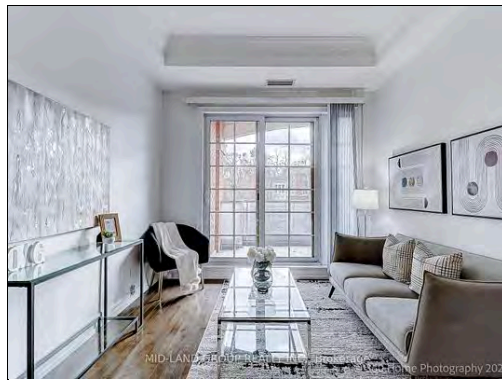


	20 Burkebrook Pl 316 Toronto Ontario M4G 0A1 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97 Taxes: \$3,431.09 / 2025 For: Sale SPIS: No DOM: 54			Sold: \$680,000 List: \$699,000																																		
	Condo Apt Apartment Unit#: 16 Corp#: TSCC / 1849	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 357 Level: 3	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat																																			
	Dir/Cross St: Bayview Ave. & Kilgour Rd. Directions: From Hwy 401 Exit Bayview, Go South, after Lawrence Ave. turn left at Kilgour Rd., turn left again on 1st Street to Burkebrook Place. Prop Mgmt: First Service Residential																																					
	MLS#: C12600110 Sold Date: 01/25/2026 PIN#:																																					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$767.61 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: #155 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y																																				
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr><tr><td>1</td><td>Living</td><td>Flat</td><td>16.31</td><td>x 10.07</td><td>Hardwood Floor</td></tr><tr><td>2</td><td>Dining</td><td>Flat</td><td>0</td><td>0</td><td>Hardwood Floor</td></tr><tr><td>3</td><td>Kitchen</td><td>Flat</td><td>9.28</td><td>x 7.94</td><td>Backsplash</td></tr><tr><td>4</td><td>Prim Bdrm</td><td>Flat</td><td>11.88</td><td>x 9.91</td><td>Broadloom</td></tr><tr><td>5</td><td>Den</td><td>Flat</td><td>9.84</td><td>x 9.19</td><td>Hardwood Floor</td></tr></table>	#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Flat	16.31	x 10.07	Hardwood Floor	2	Dining	Flat	0	0	Hardwood Floor	3	Kitchen	Flat	9.28	x 7.94	Backsplash	4	Prim Bdrm	Flat	11.88	x 9.91	Broadloom	5	Den	Flat	9.84	x 9.19	Hardwood Floor	Open Concept Open Concept Breakfast Bar Large Closet French Doors	W/O To Balcony Combined W/Living Double Sink
#	Room	Level	Length (ft)	Width (ft)	Description																																	
1	Living	Flat	16.31	x 10.07	Hardwood Floor																																	
2	Dining	Flat	0	0	Hardwood Floor																																	
3	Kitchen	Flat	9.28	x 7.94	Backsplash																																	
4	Prim Bdrm	Flat	11.88	x 9.91	Broadloom																																	
5	Den	Flat	9.84	x 9.19	Hardwood Floor																																	
Client Remks: Kilgour Estate Condo, Stunning and Rarely Available 1 Bedroom + Den With Luxury Finishes, 10' Coffered Ceiling In Living And Dining Room With HW Flooring, Designer's Kitchen Cabinet With Granite Countertop, Demanded South Facing with View of Beautiful Trees from all Rooms. Incredible Facilities Including Indoor Pool, Billiard Lounge, Library, Fitness Room, Theatre, And Etc., Close To All Amenities. Minutes to Highway, Sunnybrook Hospital, Parks & Whole Foods. Open concept floor plan . Inclusions: S/S Fridge/Stove/Dishwasher/Microwave, Stacked Washer/ Dryer, All Existing Light Fixtures Including Pot Lights and Window Blinds.																																						
Listing Contracted With: MID-LAND GROUP REALTY INC. Ph: 416-666-5183																																						



21 Burkebrook Pl 114 Toronto Ontario M4G 0A2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97 Taxes: \$4,055.69 / 2025 For: Sale SPIS: No DOM: 13		
Condo Apt Apartment Unit#: 14 Corp#: TSCC / 1957	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 156 Level: 1	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x3
Dir/Cross St: South of Blythwood Rd/East of Bayview Ave Directions: South of Blythwood Rd/East of Bayview Ave Prop Mgmt: Ace Property Management		

MLS#: C13176744	Sold Date: 06/08/2026
Assignment: No	Fractional Ownership: No PIN#: 129570014

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Foundation: Concrete Sqft Source: seller Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$849.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: No Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: 288 Bldg Amen: Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to the prestigious Kilgour Estates at 21 Burkebrook Place. Located in one of Toronto's most sought-after communities, Kilgour Estates offers exceptional amenities; 24/7 concierge, indoor pool, exercise room, party room, library, theater room, ample visitor parking and beautifully landscaped grounds. This 1st floor 1 bedroom plus den, 2-bathroom condo offers, 9ft ceilings, 10ft ceilings in Living Room, hardwood flooring throughout, marble floor and wall tiles, granite kitchen countertop, crown moulding, and potlights, perfect blend of luxury, comfort and functionality featuring a bright open-concept layout with separate dining room. Steps to Sunnybrook hospital, public transit and walking trails. Inclusions: Fridge, stove, microwave, dishwasher, washer, dryer, light fixtures, window coverings Listing Contracted With: <u>WEISS REALTY LTD.</u> Ph: 416-636-6800					



20 Burkebrook PI 322 Toronto Ontario M4G 0A1 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97 Taxes: \$4,434.03 / 2025 For: Sale SPIS: No DOM: 87		
Condo Apt Apartment Unit#: 22 Corp#: TSCC / 1849	#Shares%: Locker#: B338 Locker Lev/Unit: Locker Unit: Level: 3	Rms: 4 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x3
Dir/Cross St: Bayview/Blythwood Directions: East of Bayview and North of Kilgour Prop Mgmt: First Service Residential		

MLS#: C12935252 **Sold Date:** 06/25/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 800-899 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$942.03 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Ravine Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B148 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Exercise Room, Gym, Indoor Pool, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	8.01	x 8.6	B/I Appliances Double Sink Hardwood Floor
2	Living	Main	10.96	x 20.08	W/O To Balcony Crown Moulding Hardwood Floor
3	Dining	Main	10.96	x 20.08	Combined W/Living Recessed Lights Hardwood Floor
4	Den	Main	8.1	x 9.91	French Doors Hardwood Floor
5	Prim Bdrm	Main	9.28	x 19.36	Double Closet Carpet Free 4 Pc Ensuite

Client Remks: Welcome to the prestigious Kilgour Estates at 20 Burkebrook Place, a highly sought-after luxury residence nestled in a serene, park-like setting. This beautifully maintained 1 Bedroom + Den suite offers an exceptional blend of comfort, functionality, and upscale living. Featuring a thoughtfully designed layout, the spacious den is ideal for a home office or guest space. The open-concept living and dining area is filled with natural light, complemented by a classic kitchen with quality finishes and ample storage. The primary bedroom provides a comfortable retreat with generous closet space. Enjoy the convenience of one parking space and one locker, along with access to premium building amenities and beautifully landscaped grounds. Located in a quiet enclave surrounded by nature, yet just minutes to Bayview Avenue, Sunnybrook Park, transit, and all essential amenities. An excellent opportunity to own in one of Toronto's most exclusive and well-managed communities.

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Elf's.
Listing Contracted With: HC REALTY GROUP INC. **Ph:** 905-889-9969



21 Burkebrook Pl 312
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 101
Taxes: \$4,147 / 2025 **For:** Sale **SPIS:** No **DOM:** 26
Sold: \$908,018
List: \$899,800
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** Rm10 **Bedrooms:** 1 + 1
Unit#: 12 **Locker Lev/Unit:** Level A **Washrooms:** 2
Corp#: TSCC / 1957 **Locker Unit:** #46 1x4xFlat, 1x3xFlat
Level: 3
Dir/Cross St: Bayview/Burkebrook
Directions: N/A
Prop Mgmt: Icon Property Management 647-349-4359

MLS#: C13241760 **Sold Date:** 06/30/2026
PIN#: 129570101

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Approx 846 SF + Balcony Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$828.49 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Security System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 118 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Indoor Pool, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.31	x 10.3	Hardwood Floor	Coffered Ceiling	W/O To Balcony
2	Dining	Flat	0	0			
3	Kitchen	Flat	9.12	x 6.89	Ceramic Floor	Breakfast Bar	Backsplash
4	Br	Flat	14.01	x 10.01	Hardwood Floor	W/I Closet	4 Pc Ensuite
5	2nd Br	Flat	10.6	x 8.1	Hardwood Floor	B/I Closet	Pocket Doors
6		Flat	0	0	Closet Organizers		
7		Flat	0	0	3 Pc Bath		

Client Remks: *Welcome to this beautifully renovated and freshly painted 1+1 bedroom, 2-bath residence at the prestigious Kilgour Estate II, 21 Burkebrook Place. This unit is truly exceptional--it is a perfect blend of elegance, comfort, and design in a prime location. Every detail, from the spacious layout to the serene ravine reviews, has been thoughtfully designed.* *Spacious open-concept living and dining area features impressive 10-foot smooth ceilings and a walkout to a good sized balcony, creating a bright and inviting space for relaxing or entertaining. The modern white kitchen has been tastefully renovated with granite countertops, Under counter lightnings, a breakfast bar, stylish backsplash, and brand-new flooring.* *The generous primary bedroom easily accommodates a king-sized bed and overlooks the tranquil ravine and mature trees. It includes a walk-in closet with custom organizers and a private 4-piece ensuite bath. The versatile den features both a closet and a pocket door, making it ideal as a second bedroom, home office, or hobby room.* *Additional highlights include a front hall closet with organizers, a large laundry room with ample storage space, and two full bathrooms.* Residents enjoy outstanding building amenities and an unbeatable location close to parks, walking trails, transit, shopping, and dining. *A rare opportunity to enjoy refined living in one of Toronto's most desirable ravine-side communities.

