

	<b>1 Neighbourhood Lane 502</b> <b>Toronto Ontario M8Y 0C2</b> Toronto W07 Stonegate-Queensway Toronto <b>% Dif: 97</b> <b>Taxes: \$1,898.89 / 2024 For: Sale</b> <b>SPIS: N</b> <b>DOM: 10</b>			<b>Sold: \$485,000</b> <b>List: \$499,900</b>				
	<b>Condo Apt</b> <b>Apartment</b> <b>Unit#: 02</b> <b>Corp#: TSCC / 2805</b>		<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit: B</b> <b>Locker Unit: 103</b> <b>Level: 05</b>		<b>Rms: 5</b> <b>Bedrooms: 1 + 1</b> <b>Washrooms: 1</b> 1x4xMain			
	<b>Dir/Cross St:</b> Park Lawn Road & Berry Road <b>Prop Mgmt:</b> Duka Property Management							
<b>MLS#: W11953389</b> <b>Sold Date: 02/13/2025</b> <b>PIN#:</b>								
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Electric <b>Apx Age:</b> New <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> ft <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>			<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$501.13 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC 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> Beach, Ensuite Laundry, Pets Allowed with Restrictions, Public Transit, Rec Centre, School			<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A Unit 4 <b>Bldg Amen:</b> Bike Storage, Car Wash, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>			
1	Living	Main	11.09	x 11.58	Laminate	Combined W/Dining	W/O To Balcony	
2	Dining	Main	11.09	x 11.58	Combined W/Living	Laminate	Open Concept	
3	Kitchen	Main	11.09	x 11.58	Open Concept	Stainless Steel Appl	Quartz Counter	
4	Den	Main	9.51	x 5.87	B/I Bar	B/I Shelves	Laminate	
5	Br	Main	9.58	x 9.06	Window	Closet	Laminate	
<b>Client Remks:</b> Step into luxury at the highly sought-after 'Backyard Condos.' This boutique building is just steps from the scenic Humber Trail, trendy shops, restaurants, TTC and highway access - with downtown only minutes away. Enjoy a beautiful light-filled suite with a stunning west-facing exposure. The open-concept, modern kitchen is beautifully upgraded, and the suite boasts soaring 9' ceilings and wide plank flooring. 525 sq ft. The versatile den with built-in coffee bar can be used as an office, dining room, extra living etc. Beautiful and spacious balcony. Take advantage of the building's exceptional amenities, including a rooftop terrace with a fire pit, concierge service, a guest suite, visitor parking and more.								
<b>Extras:</b>								
<b>Listing Contracted With:</b> RE/MAX HALLMARK REALTY LTD. 416-486-5588								



**185 Stephen Dr 301**  
**Toronto Ontario M8Y 3N5**

**Sold: \$524,000**

**List: \$545,000**

Toronto W07 Stonegate-Queensway Toronto % Dif: 96

**Taxes:** \$1,029.48 / 2023 **For:** Sale **SPIS:** N **DOM:** 53

Co-Op Apt **#Shares%:** 1  
 Apartment **Locker#:**  
**Unit#:** 301 **Locker Lev/Unit:**  
**Corp#:** none / 0 **Locker Unit:**  
**Level:** 3

**Rms:** 4  
**Bedrooms:** 1  
**Washrooms:** 1  
 1x4xFlat

**Dir/Cross St:** Parklawn/The Queensway  
**Prop Mgmt:** Wilson Blanchard

**MLS#:** W11885039

**Sold Date:** 01/24/2025

**Assignment:** N

**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Exclusive	<b>Ens Lndry:</b>	
<b>Basement:</b>	None	<b>Maint:</b>	\$736.20	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Other	<b>Exterior:</b>	Brick
<b>Heat:</b>	Radiant / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Built-In / 0
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Surface
<b>Apx Sqft:</b>	700-799	<b>Elev/Lift:</b>		<b>Park Type:</b>	Rental
<b>Sqft Source:</b>	Owner	<b>Taxes Incl:</b>	<b>Retirement:</b> N	<b>Park/Drv Spcs:</b>	1 <b>Tot Prk Spcs:</b> 1
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	Y <b>Hydro Incl:</b>	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y <b>CAC Incl:</b>	<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y <b>Prkg Incl:</b> Y	<b>Bldg Amen:</b>	Bike Storage, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>	<b>Energy Cert:</b>	<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>			
		Cul De Sac, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School, Wooded/Treed			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	12.4	x 10.6	Heated Floor	Stone Counter	Marble Floor
2	Living	Flat	22.31	x 12.99	Combined W/Dining	W/O To Balcony	Open Concept
3	Br	Flat	14.5	x 10.83	Large Window	Parquet Floor	Large Closet
4	Office	Flat	10.37	x 7.87	French Doors	Large Window	Parquet Floor

