Main	7.97	x 4	W/O To Balcony	East View	

**Client Remks:** \* Incredibly Bright Northeast Corner Suite In Highly Coveted Kilgour Estate \* Exceptional Open Concept Layout Spanning 1,522 Square Feet Plus A Large Terrace With Gas BBQ Hookup \* Gourmet Eat-in Kitchen \* Soaring 9'9" Ceilings, Expansive Windows For Great Natural Light \* Fabulous Split Bedroom Layout \* Luxurious Primary Retreat Offering A 5 Pcs Ensuite And Large Walk-In Closet \* Generous Second Bedroom With Two Double Closets And A Small Balcony \* Move In & Enjoy \* Walk To Shopping, Groceries & Public Transit \* Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets \* First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library \* Some Photos Have Been Virtually Staged \*

**Inclusions:** Frigidaire Stainless Steel Appliances (Fridge, Stove, Dishwasher), Jenn-Air Microwave, Stacked Washer & Dryer, All ELFs, All Window Treatments, 2 Heat Pumps (New 2022), 1 Owned Parking Space (Level A, #50), 2 Owned Lockers (Level A, #158 & #160 - 5' By 3'8"; 5'5" By 5').

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



**20 Burkebrook Pl 334**  
**Toronto Ontario M4G 0A1**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98  
**Taxes: \$7,382.51 / 2025 For: Sale** **SPIS: N** **DOM: 15**  
**Sold: \$1,565,000**  
**List: \$1,595,000**

Condo Apt #Shares%: 7  
 Apartment Locker#: 139 Bedrooms: 2 + 1  
 Unit#: 34 Locker Lev/Unit: P2 Washrooms: 2  
 Corp#: TSCC / 1849 Locker Unit: 138 1x5xMain, 1x4xMain  
 Level: 3

**Dir/Cross St:** Bayview/Blythwood  
**Directions:** East Of Bayview Off Kilgour Rd  
**Prop Mgmt:** First Services Residential 416-637-7100

**MLS#:** C12379614 **Sold Date:** 09/19/2025  
**PIN#:** 128490108

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,513.43	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Heat Pump / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1400-1599	<b>Elev/Lift:</b>	<b>Drive:</b> Underground
<b>Sqft Source:</b> 1436/ Floor Plan	<b>Retirement:</b>	<b>Park Type:</b> Owned / Owned
<b>Exposure:</b> E	<b>HST Applicable to:</b> Not Subject to HST	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Sale Price:</b>	<b>#:</b> B172
<b>Spec Desig:</b> Unknown	<b>Taxes Incl:</b>	<b>#:</b> B173
<b>Survey Type:</b> None	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Phys Hdcap-Eqp:</b>	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b>
	<b>Hydro Incl:</b>	<b>Bldg Amen:</b>
	<b>Cable TV Incl:</b>	Bbqs Allowed, Concierge, Guest Suites, Gym,
	<b>Bldg Ins Incl:</b>	Indoor Pool, Party/Meeting Room
	<b>CAC Incl:</b>	<b>Com Elem Incl:</b> Y
	<b>Y Prkg Incl:</b>	
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	
	<b>Prop Feat:</b> Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Ravine, School	
	<b>Exterior Feat:</b> Landscaped	
	<b>Interior Feat:</b> Other	
	<b>Security Feat:</b> Concierge/Security, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.83	x 6.56	Double Closet	Stone Floor	Crown Moulding
2	Living	Main	14.93	x 16.77	Open Concept	Crown Moulding	Hardwood Floor
3	Dining	Main	11.25	x 7.91	Open Concept	Sliding Doors	W/O To Balcony
4	Kitchen	Main	9.32	x 8.92	Renovated	Stainless Steel Appl	Granite Counter
5	Breakfast	Main	9.84	x 9.25	Open Concept	Picture Window	East View
6	Prim Bdrm	Main	10.93	x 16.99	5 Pc Ensuite	W/I Closet	Picture Window
7	2nd Br	Main	8.99	x 12.34	W/I Closet	Closet Organizers	Large Window
8	Den	Main	8.99	x 7.68	Track Lights	Crown Moulding	Pocket Doors
9	Laundry	Main	5.84	x 3.25	B/I Shelves	Tile Floor	
10	Other	Main	18.77	x 7.41	Balcony	East View	