Inclusions: S/s Fridge, S/S stove, B/I Microwave (2023), B/I Dishwasher (2022), Stacked Washer & Dryer (2021), Upgraded Lightings, pot lights, Hardwood Floorings, Large Laundry, closet organizers, curtains and Rods, Price included one Parking and One Locker.

Listing Contracted With: REMAX YOUR COMMUNITY REALTY **Ph:** 905-731-2000



1900 Bayview Ave 128
Toronto Ontario M4G 0A6
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 92
Taxes: \$5,248.44 / 2025 **For:** Sale **SPIS:** Yes **DOM:** 38
Sold: \$1,015,000
List: \$1,098,800
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2650 Level C (2LOCKERS) 1x4xMain, 1x4xMain
Locker Unit: UNIT
Level: 1
Dir/Cross St: Bayview Ave and Eglinton Ave
Directions: Google Maps
Prop Mgmt: Del Property Management

MLS#: C12911928 **Sold Date:** 04/30/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Mpac Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,011.39 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Guest Accommodations, Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Block Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level C/UNIT 44 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.06	x 7.78	Open Concept B/I Appliances Stainless Steel Appl
2	Dining	Main	19.16	x 10.83	Combined W/Living Hardwood Floor
3	Living	Main	19.16	x 10.83	Combined W/Dining Gas Fireplace Large Window
4	Prim Bdrm	Main	10.96	x 13.22	Hardwood Floor 4 Pc Ensuite W/I Closet
5	Br	Main	11.48	x 9.91	Hardwood Floor B/I Bookcase Closet

Client Remks: Welcome to your luxurious retreat in this stunning two-bedroom, two-bathroom apartment by Tridel, one of Toronto's most renowned builders. Nestled near serene ravines and scenic trails, this home offers an unrivaled location-just moments from Sunnybrook Hospital, the prestigious Lawrence Park neighborhood, and vibrant Bayview avenue and Yonge street retail and dining. Inside, every detail exudes elegance, from the gleaming granite countertops and to the sleek, built-in Miele stainless steel appliances in the gourmet kitchen. The master en-suite is a spa-like haven, fully adorned in polished white granite, while the second bathroom boasts a granite vanity countertop . Second bedroom showcasing beautiful custom builtin library. With top-of-the-line amenities, including an indoor pool, whirlpool spa, state-of-the-art fitness centre, elegant party room, guest suites, and 24-hour concierge all within a grand, European-inspired lobby, this is truly a dream home in a coveted Toronto location. This unit comes with 2 Lockers and One parking space, the parking has an EV charger. Unit terrace gives the joy of summer exterior entertainment. Maintenance fee includes internet and cable TV. This unit has it all. A total Must see.

Inclusions: Existing window coverings W/Electrical Blinds Remote (Where is as is), Countertop Miele Gas stove, B/I integrated Dishwasher, B/I Miele S/S microwave oven, integrated B/I Miele Fridge, Existing Washer and dryer, B/I Book selves in bedroom. Existing Light Fixtures. All chattels are as is, where is.

Listing Contracted With: EVOLVED REALTY **Ph:** 647-948-7876



21 Burkebrook PI 225
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98
Taxes: \$4,950 / 2026 **For:** Sale **SPIS:** No **DOM:** 48
Sold: \$1,100,000
List: \$1,125,000
 Condo Apt **#Shares%:** **Rms:** 4 + 1
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 25 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 1957 P2- locker rm 2 2x4xFlat
Locker Unit:
Level: 2
Dir/Cross St: Bayview north of Eglinton
Directions: Follow your GPS
Prop Mgmt: Ace Property Management

MLS#: C12886952 **Sold Date:** 04/29/2026
PIN#: 129570628

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: 995 sq.ft. + Balcony /builder Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: No	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$959.57 A/C: Central Air, None, Window Unit Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Interior Feat: Built-In Oven, Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground, Covered, Inside Entry Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 226 Park \$/Mo: Prk Lvl/Unit: 2 Bldg Amen: Concierge, Exercise Room, Gym, Media Room, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.46	x 7.94	Slate Flooring Closet Organizers
2	Living	Flat	24.41	x 10.33	Hardwood Floor Balcony B/I Shelves
3	Dining	Flat	24.41	x 10.33	Hardwood Floor Combined W/Living Coffered Ceiling
4	Kitchen	Flat	10.01	x 7.74	Breakfast Bar Slate Flooring Stainless Steel Appl
5	Prim Bdrm	Flat	11.42	x 10.01	Broadloom 4 Pc Ensuite Closet Organizers
6	2nd Br	Flat	11.84	x 10.01	Broadloom Closet Organizers California Shutters
7	Den	Flat	10.89	x 10.01	Hardwood Floor Coffered Ceiling Separate Rm

Client Remks: Welcome to the Kilgour Estate. Tucked into a private ravine setting just off Bayview Avenue, this exceptional residence offers a rare balance of tranquillity and urban convenience. This unique and timeless enclave is known for its classic architecture, beautiful finishes, and AAA amenities. Residents enjoy the comfort and security of 24 hour concierge service, ensuring convenience, security and attentive service at all times. The two-bedroom, two bathroom suite features a desirable split -bedroom layout and feels larger than its footprint. The south exposure fills the space with natural light throughout the day and offers a lovely treed view overlooking the townhomes. The terrace is the perfect place to enjoy a morning coffee or relax in the afternoon while taking in the peaceful setting. Perfectly positioned within the building, the south exposure and lovely treed view make this suite truly a must-see. Ideally located around the corner from Sunnybrook Hospital and minutes from charming shops and cafes south of Eglinton. Convenient access north to Hwy 401 provides an easy route to cottage country and the airport.

Inclusions: Stainless Steel Oven, Refrigerator, Microwave, Dishwasher (Bosch 1 year new), Maytag Washer & Dryer (1 year new); California shutters, Drapery & Rods, Closets, built-ins in living/dining room, Wall mounted television, Electric Light Fixtures (Accept those excluded);

Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA **Ph:** 416-960-9995



21 Burkebrook Pl 416			Sold: \$1,125,000
Toronto Ontario M4G 0A2			List: \$1,129,000
Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			% Dif: 100
Taxes: \$5,414 / 2025	For: Sale	SPIS: No	DOM: 72
Condo Apt	#Shares%:	Rms: 6 + 0	
Apartment	Locker#: B272	Bedrooms: 2	
Unit#: 16	Locker Lev/Unit: B	Washrooms: 2	
Corp#: TSCC / 1957	Locker Unit: 272	1x4, 1x3	
Level: 4			
Dir/Cross St: Bayview & Eglinton			
Directions: North of Eglinton, east of Bayview off Kilgour Rd			
Prop Mgmt: Ace Property Management			

MLS#: C12773700 **Sold Date:** 04/22/2026
PIN#: 129570143

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,033.87	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Drive:
Year Built: 2008	Elev/Lift:	Park Type: Owned
Apx Sqft: 1000-1199	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Size Source: MPAC	Sale Price:	#: 202
Sqft Source: MPAC	Taxes Incl:	Park \$/Mo:
Exposure: Se	Heat Incl: Y	Prk Lvl/Unit: B
Assessment:	Hydro Incl:	Bldg Amen:
Spec Desig: Unknown	CAC Incl:	Bbqs Allowed, Car Wash, Concierge, Gym,
Survey Type: None	Y Prkg Incl: Y	Indoor Pool, Visitor Parking
Phys Hdcap-Eqp:	Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Cul De Sac, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.43	x 10.83	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	18.37	x 11.55	Hardwood Floor	Open Concept	W/O To Balcony
3	Kitchen	Main	8.37	x 8.96	Breakfast Bar	Centre Island	Granite Counter
4	Prim Bdrm	Main	13.94	x 19.65	4 Pc Ensuite	Closet Organizers	Large Window
5	Br	Main	9.19	x 10.1	Large Window	Closet Organizers	
6	Foyer	Main	15.62	x 8.96	Hardwood Floor	Pot Lights	