**Client Remarks:** \* Recently Renovated East Facing Suite In Highly Coveted Kilgour Estate \* Exceptional Open Concept Layout Spanning 1,436 Square Feet Plus A Large Terrace With Gas BBQ Hookup \* Gourmet Eat-in Kitchen With Breakfast Area \* Soaring 9'9" Ceilings, Expansive Windows For Great Natural Light \* Fabulous Split Bedroom Layout \* Luxurious Primary Retreat Offering A Newly Renovated 5 Piece Ensuite And Large Walk-In Closet \* Generous Second Bedroom Plus A Separate Den\* Two Side-By-Side Parking Spaces Included, Two Owned Lockers \* Walk To Shopping, Groceries & Public Transit \* Outstanding Lifestyle Community - Pet Friendly Building Allows For Two Pets \* First Class Amenities: 24/7 Concierge, Visitor Parking, Indoor Salt Water Pool, Whirlpool, Steam Room, Large Modern Gym, Guest Suite, Theatre, Library \* **Inclusions:** Frigidaire Stainless Steel Appliances (Fridge, Stove, Dishwasher), Samsung Microwave, Stacked Washer & Dryer, Kitchen Storage Unit, Primary Bedroom Pax Wardrobe, Den Pax Wardrobe, All ELFs (Exclude: Dining Room), All Window Treatments, 2 Heat Pumps (Dining Room Heat Pump New 2025), 2 Side-By-Side Owned Parking Spaces (Level B, #172, #173), Electric Vehicle Charger, 2 Owned Lockers (Level B, #138 & #139).

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

 <small>RARE REAL ESTATE, Brokerage</small>	<b>20 Burkebrook Pl 611</b> <b>Toronto Ontario M4G 0A1</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99 <b>Taxes: \$7,895 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 2</b>		<b>Sold: \$1,650,000</b> <b>List: \$1,669,000</b>
	<b>Condo Apt</b> <b>#Shares%:</b> <b>Apartment</b> <b>Locker#:</b> <b>Unit#:</b> 11 <b>Locker Lev/Unit:</b> <b>Corp#:</b> TSCC / 1849 <b>Locker Unit:</b> <b>Level:</b> 6	<b>Rms:</b> 8 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 1x2, 1x3, 1x4	
<b>Dir/Cross St:</b> Bayview Ave & Eglinton Ave <b>Directions:</b> Bayview Ave & Eglinton Ave <b>Prop Mgmt:</b> Crossbridge Condominium			
<b>MLS#:</b> C12431826	<b>Sold Date:</b> 10/01/2025		
<b>PIN#:</b>			
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1400-1599 <b>Sqft Source:</b> As Per Owner <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,597.79 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Water Incl: Y <b>Heat Incl:</b> Y Hydro Incl: <b>Cable TV Incl:</b> CAC Incl: Y <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 Tot Prk Spcs: 2 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y	
<b># Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>
<b>Client Remks:</b> Exquisite Living at Kilgour Estates 20 Burkebrook Place! Discover refined elegance in this rarely offered 3 bed, 3-bath residence spanning approx. 1,500 sq.ft in the prestigious Kilgour Estates. Thoughtfully designed for both comfort and sophistication, this suite features soaring ceilings, expansive windows, and an ideal layout blending open-concept living with private retreats. The chef-inspired kitchen offers premium appliances, granite counters, and abundant cabinetry, seamlessly flowing into a sunlit living/dining area with walk-out to a private balcony. The spacious den provides flexibility as a home office or guest space, while the primary suite impresses with a walk-in closet and spa-like ensuite. This suite also offers custom mill work and built ins in the living for extra storage and built in speaker system for entertaining. Unmatched convenience with 2 premium parking spots and 2 full-size lockers. Residents enjoy world-class amenities including 24-hour concierge, indoor pool, fitness centre, party room, and beautifully landscaped grounds. Situated just steps to Sunnybrook Park, upscale shopping, and easy transit, this home combines luxury with lifestyle in one of Toronto's most coveted communities. <b>Inclusions:</b> Refrigerator, Stove, Microwave, Dishwasher, Washer/Dryer, Window Coverings, ELFs <b>Listing Contracted With:</b> RARE REAL ESTATE 416-233-2071			