Client Remks: A bright and beautifully maintained corner suite in the coveted Kilgour Estate II by Daniels Corporation. This 2-bedroom, 2-bath residence offers 1080 sqft of graceful, turn-key living in one of Toronto's most established midtown communities. Offered for the first time since its original purchase from the developer, this suite is a rare opportunity to own a residence that has never before been available on the resale market. Set against a backdrop of quiet, treed residential views, this suite is a serene escape in the heart of the city. Flooded with natural light thanks to oversized windows on two exposures, this suite feels elevated and open, with soaring 10' ceilings, upgraded pot lighting, hardwood floors throughout, and California shutters that add both ambiance and privacy. The open-concept kitchen features a gas range, granite counters, generous pantry, and a large breakfast bar -making it as functional as it is inviting. The split bedroom layout features a spacious primary suite that includes a large custom closet and 4 pc ensuite, while the second bedroom and bath offer perfect flexibility for guests, work, or quiet retreat. One of the standout features is the oversized balcony, outfitted with Condo Kandy floor tiling and gas line for BBQ -offering a very private outdoor living space for morning coffees or evening unwinds. Residents of this designer boutique building enjoy 5-star amenities including a concierge, indoor pool, gym, guest suites, and beautifully landscaped gardens. With a warm and welcoming community, this is a rare blend of comfort, elegance, and connection. Just steps to Sunnybrook Hospital, the extensive trails of Sunnybrook Park, and minutes to Bayview shopping, Granite Club, TTC, and top-ranked public & private schools. And the newly opened Eglinton LRT nearby connects this quiet midtown pocket to the rest of Toronto with upgraded ease and convenience. Experience effortless living in a neighbourhood where neighbours become friends.

Inclusions: Inclusions: Frigidaire gas stove, built-in fridge and over the range microwave (new). KitchenAid dishwasher (new). Whirlpool stacked washer & dryer. All electrical light fixtures. All window coverings & California shutters. Outdoor gas line for BBQ. 1 parking and 1 locker.

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



20 Burkebrook Pl 212
Toronto Ontario M4G 0A1
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 97
Taxes: \$5,512 / 2025 **For:** Sale **SPIS:** No **DOM:** 85
Sold: \$1,175,000
List: \$1,209,000
 Comm Element Condo **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 12 **Locker Lev/Unit:** Level B **Washrooms:** 3
Corp#: TSCC / 1957 **Locker Unit:** 248/ 1x5, 1x3, 1x2
Level: 2
Dir/Cross St: Bayview/Blythwood
Directions: East of Bayview, North of Eglinton Avenue East.
Prop Mgmt: First Service Residential

MLS#: C12750450 **Sold Date:** 04/28/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Other Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,155 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Yes Retirement: Accessibility Elevator,Ramps Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lyndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 139 Park \$/Mo: Prk Lvl/Unit: Level B Bldg Amen: Games Room, Gym, Indoor Pool, Media Room, Party/Meeting Room, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.12	x 4.1	Coffered Ceiling Porcelain Floor Closet
2	Kitchen	Main	10.17	x 7.61	Porcelain Floor Stainless Steel Appl O/Looks Dining
3	Dining	Main	9.78	x 10.04	Hardwood Floor Combined W/Living Open Concept
4	Living	Main	10.83	x 10.04	Hardwood Floor W/O To Balcony
5	Prim Bdrn	Main	17.59	x 9.65	Hardwood Floor W/I Closet 5 Pc Ensuite
6	2nd Br	Main	11.65	x 9.84	Hardwood Floor Large Window 3 Pc Ensuite

Client Remks: Luxury Living at Kilgour Estates. Step into elegance at this exclusive Lawrence Park residence, where timeless design meets modern convenience. Bathed in Southern light, this sophisticated 2 bedroom, 2.5 bathroom suite showcases an open concept layout with 9ft coffered ceilings, hardwood, and high-end porcelain flooring, and custom built in closet systems. The gourmet kitchen boasts premium stainless steel and built in appliances, refined finishes, abundant storage, and a seamless open flow designed for both culinary artistry and entertaining. Both bedrooms offer spa-inspired ensuites, including a primary retreat with a large walk-in closet. Your private terrace overlooks the serene garden, complete with a BBQ gas line, perfect for entertaining or quiet relaxation. Nestled in one of Torontos most prestigious enclaves where privacy, and grandeur harmonize. Residents enjoy a refined, resort-style lifestyle with an exceptional collection of amenities designed to elevate everyday living from a state of the art fitness centre and serene swimming pool to beautifully landscaped grounds, walking trails, and outdoor barbecue areas perfect for entertaining. A fully equipped business centre with high-speed internet and private meeting rooms supports seamless work from home living, while pet-friendly features ensure four legged companions are just as well cared for. Every detail is thoughtfully curated to offer comfort, convenience, and a true sense of community. Surrounded by exclusive private and preparatory schools. High-end boutiques and dining along Bayview, York Mills Road, Bayview Village, York Mills Plaza. Premier parks and gardens, Edwards Gardens & the Toronto Botanical Garden, Sunnybrook Park, Windfields Park, Wilket Creek trails, with seamless access to major highways and Downtown Toronto all combine to create a upscale and serene lifestyle.

Inclusions: All Existing Appliances Including B/I Refrigerator, Stove/Oven, Dishwasher, B/I Microwave. ClothingWasher and Dryer. All Existing Electric Light Fixtures and Window Coverings. Two owned storage lockers (248/237), One underground parking with EV charger owned. Additional Parking Space potentially available for rent or purchase.

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



21 Burkebrook Pl 416
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
SPIS: No **Taxes:** \$5,414/2025 **DOM:** 26
Condo Apt **Apartment** **Rms:** 6 + 0
Corp#: TSCC / 1957 **#Shares%:** **Bedrooms:** 2
Unit#: 16 **Locker#:** B272 **Washrooms:** 2
Locker Lev Unit: B 1x4, 1x3
Locker Unit#: 272
Level: 4
Zoning:
Prop Mgmt: Ace Property Management
Dir/Cross St: Bayview & Eglinton
Directions: North of Eglinton, east of Bayview off Kilgour Rd

MLS#: C12697274 Possession Date: 02/14/2026		Status Cert: Y Bldg Name:		PIN#: 129570143	
Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,033.87	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	No	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Drive:	
Year Built:	2008	Elev/Lift:		Park Type:	Owned
Yr Built Source:	MPAC	HST Applicable to	Included In	Park/Drv Spcs:	0
Apx Sqft:	1000-1199	Sale Price:		Tot Prk Spcs:	1
Lot Size Source:	MPAC	Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Sqft Source:	MPAC	Heat Incl:	Y	Prk Lvl/Unit:	
Exposure:	Se	Cable TV Incl:	CAC Incl:	Bldg Amen:	
Assessment:	2025	Bldg Ins Incl:	Y	Prkg Incl: Y	Bbqs Allowed, Car Wash, Concierge, Gym, Indoor Pool, Visitor Parking
Spec Desig:	Unknown	Com Elem Incl:	Y		Prop Feat: Cul De Sac, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed
Survey Type:	None	Cert Level:			Interior Feat: None
Phys Hdp-Eqp:		Energy Cert:			
		GreenPIS:	No		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	12.43	x 10.83	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Main	18.37	x 11.55	Hardwood Floor	Open Concept	W/O To Balcony
3	Kitchen	Main	8.37	x 8.96	Breakfast Bar	Centre Island	Granite Counter
4	Prim Bdrm	Main	13.94	x 19.65	4 Pc Ensuite	Closet Organizers	Large Window
5	Br	Main	9.19	x 10.1	Large Window	Closet Organizers	
6	Foyer	Main	15.62	x 8.96	Hardwood Floor	Pot Lights	

Client Remks:
 A bright and beautifully maintained corner suite in the coveted Kilgour Estate II by Daniels Corporation. This 2-bedroom, 2-bath residence offers 1080 sqft of graceful, turn-key living in one of Toronto's most established midtown communities. Offered for the first time since its original purchase from the developer, this suite is a rare opportunity to own a residence that has never before been available on the resale market. Set against a backdrop of quiet, treed residential views, this suite is a serene escape in the heart of the city. Flooded with natural light thanks to oversized windows on two exposures, this suite feels elevated and open, with soaring 10' ceilings, upgraded pot lighting, hardwood floors throughout, and California shutters that add both ambiance and privacy. The open-concept kitchen features a gas range, granite counters, generous pantry, and a large breakfast bar -making it as functional as it is inviting. The split bedroom layout features a spacious primary suite that includes a large custom closet and 4 pc ensuite, while the second bedroom and bath offer perfect flexibility for guests, work, or quiet retreat. One of the standout features is the oversized balcony, outfitted with Condo Kandy floor tiling and gas line for BBQ - offering a very private outdoor living space for morning coffees or evening unwinds. Residents of this designer boutique building enjoy 5-star amenities including a concierge, indoor pool, gym, guest suites, and beautifully landscaped gardens. With a warm and welcoming community, this is a rare blend of comfort, elegance, and connection. Just steps to Sunnybrook Hospital, the extensive trails of Sunnybrook Park, and minutes to Bayview shopping, Granite Club, TTC, and top-ranked public & private schools. Experience effortless living in a neighbourhood where neighbours become friends.