<b>1888 Bayview Ave 305</b> <b>Toronto Ontario M4G 0A7</b>			<b>Sold: \$1,674,000</b> <b>List: \$1,698,000</b>
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99			
<b>Taxes:</b> \$8,543.80 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N	<b>DOM:</b> 6
Condo Apt	<b>#Shares%:</b>	<b>Rms:</b> 5	
Apartment	<b>Locker#:</b>	<b>Bedrooms:</b> 2	
Unit#: 05	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 3	
Corp#: TSCC / 2382	<b>Locker Unit:</b>	1x5, 1x3, 1x2	
	<b>Level:</b> 3		
<b>Dir/Cross St:</b> Bayview Ave and Lawrence Ave East			
<b>Directions:</b> N/A			
<b>Prop Mgmt:</b> DEL Property Management Inc.			

**MLS#:** C12260366      **Sold Date:** 07/08/2025

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Open	
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y	
<b>Basement:</b> None	<b>Maint:</b> \$1,431.10	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick	
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2	
<b>Apx Age:</b>	<b>UFFI:</b>	<b>Park/Drive:</b>	
<b>Apx Sqft:</b> 1200-1399	<b>Elev/Lift:</b>	<b>Drive:</b>	
<b>Sqft Source:</b> 1372 SQF	<b>HST Applicable to:</b> Not Subject to HST	<b>Park Type:</b> Owned / Owned	
<b>Exposure:</b> W	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 2	
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Tot Prk Spcs:</b> 2	
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b>	<b>#:</b> 7	
<b>Survey Type:</b> Unknown	<b>Heat Incl:</b>	<b>#:</b> 8	
<b>Phys Hdcap-Eqp:</b>	<b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
	<b>Cable TV Incl:</b>	<b>Prk Lvl/Unit:</b> P2 / P2	
	<b>Bldg Ins Incl:</b>	<b>Bldg Amen:</b>	
	<b>Y Prkg Incl:</b>	<b>Com Elem Incl:</b>	
	<b>Cert Level:</b>	<b>Energy Cert:</b> Y	
	<b>GreenPIS:</b>		
	<b>Prop Feat:</b> Ensuite Laundry, Golf, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School		
	<b>Interior Feat:</b> Other		

#	Room	Level	Length (ft)	Width (ft)	Description	O/Looks Ravine	W/O To Balcony
1	Living	Main	15.75	x 11.25	Combined W/Dining	O/Looks Ravine	W/O To Balcony
2	Dining	Main	15.75	x 11.25	Combined W/Living	O/Looks Ravine	Open Concept
3	Kitchen	Main	10.99	x 10.99	Hardwood Floor	Breakfast Bar	B/I Appliances
4	Prim Bdrm	Main	14.93	x 10.99	5 Pc Ensuite	W/I Closet	O/Looks Ravine
5	2nd Br	Main	10.5	x 10.01	3 Pc Bath	Hardwood Floor	Closet

**Client Remks:** Welcome To 1888 Bayview Avenue, Unit 305 A Rare Opportunity To Own In The Iconic Blythwood At Huntington, A Prestigious Mid-Rise Condominium Perfectly Poised Between Forested Ravines And The Elegance Of Lawrence Park. This Impeccably Designed Residence Offers Refined Living In One Of Torontos Most Exclusive Boutique Buildings. The Suite Boasts A Spacious, Open-Concept Layout With Soaring Ceilings, Wall-To-Wall Windows, And A Private Balcony Overlooking Lush Courtyards And Tree-Lined Views A Peaceful Outdoor Retreat Ideal For Morning Coffee Or Alfresco Dining. Elegant Principal Rooms Flow Seamlessly Together, Featuring Rich Hardwood Flooring, Custom Millwork, And Timeless Architectural Details. A Gourmet Kitchen Equipped With Built-In Stainless Steel Appliances, Stone Counters, And A Large Breakfast Bar Opens To A Sun-Filled Living And Dining Area, Ideal For Both Daily Living And Entertaining. The Generous Primary Suite Offers A Walk-In Closet And Spa-Inspired EnSite With Double Vanities, Frameless Glass Shower, And Soaking Tub. This Exceptional Suite Comes With Two Premium Parking Spaces And Two Private Lockers, Providing Ample Storage And Everyday Convenience. Residents Of Blythwood At Huntington Enjoy A Collection Of World-Class Amenities, Including A Stunning Hotel-Inspired Indoor Pool, Whirlpool Spa, Fully Equipped Fitness Centre, Elegant Party Room, Guest Suites, And 24-Hour Concierge In A Grand, European-Inspired Lobby. Set Within Walking Distance To Sherwood Park Trails, Sunnybrook Hospital, And Minutes To Yonge Street Shops, Restaurants, TTC, And Top-Ranked Schools This Is The Ultimate Blend Of Urban Sophistication And Natural Serenity. Experience Uncompromising Luxury Living In One Of Torontos Most Sought-After Addresses.