Inclusions:
 Inclusions: Frigidaire gas stove, built-in fridge and over the range microwave (new). KitchenAid dishwasher (new). Whirlpool stacked washer & dryer. All electrical light fixtures. All window coverings & California shutters. Outdoor gas line for BBQ. 1 parking and 1 locker.

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



20 Burkebrook Pl 212 **List: \$1,229,000 For: Sale**
Toronto Ontario M4G 0A1
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
SPIS: No **Taxes:** \$5,512/2025 **DOM:** 19
 Comm Element Condo Apartment **Rms:** 6
Corp#: TSCC / 1957 **#Shares%:** **Bedrooms:** 2
Unit#: 12 **Locker#:** **Washrooms:** 3
Locker Lev Unit: 1x5, 1x3, 1x2
 Level B
Locker Unit#: 248/
Level: 2
Zoning:
Prop Mgmt: First Service Residential
Dir/Cross St: Bayview/Blythwood
Directions: East of Bayview, North of Eglinton Avenue East.

MLS#: C12690154 Possession Remarks: Flexible		Status Cert: Y Bldg Name:		PIN#:	
Kitchens: 1		Pets Perm: Yes-with Restrictions		Balcony: Open	
Fam Rm: N		Locker: Owned		Ens Lndry: Y	
Basement: None		Maint: \$1,155		Lndy Lev: Main	
Fireplace/Stv: N		A/C: Central Air		Exterior: Brick	
Heat: Forced Air / Gas		Central Vac: No		Gar/Gar Spcs: Underground / 1	
Apx Age:		UFFI:		Drive: Underground	
Apx Sqft: 1000-1199		Elev/Lift: Yes	Retirement:	Park Type: Owned	
Sqft Source: MPAC		Accessibility: Elevator,Ramps		Park/Drv Spcs: 1	
Exposure: S		Feat:		Tot Prk Spcs: 1	
Assessment:		HST Applicable to: Included In		Pk Spot#: 139	
Spec Desig: Other		Sale Price:		Park \$/Mo:	
Survey Type: None		Taxes Incl:	Water Incl: Y	Prk Lvl/Unit: Level B	
Phys Hdp-Eqp:		Heat Incl: Y	Hydro Incl:	Bldg Amen:	
		Cable TV Incl:	CAC Incl: Y	Games Room, Gym, Indoor Pool, Media Room,	
		Bldg Ins Incl: Y	Prkg Incl: Y	Party/Meeting Room, Sauna	
		Com Elem Incl: Y		Prop Feat: Ensuite Laundry, Pets Allowed	
		Cert Level:		with Restrictions	
		Energy Cert:		Interior Feat: Carpet Free, Primary Bedroom	
		GreenPIS:		- Main Floor, Storage Area Lockers	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.12	x 4.1	Coffered Ceiling	Porcelain Floor	Closet
2	Kitchen	Main	10.17	x 7.61	Porcelain Floor	Stainless Steel Appl	O/Looks Dining
3	Dining	Main	9.78	x 10.04	Hardwood Floor	Combined W/Living	Open Concept
4	Living	Main	10.83	x 10.04	Hardwood Floor	W/O To Balcony	
5	Prim Bdrm	Main	17.59	x 9.65	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	Main	11.65	x 9.84	Hardwood Floor	Large Window	3 Pc Ensuite

Client Remks:
 Luxury Living at Kilgour Estates. Step into elegance at this exclusive Lawrence Park residence, where timeless design meets modern convenience. Bathed in Southern light, this sophisticated 2 bedroom, 2.5 bathroom suite showcases an open concept layout with 9ft coffered ceilings, hardwood, and high-end porcelain flooring, and custom built in closet systems. The gourmet kitchen boasts premium stainless steel and built in appliances, refined finishes, abundant storage, and a seamless open flow designed for both culinary artistry and entertaining. Both bedrooms offer spa-inspired ensuites, including a primary retreat with a large walk-in closet. Your private terrace overlooks the serene garden, complete with a BBQ gas line, perfect for entertaining or quiet relaxation. Nestled in one of Torontos most prestigious enclaves where privacy, and grandeur harmonize. Residents enjoy a refined, resort-style lifestyle with an exceptional collection of amenities designed to elevate everyday living from a state of the art fitness centre and serene swimming pool to beautifully landscaped grounds, walking trails, and outdoor barbecue areas perfect for entertaining. A fully equipped business centre with high-speed internet and private meeting rooms supports seamless work from home living, while pet-friendly features ensure four legged companions are just as well cared for. Every detail is thoughtfully curated to offer comfort, convenience, and a true sense of community. Surrounded by exclusive private and preparatory schools. High-end boutiques and dining along Bayview, York Mills Road, Bayview Village, York Mills Plaza. Premier parks and gardens, Edwards Gardens & the Toronto Botanical Garden, Sunnybrook Park, Windfields Park, Wilket Creek trails, with seamless access to major highways and Downtown Toronto all combine to create a upscale and serene lifestyle.

Inclusions:
 All Existing Appliances Including B/I Refrigerator, Stove/Oven, Dishwasher, B/I Microwave. ClothingWasher and Dryer. All Existing Electric Light Fixtures and Window Coverings. Two owned storage lockers (248/237), One underground parking with EV charger owned. Additional Parking Space potentially available for rent or purchase.

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

	21 Burkebrook Pl 331 Toronto Ontario M4G 0A2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto			List: \$1,249,000 For: Sale	
	SPIS: No	Taxes: \$5,648/2025	DOM: 79		
	Condo Apt Corp#: 1957 / 1957 Unit#: 331	Apartment #Shares%: Locker#: Locker Lev Unit: 3 2x3, 1x2 Locker Unit#: Owne Level: 3	Rms: 4 Bedrooms: 2 Washrooms: 3		
	Zoning: Prop Mgmt: Ace Condominium Management Inc. Dir/Cross St: Bayview / Eglinton Directions: Bayview / Eglinton				
MLS#: C12774102 Possession Date: 05/01/2026					
Status Cert: N		Bldg Name:		PIN#: 129570734	
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Sqft Source: Owner Exposure: N Assessment: 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,072 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to In Addition To Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: 3 Energy Cert: GreenPIS:	Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: 3 / 3 Bldg Amen: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: None		
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: *** Additional Listing Details - Click Brochure Link *** Welcome to Kilgour Estates, a highly regarded community in a private, tree-lined enclave beside Sunnybrook Park. This beautifully maintained 1,123 sq.ft. two-bedroom, three-bathroom suite offers an ideal split-bedroom layout with peaceful north-facing courtyard views. A spacious foyer with powder room leads to an open-concept living and dining area with high ceilings and hardwood floors throughout. Step out to a private balcony with gas BBQ hookup, perfect for morning coffee or evening unwinds. The kitchen features granite countertops and stainless steel appliances. Both bedrooms include walk-in closets and full ensuite bathrooms; the primary ensuite has a double vanity and glass-enclosed shower. Recently painted and move-in ready, the suite includes underground parking and a locker. Residents enjoy 24-hour concierge, indoor pool, steam room, gym, theatre, guest suites, and landscaped grounds. Steps to Sunnybrook Park, hospital, TTC, and shops.					
Inclusions: Stainless steel fridge, stove, dishwasher, microwave, washer/dryer, all window coverings, and all light fixtures included.					
Listing Contracted With: <u>ROBIN HOOD REALTY LIMITED</u> Ph: 365-695-5455					



21 Burkebrook Pl 416 **List: \$1,249,000 For: Sale**
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
SPIS: No **Taxes:** \$5,414/2025 **DOM:** 56
Condo Apt **Apartment** **Rms:** 6 + 0
Corp#: TSCC / 1957 **#Shares%:** **Bedrooms:** 2
Unit#: 16 **Locker#:** B272 **Washrooms:** 2
Locker Lev Unit: B 1x4xFlat, 1x3xFlat
Locker Unit#: 272
Level: 4
Zoning:
Prop Mgmt: Ace Property Management
Dir/Cross St: Bayview & Eglinton
Directions: North of Eglinton, east of Bayview off Kilgour Rd