**Inclusions:** Hardwood Throughout. Built-In Miele Appliances. Granite Countertops. 9 Foot Smooth Ceilings. Beautiful Ravine Views From All Windows And Balcony. \*Two Parking's And Two Lockers Included.

**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES KATY TORABI 416-997-6658



**1900 Bayview Ave 0629**  
**Toronto Ontario M4G 0A6**  
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % **Dif:** 98  
**Taxes:** \$10,271 / 2025 **For:** Sale **SPIS:** N **DOM:** 12

**Condo Apt** **#Shares%:** **Rms:** 8 + 0  
**1 Storey/Apt** **Locker#:** #108 **Bedrooms:** 2 + 1  
**Unit#:** 7 **Locker Lev/Unit:** B **Washrooms:** 3  
**Corp#:** TSCC / 2650 **Locker Unit:** #107  
**Level:** 6 **1x2xFlat, 1x5xFlat,**  
**Dir/Cross St:** Eglinton & Bayview **1x3xFlat**  
**Directions:** North of Eglinton, West side of Bayview  
**Prop Mgmt:** Del Property Management Inc

**MLS#:** C12475644 **Sold Date:** 11/03/2025  
**PIN#:** 766500063

**Kitchens:** 1 + 0 **Pets Perm:** Yes-with Restrictions **Balcony:** Open  
**Fam Rm:** Y **Locker:** Owned **Ens Lndry:** Y  
**Basement:** None **Maint:** \$1,693.54 **Lndy Lev:**  
**Fireplace/Stv:** N **A/C:** Central Air **Exterior:** Brick  
**Heat:** Forced Air / Gas **Central Vac:** N **Gar/Gar Spcs:** Underground / 2  
**Apx Age:** **UFFI:** **Park/Drive:**  
**Year Built:** 2018 **Elev/Lift:** **Drive:**  
**Yr Built Source:** MPAC **HST Applicable to:** Included In **Park Type:** Owned / Owned  
**Apx Sqft:** 1400-1599 **Sale Price:** **Park/Drv Spcs:** 0 **Tot Prk Spcs:** 2  
**Lot Size Source:** MPAC **Taxes Incl:** **Water Incl:** Y **Park \$/Mo:**  
**Sqft Source:** MPAC **Heat Incl:** **Hydro Incl:** **Prk Lvl/Unit:** Level B #11 / Level B #12  
**Exposure:** S **Cable TV Incl:** **Y CAC Incl:** **Bldg Amen:** Concierge, Exercise Room, Guest Suites,  
**Assessment:** 2025 **Bldg Ins Incl:** **Y Prkg Incl:** Y Indoor Pool, Party/Meeting Room, Sauna  
**Spec Desig:** Unknown **Cert Level:** **Energy Cert:** N **Com Elem Incl:** Y  
**Survey Type:** None **GreenPIS:** N  
**Phys Hdcap-Eqp:** **Prop Feat:** Clear View, Ensuite Laundry, Family Room, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed  
**Exterior Feat:** Backs On Green Belt, Landscape Lighting, Landscaped  
**Interior Feat:** Built-In Oven, Countertop Range, Storage Area Lockers, Water Heater Owned