MLS#: C12560924 Possession Remarks: Flexible		Status Cert: Y Bldg Name: Kilgour Estate II		PIN#: 129570143
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open		
Fam Rm: N	Locker: Owned	Ens Lndry: Y		
Basement: None	Maint: \$1,033.87	Lndy Lev:		
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick		
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 1		
Apx Age:	UFFI:	Drive:		
Year Built: 2008	Elev/Lift:	Park Type: Owned		
Yr Built Source: MPAC	HST Applicable to: Included In	Park/Drv Spcs: 0		
Apx Sqft: 1000-1199	Sale Price:	Tot Prk Spcs: 1		
Lot Size Source: MPAC	Taxes Incl:	Pk Spot#: #202		
Sqft Source: MPAC	Heat Incl: Y	Water Incl: Y		
Exposure: Se	Cable TV Incl: CAC Incl:	Hydro Incl:		
Assessment: 2025	Bldg Ins Incl: Y	Prk Incl: Y		
Spec Desig: Unknown	Com Elem Incl: Y			
Survey Type: None	Cert Level:			
Phys Hdp-Eqp:	Energy Cert:			
	GreenPIS:			
		Bldg Amen:		
		Bbqs Allowed, Car Wash, Concierge, Guest Suites, Gym, Indoor Pool		
		Prop Feat: Cul De Sac, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School, Wooded/Treed		
		Interior Feat: None		
		Security Feat: Concierge/Security		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.43	x 10.83	Hardwood Floor	Picture Window	Pot Lights
2	Dining	Flat	18.37	x 11.55	Hardwood Floor	Open Concept	W/O To Balcony
3	Kitchen	Flat	8.37	x 8.96	Breakfast Bar	Centre Island	Granite Counter
4	Prim Bdrm	Flat	13.94	x 19.65	4 Pc Ensuite	Large Window	Closet Organizers
5	Br	Flat	9.19	x 10.1	Closet Organizers	Large Window	
6	Foyer	Flat	15.62	x 8.96	Hardwood Floor	Pot Lights	

Client Remks:
 A bright and beautifully maintained corner suite in the coveted Kilgour Estate II by Daniels Corporation. This 2-bedroom, 2-bath residence offers 1080 sqft of graceful, turn-key living in one of Toronto's most established midtown communities. Offered for the first time since its original purchase from the developer, this suite is a rare opportunity to own a residence that has never before been available on the resale market. Set against a backdrop of quiet, treed residential views, this suite is a serene escape in the heart of the city. Flooded with natural light thanks to oversized windows on two exposures, this suite feels elevated and open, with soaring 10' ceilings, upgraded pot lighting, hardwood floors throughout, and California shutters that add both ambiance and privacy. The open-concept kitchen features a gas range, granite counters, generous pantry, and a large breakfast bar -making it as functional as it is inviting. The split bedroom layout features a spacious primary suite that includes a large custom closet and 4 pc ensuite, while the second bedroom and bath offer perfect flexibility for guests, work, or quiet retreat. One of the standout features is the oversized balcony, outfitted with Condo Kandy floor tiling and gas line for BBQ - offering a very private outdoor living space for morning coffees or evening unwinds. Residents of this designer boutique building enjoy 5-star amenities including a concierge, indoor pool, gym, guest suites, and beautifully landscaped gardens. With a warm and welcoming community, this is a rare blend of comfort, elegance, and connection. Just steps to Sunnybrook Hospital, the extensive trails of Sunnybrook Park, and minutes to Bayview shopping, Granite Club, TTC, and top-ranked public & private schools. Experience effortless living in a neighbourhood where neighbours become friends.

Inclusions:
 Inclusions: Frigidaire gas stove, built-in fridge and over the range microwave (new). KitchenAid dishwasher (new). Whirlpool stacked washer & dryer. All electrical light fixtures. All window coverings & California shutters. Outdoor gas line for BBQ. 1 parking and 1 locker.

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

	1900 Bayview Ave 223 Toronto Ontario M4G 0A6 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto SPIS: No Taxes: \$7,872.76/2025 DOM: 62		List: \$1,299,000 For: Sale																																				
	Condo Apt Apartment Rms: 4 Corp#: TSCC / 2650 #Shares%: Bedrooms: 2 Unit#: 3 Locker#: 85 Washrooms: 2 Locker Lev Unit: B 1x4xMain, 1x3xMain Locker Unit#: 85/9 Level: 2																																						
	Zoning: Prop Mgmt: Del Property Management Dir/Cross St: Bayview & Blythwood Directions: West Side of Bayview, North of Eglinton Ave																																						
	MLS#: C12542398 Possession Date: 01/31/2026 Status Cert: N Bldg Name: PIN#: 766500013																																						
Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1200-1399 Sqft Source: Mpac Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,318.11 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Pk Spot#: 66 Pk Spot#: 34 Park \$/Mo: Prk Lvl/Unit: Level B Unit 66 / Level C Unit 34 Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking Prop Feat: Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Interior Feat: Carpet Free																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>19</td> <td>x 9.58</td> <td>Hardwood Floor Combined W/Dining Large Window</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>16.99</td> <td>x 9.58</td> <td>Open Concept Hardwood Floor Pot Lights</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>16.99</td> <td>x 9.58</td> <td>Stainless Steel Appl Centre Island Quartz Counter</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Main</td> <td>14.99</td> <td>x 10.01</td> <td>Hardwood Floor His/Hers Closets 4 Pc Ensuite</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Main</td> <td>12.01</td> <td>x 10.01</td> <td>Skylight Double Closet Semi Ensuite</td> </tr> </tbody> </table>				#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	19	x 9.58	Hardwood Floor Combined W/Dining Large Window	2	Dining	Main	16.99	x 9.58	Open Concept Hardwood Floor Pot Lights	3	Kitchen	Main	16.99	x 9.58	Stainless Steel Appl Centre Island Quartz Counter	4	Prim Bdrm	Main	14.99	x 10.01	Hardwood Floor His/Hers Closets 4 Pc Ensuite	5	2nd Br	Main	12.01	x 10.01	Skylight Double Closet Semi Ensuite
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5	2nd Br	Main	12.01	x 10.01	Skylight Double Closet Semi Ensuite																																		
Client Remks: Welcome to Suite 223 at 1900 Bayview Avenue a rare opportunity to own in the coveted Blythwood at Huntington, one of Torontos most prestigious boutique residences. Perfectly positioned between the lush ravines of Sherwood Park and the timeless charm of Lawrence Park, this elegant mid-rise condominium offers an ideal blend of nature and refined city living. This turnkey, designer-upgraded home spans over 1,200 sq. ft., featuring two spacious bedrooms, two spa-inspired bathrooms, a convenient laundry room, and a grand, welcoming hallway. The serene primary suite includes a custom walk-in closet and a luxurious ensuite with heated floors and a new deep soaker tub, while the bright second bedroom is enhanced by a skylight and smartly designed closet space. At the heart of the suite, the custom kitchen showcases a waterfall quartz island, integrated Miele appliances, and bespoke cabinetry. The open living area is elevated by a sleek media wall, contemporary Dimplex fireplace, rich hardwood floors, and thoughtful built-in storage. Though there is no balcony, the suites treetop surroundings create a tranquil retreat. Two premium parking spaces and two private lockers provide ultimate convenience. Residents enjoy exceptional amenities, including a serene indoor pool, whirlpool spa, state-of-the-art fitness centre, elegant party room, guest suites, and 24-hour concierge all within a grand, European-inspired lobby. Moments from Sunnybrook Hospital, top schools, Yonge Street shops and dining, and scenic ravine trails, this residence offers a rare chance to experience luxury living in one of Torontos most exclusive enclaves. Offers Anytime! Inclusions: All Electrical light fixtures, all window covers, all built in appliances, fridge, stove, microwave, dishwasher, brand new washer, brand new dryer, built in wall unit with fireplace, all bathroom mirrors and closet organizers																																							
Listing Contracted With: ROYAL LEPAGE URBAN REALTY Ph: 416-461-9900																																							



1900 Bayview Ave 223
Toronto Ontario M4G 0A6
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
SPIS: Yes **Taxes:** \$7,872.76/2025 **DOM:** 69

Condo Apt Apartment **Rms:** 4
Corp#: TSCC / 2650 **#Shares%:** **Bedrooms:** 2
Unit#: 3 **Locker#:** 85 **Washrooms:** 2
Locker Lev Unit: B 1x4xMain, 1x3xMain
Locker Unit#: 85/9
Level: 2

Zoning:
Prop Mgmt: Del Property Management
Dir/Cross St: Bayview & Blythwood
Directions: West Side of Bayview, North of Eglinton Ave

MLS#: C12699824 **Possession Date:** 04/15/2026
Status Cert: N **Bldg Name:** **PIN#:** 766500013

Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1200-1399 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,318.11 A/C: Central Air Central Vac: No UFFI: No Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Pk Spot#: 66 Pk Spot#: 34 Park \$/Mo: Prk Lvl/Unit: Level B Unit 66 / Level C Unit 34 Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking Prop Feat: Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School Interior Feat: Carpet Free
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19	x 9.58	Hardwood Floor Combined W/Dining Large Window
2	Dining	Main	16.99	x 9.58	Open Concept Hardwood Floor Pot Lights
3	Kitchen	Main	16.99	x 9.58	Stainless Steel Appl Centre Island Quartz Counter
4	Prim Bdrm	Main	14.99	x 10.01	Hardwood Floor His/Hers Closets 4 Pc Ensuite
5	2nd Br	Main	12.01	x 10.01	Skylight Double Closet Semi Ensuite

Client Remks:
 Welcome to Suite 223 at 1900 Bayview Avenue a rare opportunity to own in the coveted Blythwood at Huntington, one of Torontos most prestigious boutique residences. Perfectly positioned between the lush ravines of Sherwood Park and the timeless charm of Lawrence Park, this elegant mid-rise condominium offers an ideal blend of nature and refined city living. This turnkey, designer-upgraded home spans over 1,200 sq. ft., featuring two spacious bedrooms, two spa-inspired bathrooms, a convenient laundry room, and a grand, welcoming hallway. The serene primary suite includes a custom walk-in closet and a luxurious ensuite with heated floors and a new deep soaker tub, while the bright second bedroom is enhanced by a skylight and smartly designed closet space. At the heart of the suite, the custom kitchen showcases a waterfall quartz island, integrated Miele appliances, and bespoke cabinetry. The open living area is elevated by a sleek media wall, contemporary Dimplex fireplace, rich hardwood floors, and thoughtful built-in storage. Though there is no balcony, the suites treetop surroundings create a tranquil retreat. Two premium parking spaces and two private lockers provide ultimate convenience. Residents enjoy exceptional amenities, including a serene indoor pool, whirlpool spa, state-of-the-art fitness centre, elegant party room, guest suites, and 24-hour concierge all within a grand, European-inspired lobby. Moments from Sunnybrook Hospital, top schools, Yonge Street shops and dining, and scenic ravine trails, this residence offers a rare chance to experience luxury living in one of Torontos most exclusive enclaves. Offers Anytime!

Listing Contracted With: ROYAL LEPAGE URBAN REALTY **Ph:** 416-461-9900



21 Burkebrook Pl 518
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 99
Taxes: \$6,568.10 / 2025 **For:** Sale **SPIS:** No **DOM:** 8
Sold: \$1,475,000
List: \$1,495,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 95 **Bedrooms:** 2 + 1
Unit#: 18 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: TCSCC / 1957 **Locker Unit:** 1x5xFlat, 1x4xFlat
Level: 5
Dir/Cross St: Bayview & Blythwood
Directions: Bayview & Blythwood
Prop Mgmt: Ace Property Management

MLS#: C13171900 **Sold Date:** 06/02/2026
PIN#: 129570173

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1200-1399 Lot Size Source: GeoWarehouse Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,222.56 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: Accessibility Feat: Elevator,Hard/Low Nap Floors,Level Entrance,Level Within Dwelling,Lever Door Handles,Lever Faucets,Hallway Width 36-41 Inches HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Cul De Sac, Electric Car Charger, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Auto Garage Door Remote, Carpet Free, Separate Heating Controls, Separate Hydro Meter, Storage Area Lockers Security Feat: Concierge/Security, Carbon Monoxide Detectors, Smoke Detector	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Private, Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 265 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Car Wash, Games Room, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 4.59	Double Closet	Stone Floor	
2	Living	Main	20.24	x 13.78	South View	Crown Moulding	W/O To Balcony
3	Dining	Main	20.24	x 13.78	South View	Open Concept	Hardwood Floor
4	Kitchen	Main	10.99	x 8.53	B/I Appliances	Breakfast Bar	Stone Counter
5	Laundry	Main	5.97	x 4.99	B/I Shelves		
6	Prim Bdrm	Main	16.57	x 10.99	5 Pc Ensuite	South View	W/I Closet
7	2nd Br	Main	10.66	x 10.01	4 Pc Ensuite	Double Closet	South View
8	Den	Main	14.37	x 8.99	B/I Bookcase	Hardwood Floor	French Doors

Client Remks: The Fairmont at Kilgour Estates! This rarely available, elegant, bright south facing suite offers a desirable split bedroom floor plan with den. Nearly 1300 SF of superbly designed living space with tranquil seasonal views. The inviting entrance foyer is finished with polished limestone and two double closets. Crown moulding, hardwood floors throughout, granite counters, attractive built-in shelving, custom closets, custom blinds, a full size laundry, are just some of the features that enhance this outstanding suite. The chefs kitchen has generous custom cabinetry with handy pantry drawer, ample counter space and bonus breakfast bar seating. walk out to the spacious private balcony from your living room and enjoy the views and greenery. Flexible main living space allows for easy entertaining. The large Primary suite includes a walk-in closet with custom built-ins, and luxurious 5 piece bath. The second bedroom also has its own full bath, double closet and south views. The spacious den/office is accented by French doors and custom shelving. The owned parking space is close to the elevator and equipped with an EV charger. The owners rent a second parking space. Storage locker also near parking space and elevator. Kilgour Estates by Daniels offers 24 hours concierge. The amenities: indoor swimming pool, party room. spa and steam room, gym, library, billiard room, theatre room, patio garden, a car wash, ample visitor parking and guest suite. The ideal location at Bayview just south of Blythwood, offers walkability to transit, LRT and nearby shopping, plus quick access to downtown and out of town!



1888 Bayview Ave 405
Toronto Ontario M4G 0A7
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 100
Taxes: \$8,400.52 / 2025 **For:** Sale **SPIS:** No **DOM:** 11
Sold: \$1,649,000
List: \$1,649,000
Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2382 **Lvl 2 & Lvl A** **1x3xFlat, 1x5xFlat**
Locker Unit: #29
Level: 4
Dir/Cross St: Bayview Ave and Lawrence Ave East
Directions: Bayview Ave and Lawrence Ave East
Prop Mgmt: DEL Property Management Inc

MLS#: C13121660 **Sold Date:** 05/24/2026
PIN#: 763820086

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1372 sqft As per builder plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,464.85 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Golf, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 65 Park \$/Mo: Prk Lvl/Unit: Lvl B Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.37	x 12.4	Hardwood Floor
2	Dining	Flat	16.37	x 9.78	Hardwood Floor
3	Kitchen	Flat	12.4	x 9.78	Breakfast Bar
4	Prim Bdrm	Flat	15.52	x 11.06	Hardwood Floor
5	Bathroom	Flat	10.53	x 10.37	5 Pc Ensuite
6	2nd Br	Flat	12.93	x 10.37	Hardwood Floor
7	Bathroom	Flat	8.99	x 5.18	Walk-in Bath

Client Remks: Designed for luxury, embellished by nature. Suite 405 at The Blythwood offers a rare blend of boutique luxury and ravine-side living. One of the area's few true mid-rise luxury buildings by Tridel, it was designed for privacy, quiet sophistication, and timeless elegance. Backing onto Sunnydene Park and the Sherwood Ravine, this suite enjoys peaceful, unobstructed views. Nearly 1,400 square feet of open-concept living space features west-facing light, upgraded engineered white oak flooring, a contemporary kitchen with integrated appliances and induction cooking, and a spacious primary suite with custom closets and a spa-like ensuite with soaking tub and steam shower. Residents enjoy hotel-inspired amenities including a 24-hour concierge, indoor pool, fitness centre, yoga studio, and steam room. This is a truly special home with a rare combination of boutique scale, privacy, generous proportions, and direct connection to nature in the heart of Midtown Toronto.

Inclusions: All electrical light fixtures, all appliances, all window coverings, built-in closets, outdoor patio tiles. Open to negotiating dining table / primary bedroom furniture if there is interest.