**Water Body Type:** Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	14.37	x 11.52	B/I Appliances	Quartz Counter	Hardwood Floor
2	Dining	Flat	11.75	x 8.86	Open Concept	Large Window	Hardwood Floor
3	Living	Flat	18.24	x 14.47	Open Concept	Large Window	Built-In Speakers
4	Den	Flat	10.14	x 8.27	French Doors	Hardwood Floor	Pot Lights
5	Prim Bdrm	Flat	10.56	x 20.05	W/I Closet	Large Window	5 Pc Ensuite
6	Br	Flat	12.34	x 17.09	Large Window	Large Closet	Pot Lights
7	Laundry	Flat	6.86	x 4.17	B/I Fridge	Separate Rm	
8	Foyer	Flat	6.14	x 8.01			

**Client Remarks:** A rare opportunity to own one of the larger suites in the exclusive Sherwood by Huntington, a Tridel-built boutique residence poised at the edge of Lawrence Park. This 1589 sqft 2 bed plus den, 3 bath suite is tailored for those seeking quiet sophistication in a serene, park-like setting. Sweeping south-facing views over uninterrupted greenery and city skyline beyond, evoke the feel of Central Park from midtown Toronto. Through nearly \$75K in custom upgrades, the designer Irpinia chef's kitchen is anchored by a custom oversized island with breakfast bar, Caesarstone Quartz counters, a full complement of Miele appliances and a built-in wine fridge tucked in the laundry rm. A Faber range hood with custom surround is an elegant top note to this gorgeous heart of the home. Throughout, engineered 5" White Oak Gotham hardwood stretches under 10' ceilings and 8' doors, flowing seamlessly from room to room. While this suite is a showcase of natural light, custom potlights elevate the ambient lighting. In the primary ensuite, radiant heat underfoot, marble finishes, and a freestanding Azzura Carrera tub create a spa-like retreat. All bathrooms showcase marble counters and flooring. The desirable split bedroom layout includes a virtually soundproof den, ideal for remote work or peaceful calls, offering a treasured versatile space. App controlled Crestron blinds throughout (including blackout in the primary), digital A/V wired speakers in each room (control hub ready). Two premium parking spots (one extra-wide) are located steps from a near-private elevator serving this quiet corner of the building. Residents enjoy hotel-level amenities: indoor saltwater pool & spa, sauna, fitness centre, party room, gardens, guest suites and 24-hour concierge. Steps to Sherwood Park trails, Bayview shops, Granite Club, Sunnybrook, and the coming Eglinton LRT. Privacy, sophisticated design, and effortless luxury in one of midtown Toronto's most distinguished addresses, this isn't to be missed.

**Inclusions:** Sherwood & Signature Collection Miele 36" gas cooktop, 36" fully integrated built-in fridge and freezer (Oversized fridge only available on floors 4 and higher) and speed oven. Miele 24" built-in dishwasher and 30" built-in combination wall oven and microwave. Faber

Prepared By: MAGGIE LIND, Salesperson

Phone: 416-925-9191

Printed On: 12/01/2025 8:06:07 PM

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

1300 Yonge St Ground Flr, Toronto ON M4T1X3

built-in range hood. Wine fridge (in laundry room). Reverse osmosis water system (kitchen). Whirlpool full size stacked washer & dryer. Crestron automated custom blinds throughout. Your Home custom A/V digital tech system with speakers integrated throughout suite (with uninstalled control hub). All electrical light fixtures and window coverings.