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



21 Burkebrook Pl TH20
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
SPIS: No **Taxes:** \$8,233.25/2026 **DOM:** 70
Condo Townhouse Multi-Level **Rms:** 6 + 1
Corp#: TSCC / 1957 **#Shares%:** **Bedrooms:** 3
Unit#: 50 **Locker#:** **Washrooms:** 3
Locker Lev Unit: 1x2xMain, 1x4x2nd, 1x4x3rd
Locker Unit#:
Level: 1
Zoning:
Prop Mgmt: Ace Property Management
Dir/Cross St: South of Blythwood Rd/East of Bayview Ave
Directions: South of Blythwood Rd/East of Bayview Ave

MLS#: C13020692 **Possession Remarks:** 90 Days/TBA
Status Cert: Y **Bldg Name:** **PIN#:**

Kitchens: 1 Fam Rm: N Basement: Finished / Sep Entrance Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 2000-2249 Sqft Source: Measured by Leading Image using exterior laser measurement Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$1,644.71 A/C: Central Air Central Vac: Yes UFFI: Elev/Lift: Yes Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Pk Spot#: 91 Pk Spot#: 92 Park \$/Mo: Prk Lvl/Unit: Level A unit 96 / Level A unit 96 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Media Room, Party/Meeting Room Prop Feat: Central Vacuum, Cul De Sac, Ensuite Laundry, Fenced Yard, Fireplace/Stove, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine Exterior Feat: Lawn Sprinkler System, Privacy Interior Feat: Carpet Free, Central Vacuum Security Feat: Security System
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	4.86	x 3.81	Stone Floor	2 Pc Bath	Closet
2	Living	Main	12.37	x 11.75	O/Looks Dining	Hardwood Floor	Gas Fireplace
3	Dining	Main	12.63	x 12.6	O/Looks Living	Hardwood Floor	Crown Moulding
4	Kitchen	Main	17.26	x 8.3	Breakfast Area	West View	Porcelain Floor
5	Prim Bdrm	2nd	20.51	x 12.76	4 Pc Ensuite	W/I Closet	W/O To Terrace
6	2nd Br	3rd	14.3	x 10.14	Hardwood Floor	Crown Moulding	Large Closet
7	3rd Br	3rd	14.3	x 10.07	Hardwood Floor	Closet Organizers	West View
8	Loft	Upper	7.55	x 6.73	Elevator	Closet	W/O To Roof
9	Office	Lower	5.91	x 5.41	Hardwood Floor	Closet	W/O To Garage
10	Laundry	Lower	8.96	x 5.25	Laundry Sink	Linen Closet	Tile Floor

Client Remks:
 Bright and elegant Georgian-style Townhouse located on quiet cul-de-sac in prestigious Kilgour Estate. Exceptional 3-bedroom residence with private elevator to all levels and desirable west-exposure, finished with quality materials and carefully maintained throughout. Hardwood flooring, low-profile LED pot lighting, and coved ceilings enhance the principal rooms. Tranquil fenced front yard with garden and patio. Living/dining room with ten-foot ceilings and gas fireplace. Main floor powder room. Eat-in kitchen with breakfast area. Generous second floor primary retreat with 4-piece ensuite and walk-out to peaceful private tree-top terrace. Thoughtfully designed roof-top terrace with spectacular views of the courtyard and landscaped grounds. Comfortable, finished lower level with year-round climate control and direct access to 2 car parking. Townhouse residents have full access to all amenities including 24/7 concierge, indoor pool, gym, party room, guest suite, visitor parking 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, public transit and Sunnybrook Hospital. Pet-friendly - maximum of two pets permitted per residence.



21 Burkebrook PI 309
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 98
Taxes: \$6,896.41 / 2025 **For:** Sale **SPIS:** No **DOM:** 19
Sold: \$1,950,000
List: \$1,980,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2 + 1
Unit#: 09 **Locker Lev/Unit:** P2 **Washrooms:** 2
Corp#: TSCC / 1957 **Locker Unit:** 1x5xMain, 1x4xMain
Level: 3
Dir/Cross St: Bayview Ave/Kilgour Rd
Directions: Building on the East Side of Burkebrook
Prop Mgmt: Brookfield Property Management

MLS#: C12843636 **Sold Date:** 03/23/2026
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: E Assessment: 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,542.90 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Cul De Sac, Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: P2-111 / P2-161 Bldg Amen: Bbqs Allowed, Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	14.99	x 4	Marble Floor	Double Closet	Crown Moulding
2	Living	Main	15.09	x 10.99	Fireplace	W/O To Balcony	Combined W/Dining
3	Dining	Main	15.09	x 10.2	Hardwood Floor	O/Looks Ravine	Combined W/Living
4	Kitchen	Main	15.49	x 10.1	Granite Counter	Centre Island	Hardwood Floor
5	Prim Bdrm	Main	16.21	x 10.3	W/O To Balcony	W/I Closet	5 Pc Ensuite
6	2nd Br	Main	9.42	x 9.09	Hardwood Floor	Double Closet	4 Pc Ensuite
7	Den	Main	10.99	x 9.42	Hardwood Floor	Crown Moulding	Separate Rm

Client Remks: Rarely available in coveted Kilgour Estates. Sensational split bedroom layout measuring almost 1600 sq ft of interior living space with fabulous views overlooking the greenery of the Sunnybrook Ravine. A turn key residence, fully updated and immaculately maintained. This 2 +den suite offers incredible versatility in the use of space. The open concept living room and dining room allows for flexible furniture placement. As not to encroach on the living space a thin entertainment built-in has been added and the pot lights have been positioned as accent lighting. Natural light streams in the large east facing windows and there is a walk out to a massive balcony that overlooks and spans across the treetops of Sunnybrook Park. The kitchen is pleasantly equipped with granite counters and a centre island for extra prep space or a casual glass of wine while cooking. The primary suite has a bright east exposure with walk-out, a generous walk-in closet and a luxurious spa inspired 5-pc ensuite bath. Nothing has been overlooked. The second bedroom is incredibly spacious with access to a 4-pc bathroom and ample closet space. For those seeking a home office the den is a separate room and offers incredible privacy from the main open concept living space. No suite of this caliber would be complete without a full sized laundry room and additional linen storage. This suite comes with 2 car parking, roughed in for EV charging, if required. There is also a large heated storage locker for seasonal overflow. This building has an excellent reputation and a strong sense of community. The common elements have recently undergone a cosmetic update. The quiet positioning of the building along with exceptional amenities makes Kilgour Estates the perfect home. Lives Like a Bungalow. True Gem!

Inclusions: Fridge, Stove/oven, microwave, dishwasher. Washer & dryer. Entertainment unit including TV, TV in guest bedroom, electric fireplace, blinds and all light fixtures. 2 car parking (rough in EV), 1 large locker.

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



21 Burkebrook Pl 804 Toronto Ontario M4G 0A2 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 96 Taxes: \$9,826 / 2025 For: Sale SPIS: No DOM: 37			Sold: \$2,085,000 List: \$2,180,000
Condo Apt Apartment Unit#: 04 Corp#: TSCC / 1957	#Shares%: Locker#: 222 Locker Lev/Unit: P2 Locker Unit: Level: 8	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x5xMain, 1x3xMain	
Dir/Cross St: Bayview Ave/Kilgour Rd Directions: Bayview Ave/Kilgour Rd Prop Mgmt: Brookfield Property Management			

MLS#: C12917276 **Sold Date:** 04/30/2026
Assignment: No **Fractional Ownership:** No **PIN#:**

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 1600-1799 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,672 A/C: Central Air Central Vac: No UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 210 #: 211 Park \$/Mo: Prk Lvl/Unit: B / B Bldg Amen: Bbqs Allowed, Games Room, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.91	x 9.61	Pot Lights
2	Living	Main	20.47	x 14.99	Fireplace
3	Dining	Main	20.47	x 14.99	Hardwood Floor
4	Kitchen	Main	15.65	x 10.24	Eat-In Kitchen
5	Breakfast	Main	15.65	x 10.24	Hardwood Floor
6	Den	Main	13.32	x 9.25	Hardwood Floor
7	Prim Bdrm	Main	15.55	x 11.91	W/O To Terrace
8	2nd Br	Main	15.65	x 9.97	W/I Closet
9	Laundry	Main	9.19	x 5.15	Tile Floor

Client Remks: Rarely Offered Ravine Penthouse in Prestigious Kilgour Estates | 11' Ceilings | 622 Sq. Ft. Private Terrace. Perched on the exclusive 8th floor, this exceptional penthouse features soaring 11' ceilings found only on the PH level with breathtaking, unobstructed views across the treed Sunnybrook Ravine. Nearly 1,700 sq. ft. of beautifully updated interior living space offers a rare combination of scale, light and privacy. The sensational split-bedroom 2 + Den layout provides remarkable versatility. The open-concept living and dining rooms are anchored by a striking fireplace and framed by expansive east-facing windows that capture the tranquil ravine landscape. Four walk-outs create seamless indoor-outdoor living, opening to an extraordinary 622 sq. ft. private terrace overlooking the treetops of Sunnybrook Park, an exceptional setting for entertaining, barbecuing (gas line present) or quiet morning coffee above the ravine. A water line offers the possibility of creating your own private garden. For 3 of the 4 Toronto seasons, the total square footage of actual living space becomes 2,312 square feet! The eat-in kitchen features Corian counters and built-in high-end panelled appliances. The primary retreat offers terrace access, a generous walk-in closet and a spa-inspired 5-piece ensuite. A spacious second bedroom with a built-in Murphy bed sits beside a 3-piece bath, while the separate den serves perfectly as a private home office or media room. Includes two side-by-side parking spaces and a large heated storage locker. Kilgour Estates offers a resort-calibre fitness, social and recreation centre with sunlit indoor pool, whirlpool with garden terrace access, steam rooms and strength & conditioning studio. Additional amenities include a library, billiards lounge, formal dining room with bar and catering kitchen, and a private home theatre. Penthouse living above the ravine... a rare offering in one of Toronto's most beloved ravine communities.