**Listing Contracted With:** SAGE REAL ESTATE LIMITED 416-483-8000



<b>60 Kilgour Rd</b> <b>Toronto Ontario M4G 0A9</b> Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99 <b>Taxes:</b> \$8,684 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 20 <b>Condo Townhouse</b> <b>#Shares%:</b> <b>Rms:</b> 6 + 1 <b>2-Storey</b> <b>Locker#:</b> <b>Bedrooms:</b> 2 + 1 <b>Unit#:</b> 6 <b>Locker Lev/Unit:</b> <b>Washrooms:</b> 4 <b>Corp#:</b> TSCC / 2260 <b>Locker Unit:</b> <b>Level:</b> 1 <b>1x2xMain, 1x3x2nd,</b> <b>Dir/Cross St:</b> Bayview & Eglinton <b>1x5x2nd, 1x2xLower</b> <b>Directions:</b> Bayview & Eglinton <b>Prop Mgmt:</b> Icc Property Management		<b>Sold:</b> \$2,125,000 <b>List:</b> \$2,149,000
<b>MLS#:</b> C12413915 <b>Sold Date:</b> 10/08/2025 <b>PIN#:</b>		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Finished <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2249 <b>Sqft Source:</b> 2240 interior <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$964.95 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y Prkg Incl: Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions <b>Interior Feat:</b> Other
<b># Room</b> <b>Level</b> <b>Length (ft)</b> <b>Width (ft)</b> <b>Description</b>		
<b>Client Remks:</b> Kilgour Estates - A prestigious midtown residence nestled in one of Toronto's most coveted neighbourhoods. Measuring an expansive 2240 square feet and flooded with natural light, this end-unit townhome is a perfect blend of timeless charm and elegance. A chef's kitchen overlooks the breakfast area and flows seamlessly into both the living room and dining room. The serene primary retreat features his & hers walk-in closets and is anchored by the spa-inspired 5pc ensuite washroom. The 2nd bedroom, also with its own 4 pc ensuite lending to privacy and comfort. The lower level with a very functional office or 3rd bedroom, above grade windows, a huge laundry room, plenty of storage space and access through to the 2 car garage. Soaring high ceilings throughout makes the home feel even larger than it is. Enjoy the terrace off of the living room perfect for BBQing and enjoying a cup of coffee in the morning or a glass of wine in the evening. An added benefit to this gem is an additional underground parking space at the neighbouring 20/21 Burkebrooke, where you can also make use of their fine amenities that include an exercise room, indoor pool and party room. Very reasonable monthly maintenance fees that cover garbage and snow removal as well as caring for the lush landscaping. Endless area amenities and close proximity to Rosedale Golf Club, The Granite Club, Sunnybrook Hospital and easy access to downtown.		
<b>Inclusions:</b> All existing appliances, light fixtures and window coverings. Garage door opener. Control 4 Smart Home Automation System.		
<b>Listing Contracted With:</b> ROYAL LEPAGE SIGNATURE REALTY 905-568-2121		



<b>12 Burkebrook Pl 1</b> <b>Toronto Ontario M4G 0A8</b>		<b>Sold: \$2,211,000</b> <b>List: \$2,180,000</b>
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 101		
<b>Taxes:</b> \$9,365.76 / 2025	<b>For:</b> Sale	<b>SPIS:</b> N
		<b>DOM:</b> 14
Condo Townhouse	<b>#Shares%:</b>	<b>Rms:</b> 7
3-Storey	<b>Locker#:</b>	<b>Bedrooms:</b> 2
Unit#: 16	<b>Locker Lev/Unit:</b>	<b>Washrooms:</b> 4
Corp#: TSCP / 2260	<b>Locker Unit:</b>	1x2xGround, 1x2xMain,
	<b>Level:</b> 1	1x4xUpper, 1x5xUpper
<b>Dir/Cross St:</b> Bayview South of Lawrence		
<b>Directions:</b> Bayview South of Lawrence		
<b>Prop Mgmt:</b> ICC Property Management 905-940-1234		

**MLS#:** C12328351      **Sold Date:** 08/20/2025  
**PIN#:** 762600016

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Ensuite	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,024.66	<b>Lndy Lev:</b>
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> Y	<b>Gar/Gar Spcs:</b> Built-In / 2
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> Private
<b>Year Built:</b> 2012	<b>Elev/Lift:</b>	<b>Drive:</b> Private, Underground
<b>Yr Built Source:</b> MPAC	<b>Under Contract:</b> Hot Water Tank-Gas	<b>Park Type:</b> Owned / Owned
<b>Apx Sqft:</b> 2250-2499	<b>HST Applicable to</b> Included In	<b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 3
<b>Sqft Source:</b> Builder's plan	<b>Sale Price:</b>	<b>Park \$/Mo:</b>
<b>Exposure:</b> Ns	<b>Taxes Incl:</b>	<b>Prk Lvl/Unit:</b> Level A Unit 33
<b>Assessment:</b>	<b>Water Incl:</b> Y	<b>Bldg Amen:</b>
<b>Spec Desig:</b> Unknown	<b>Heat Incl:</b> Hydro Incl: Y	Bbqs Allowed, Visitor Parking
<b>Survey Type:</b> None	<b>Cable TV Incl:</b> CAC Incl: Y	<b>Com Elem Incl:</b> Y
<b>Phys Hdcap-Eqp:</b>	<b>Bldg Ins Incl:</b> Y Prkg Incl: Y	
	<b>Cert Level:</b> Energy Cert: GreenPIS:	
	<b>Prop Feat:</b> Central Vacuum, Cul De Sac, Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	<b>Exterior Feat:</b> Landscaped, Porch, Awnings, Deck	
	<b>Interior Feat:</b> Auto Garage Door Remote, Central Vacuum	
	<b>Security Feat:</b> Alarm System, Carbon Monoxide Detectors, Monitored, Smoke Detector	