Inclusions: See schedule B
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED **Ph:** 416-925-9191



21 Burkebrook Pl 804 **List: \$2,300,000 For: Sale**
Toronto Ontario M4G 0A2
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto
SPIS: No **Taxes:** \$9,826/2025 **DOM:** 13
Condo Apt **Apartment** **Rms:** 6
Corp#: TSCC / 1957 **#Shares%:** **Bedrooms:** 2 + 1
Unit#: 04 **Locker#:** 222 **Washrooms:** 2
Locker Lev Unit: 1x5xMain, 1x3xMain
 P2
Locker Unit#:
Level: 8
Zoning:
Prop Mgmt: Brookfield Property Management
Dir/Cross St: Bayview Ave/Kilgour Rd
Directions: South from Sunnybrook Hospital, east at Kilgour Rd.

MLS#: C12871972 Possession Remarks: TBA		Status Cert: N Bldg Name: Kilgour Estates PIN#:	
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open	
Fam Rm: N	Locker: Owned	Ens Lndry: Y	
Basement: None	Maint: \$1,672	Lndy Lev: Main	
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick	
Heat: Forced Air / Gas	Central Vac: No	Gar/Gar Spcs: Underground / 2	
Apx Age: 16-30	UFFI:	Drive: Underground	
Year Built: 2008	Elev/Lift:	Park Type: Owned / Owned	
Apx Sqft: 1600-1799	HST Applicable to: Included In	Park/Drv Spcs: 0	
Lot Size Source: MPAC	Sale Price:	Tot Prk Spcs: 2	
Sqft Source: floor plans	Taxes Incl: Water Incl: Y	Pk Spot#: 210	
Exposure: E	Heat Incl: Y Hydro Incl:	Pk Spot#: 211	
Assessment:	Cable TV Incl: CAC Incl:	Park \$/Mo:	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: B / B	
Survey Type: None	Com Elem Incl: Y	Bldg Amen:	
Phys Hdp-Eqp:	Cert Level:	Bbqs Allowed, Games Room, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking	
	Energy Cert: No	Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Wooded/Treed	
	GreenPIS:	Interior Feat: None	
		Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.91	x 9.61	Pot Lights	W/I Closet	
2	Living	Main	20.47	x 14.99	Fireplace	W/O To Terrace	Combined W/Dining
3	Dining	Main	20.47	x 14.99	Hardwood Floor	O/Looks Ravine	Combined W/Living
4	Kitchen	Main	15.65	x 10.24	Eat-In Kitchen	Corian Counter	Hardwood Floor
5	Breakfast	Main	15.65	x 10.24	Hardwood Floor	Combined W/Kitchen	Large Window
6	Den	Main	13.32	x 9.25	Hardwood Floor	W/O To Terrace	Separate Rm
7	Prim Bdrm	Main	15.55	x 11.91	W/O To Terrace	W/I Closet	5 Pc Ensuite
8	2nd Br	Main	15.65	x 9.97	W/I Closet	Murphy Bed	W/O To Terrace
9	Laundry	Main	9.19	x 5.15	Tile Floor		

Client Remks:
 Rarely Offered Ravine Penthouse in Prestigious Kilgour Estates | 11' Ceilings | 622 Sq. Ft. Private Terrace. Perched on the exclusive 8th floor, this exceptional penthouse features soaring 11' ceilings found only on the PH level with breathtaking, unobstructed views across the treed Sunnybrook Ravine. Nearly 1,700 sq. ft. of beautifully updated interior living space offers a rare combination of scale, light and privacy. The sensational split-bedroom 2+Den layout provides remarkable versatility. The open-concept living and dining rooms are anchored by a striking fireplace and framed by expansive east-facing windows that capture the tranquil ravine landscape. Four walk-outs create seamless indoor-outdoor living, opening to an extraordinary 622 sq. ft. private terrace overlooking the treetops of Sunnybrook Park-an exceptional setting for entertaining, barbecuing (gas line present) or quiet morning coffee above the ravine. A water line offers the possibility of creating your own private garden. For 3 of the 4 Toronto seasons the total square footage of actual living space becomes 2312 square feet! The eat-in kitchen features Corian counters and built-in high-end panelled appliances. The primary retreat offers terrace access, a generous walk-in closet and a spa-inspired 5-piece ensuite. A spacious second bedroom with a built-in murphy bed sits beside a 3-piece bath, while the separate den serves perfectly as a private home office or media room. Includes two side-by-side parking spaces and a large heated storage locker. Kilgour Estates offers a resort-calibre fitness, social and recreation centre with sunlit indoor pool, whirlpool with garden terrace access, steam rooms and strength & conditioning studio. Additional amenities include a library, billiards lounge, formal dining room with bar and catering kitchen, and a private home theatre. Penthouse living above the ravine... a rare offering in one of Toronto's most beloved ravine communities.
Inclusions: see schedule B



1900 Bayview Ave 225
Toronto Ontario M4G 0A6
 Toronto C12 Bridle Path-Sunnybrook-York Mills Toronto % Dif: 96
Taxes: \$12,080.47 / 2025 **For:** Sale **SPIS:** No **DOM:** 14
Sold: \$2,595,000
List: \$2,680,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 72 **Bedrooms:** 2
Unit#: 4 **Locker Lev/Unit:** C **Washrooms:** 3
Corp#: TSCC / 2650 **Locker Unit:** 1x5xFlat, 1x3xFlat,
Level: 2 1x2xFlat
Dir/Cross St: Bayview/Blythwood (South of Lawrence)
Directions: Bayview/Blythwood (South of Lawrence)
Prop Mgmt: Del property Management

MLS#: C13065228 **Sold Date:** 05/13/2026
PIN#: 766500014

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: Floor Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,934.80 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Carpet Free, ERV/HRV Security Feat: Alarm System, Carbon Monoxide Detectors, Concierge/Security, Security System, Smoke Detector, Monitored	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 24 #: 25 Park \$/Mo: Prk Lvl/Unit: C / C Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.99	x 10.99	Hardwood Floor	O/Looks Dining	W/O To Terrace
2	Dining	Flat	21.42	x 14.99	Hardwood Floor	O/Looks Living	
3	Kitchen	Flat	16.99	x 10.99	B/I Appliances	Breakfast Bar	Eat-In Kitchen
4	Family	Flat	20.01	x 10.83	Hardwood Floor	Double Doors	Window
5	Prim Bdrm	Flat	12.99	x 10.99	Hardwood Floor	5 Pc Ensuite	W/I Closet
6	2nd Br	Flat	10.99	x 10.17	Hardwood Floor	3 Pc Ensuite	W/I Closet

Client Remks: Sherwood at Huntington, a boutique Tridel residence at the edge of Lawrence Park. This expansive 1,850 sq ft suite features 2 bedrooms plus a family room & 3 bathrooms, designed for refined, low-maintenance living in a serene, park-like setting. The standout is a remarkable 700 sq ft south-facing private terrace with lush gardens, irrigation system, having 2 gas outlets-perfect for a BBQ & a fire table. Extensively upgraded with nearly \$150,000 in custom finishes, the gourmet Irpinia kitchen offers abundant custom cabinetry, a breakfast bar plus eat in area, Corian counters, & a full kitchen of Miele appliances including built-ins (oven, micro, speed oven, and fridge/freezer) plus an Insinkerator instant hot system. Separate laundry with Electrolux washer/dryer. Rich engineered hardwood flooring flows throughout, complemented by custom pot lights, built-in speakers with central control. Wired ready for electronic blinds. Additional highlights include custom built-ins throughout. 2 premium parking spaces conveniently located near the elevator, plus an EV outlet in one of the parking spots-owned by sellers. Residents enjoy hotel-style amenities: 24-hour concierge, indoor pool & spa, sauna, fitness center, party room, guest suites, & landscaped gardens. Steps to Sherwood Park trails, Bayview shops, Granite Club, Sunnybrook, & the Eglinton LRT. A rare blend of privacy, sophistication, & luxury in one of midtown Toronto's most sought-after addresses.

Inclusions: Fridge/Freezer, Miele Built ins (oven/gas cooktop/speed oven/micro/dishwasher), INSinkEerator Instant Hot, Washer/Dryer (Electrolux), All Window Coverings (Pre-Wired for electronic blinds), All Electric Light Fixtures, EV Charger in one of the parking spaces, 2 parking, 1Locker. Gas BBQ , Gas Fire table on terrace.

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