#	<u>Room</u>	<u>Level</u>	<u>Length (ft)</u>	<u>Width (ft)</u>	<u>Description</u>		
1	Foyer	Ground	7.09	x 6.59	Limestone Flooring	Double Closet	2 Pc Bath
2	Den	Ground	12.01	x 10.93	Heated Floor	Limestone Flooring	Bay Window
3	Laundry	Ground	12.93	x 10.76	Limestone Flooring	Bay Window	Laundry Sink
4	Dining	Main	11.25	x 13.09	Hardwood Floor	O/Looks Garden	Bay Window
5	Library	Main	7.41	x 6.99	Hardwood Floor	Pot Lights	O/Looks Dining
6	Great Rm	Main	18.67	x 13.75	Open Concept	Gas Fireplace	W/O To Terrace
7	Kitchen	Main	9.74	x 8.83	Limestone Flooring	Granite Counter	Breakfast Bar
8	Breakfast	Main	8.01	x 12.83	Heated Floor	B/I Desk	Bay Window
9	Br	Upper	12.93	x 14.76	Hardwood Floor	W/I Closet	5 Pc Ensuite
10	2nd Br	Upper	13.25	x 10.76	Hardwood Floor	Double Closet	4 Pc Ensuite

**Client Remarks:** Daniel's Kilgour Estates! Step inside this luxuriously upgraded, premium end-unit townhome residence nestled in a preferred, serene, and lush setting. The ground level welcomes you with radiant heated limestone floors, a light-filled den or office with bay window overlooking manicured grounds, a generous laundry room with built-in cabinetry, countertop, and storage, a two-piece powder room, and a double coat closet. Oversized windows flood the space with natural light, while direct access to a finished garage with polished epoxy floors adds both function and refinement. Upstairs, the main level impresses with soaring 10-foot ceilings, rich hardwood floors, and elegant coffered detailing. The generous dining room opens to a library/reading nook and offers bright north exposure. The open-concept great room, anchored by a striking 36-inch gas fireplace with limestone mantel, steps out to a 20-foot terrace with natural gas BBQ hookup and retractable awning, ideal for al fresco dining. The chef's kitchen features stainless steel appliances, granite countertops, and a large breakfast bar, perfect for entertaining and everyday living. A bay-windowed breakfast room overlooking the treed grounds completes the space. The upper level offers two spacious bedrooms and two full ensuite baths, both with heated limestone floors. Treat yourself to luxury in the sumptuous primary suite with two walk-in closets and a spa-inspired ensuite with double vanity, glass shower, and deep soaker tub framed by a sunlit bay window. Located just steps to Sherwood Park, Sunnybrook Park and Serena Gundy Park and close to Leaside's boutique shops along Bayview,

Whole Foods, Sunnybrook Hospital, top private and public schools, and the Eglinton Crosstown LRT (opening TBD), short drive to 401 and the DVP. Residents enjoy access to 20 Burkebrook's five-star amenities, including a saltwater pool, gym, party/meeting room, billiards lounge, theatre room and guest suite.

**Inclusions:** Existing: stainless steel fridge (ice maker not functioning), stove, built-in dishwasher, built-in microwave, stacked washer and dryer, gas furnace, central air conditioning, retractable terrace awning, natural gas BBQ + hookup on terrace, custom Hunter Douglas silhouette blinds, all electric light fixtures, new LED pot lighting, Control4 smart home automation system (optional support \$51/mo), rough-in for tvs above fireplace, main floor office and both bedrooms, garage slat wall organizer panels, electric garage door opener and 2 remotes, 3rd parking spot (owned) in 20 Burkebrook.

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