**Client Remks:** This Beautifully Renovated One-Bedroom Co-Op, Converted Into a Spacious One-Bedroom With a Den, Offers the Perfect Blend of Modern Upgrades and Natural Beauty. With Plenty of Natural Light Pouring In, The Unit Features Parquet Flooring Throughout, Creating a Warm and Inviting Atmosphere. The Open-Concept Kitchen Is a Highlight, Offering Stainless Steel Appliances, Caesar stone Countertops, and Carrara Bianca Marble Heated Floor Making It Both Functional and Stylish. The Full Bathroom Includes a Personal Sauna, Providing a Relaxing Retreat Right in Your Own Home. The Great-Sized Primary Bedroom Comes With a Spacious Ikea Wardrobe, Providing Ample Storage. The Den, Separated by Elegant French Glass Doors, Offers a Perfect Space for a Home Office or Additional Living Area. Step Out Onto the Beautiful Balcony to Enjoy Stunning Views of the Humber River and Ravine. Maintenance Fees Cover Heat, Water, High-Speed Internet, a Full Rogers Cable Package, One Parking Spot, and Unlimited Access to the Laundry Room. This Is a Rare Opportunity to Own a Beautiful Home in an Unbeatable Location With a Strong, Friendly Community. Schedule Your Private Showing Today! The Building Is Located on a Quiet Cul-De-Sac, With Direct Access to Humber River Trail That Leads to Lake Ontario and Old Mill Station. For Nature Enthusiasts, the Area Is a Haven, Where You Can Spot Deer, Turtles, and Large Birds. The Surrounding Ravine and Yard Are Perfect for Small Gardening or Relaxing by the Riverbank. The Small Building, With Only 22 Units, Fosters a Tight-Knit Community Where Neighbors Look Out for One Another, No Strangers, No Renters, No Airbnb's, and No Smoking. It's a Peaceful, Friendly Environment With a Real Sense of Security.

**Extras:**

**Listing Contracted With:** FORESTWOOD REAL ESTATE INC. 905-277-8800


**25 Neighbourhood Lane 202**  
**Toronto Ontario M8Y 0C4**
**Sold: \$535,000**  
**List: \$535,990**

Toronto W07 Stonegate-Queensway Toronto % Dif: 100

**Taxes:** \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 46

Condo Apt

#Shares%:

Rms: 4

Apartment

Locker#:

Bedrooms: 1 + 1

Unit#: 11

Locker Lev/Unit:

Washrooms: 1

Corp#: TSCC / 2983

Locker Unit: 33

1x4xMain

Level: 2

Dir/Cross St: Berry Rd. &amp; Stephen Drive

Prop Mgmt: Duka

MLS#: W10442804

Sold Date: 01/07/2025

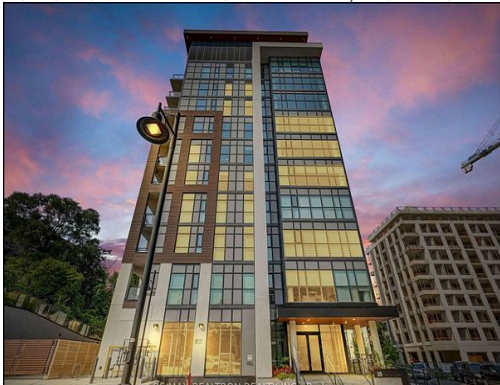
PIN#:

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	
<b>Basement:</b>	None	<b>Maint:</b>	\$562.46	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 1
<b>Apx Age:</b>		<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	500-599	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned
<b>Sqft Source:</b>	Floor Plan	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	1 Tot Prk Spcs: 1
<b>Exposure:</b>	Se	<b>Heat Incl:</b>	Y Hydro Incl:	<b>#:</b>	E5
<b>Assessment:</b>		<b>Cable TV Incl:</b>	CAC Incl:	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b>	Other,Unknown	<b>Bldg Ins Incl:</b>	Y Prkg Incl: Y	<b>Prk Lvl/Unit:</b>	P5
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>	Energy Cert:	<b>Bldg Amen:</b>	Concierge, Exercise Room, Gym, Party/Meeting Room, Recreation Room, Visitor Parking
		<b>GreenPIS:</b>		<b>Com Elem Incl:</b>	
		<b>Prop Feat:</b>	Grnbelt/Conserv, Hospital, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	13.29	x 16.11	Stainless Steel Appl
2	Living	Main	13.29	x 16.11	Laminate
3	Dining	Main	9.58	x 10.17	Combined W/Living
4	Prim Bdrm	Main	10.17	x 8.89	Laminate

**Client Remks:** Welcome To The Desirable "Queensview - Backyard Condos". This Well Appointed, "Meditate" Model Is A Modern 1+1 Bedroom Unit Boasting Laminate Floors, Stainless Appliances, Ceaserstone Countertops, Valance Lighting, Backsplash And An Open Concept Layout With An Abundance Of Natural Light. A must see! Second Parking space available at \$39,990 if purchased with a unit.

**Extras:** 589 sqft, 60 sqft balcony**Listing Contracted With:** ENGEL & VOLKERS TORONTO CITY 416-364-7888



<b>25 Neighbourhood Lane 710</b> <b>Toronto Ontario M8Y 0C4</b> Toronto W07 Stonegate-Queensway Toronto % Dif: 100 <b>Taxes:</b> \$0 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 37			<b>Sold: \$548,990</b> <b>List: \$549,990</b>
Condo Apt Apartment <b>Unit#:</b> 710 <b>Corp#:</b> TSCC / 2805	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 7	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1 1x4	
<b>Dir/Cross St:</b> Parklawn & The Queensway <b>Prop Mgmt:</b> Duka Property			

<b>MLS#:</b> W11900002	<b>Sold Date:</b> 01/29/2025
<b>PIN#:</b> 769830088	

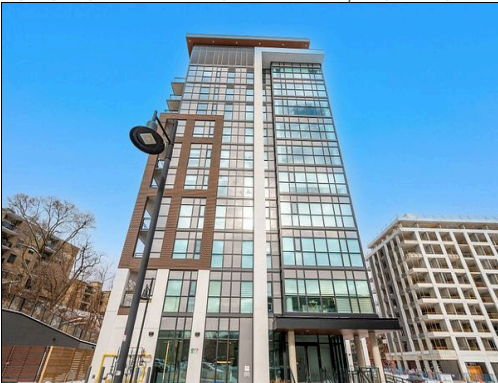
<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Floor Plan <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$570.04 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC 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, Family Room, Pets Allowed with Restrictions	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Private <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bike Storage, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
--	---	---

#	Room	Level	Length (ft)	Width (ft)	Description
1	Br	Main	9.68	x 9.58	
2	Den	Main	9.51	x 5.18	
3	Living	Main	12.27	x 22.08	

**Client Remks:** \*\* 668 Sq ft of living space (604 Sq ft interior + 64 Sq ft 1 balcony) 1+1 bedroom suite with one full bathroom. Open Concept Boasting 10' ceilings with an abundance of natural light. Enjoy the sleek look of laminate floors and the durability of Caesar stone. Equipped with stainless steel appliances, valance lighting, and a beautiful backsplash, both functional and aesthetically pleasing. If purchased with a unit, include a second parking space at \$39,990 and a locker at \$3,990.

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



	<b>25 Neighbourhood Lane 206</b> <b>Toronto Ontario M8Y 0C4</b> Toronto W07 Stonegate-Queensway Toronto % Dif: 100 <b>Taxes:</b> \$2,939.84 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 17				<b>Sold: \$599,990</b> <b>List: \$599,990</b>	
	Condo Apt Apartment <b>Unit#:</b> 06 <b>Corp#:</b> TSCC / 2983		<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 1		<b>Rms:</b> 6 <b>Bedrooms:</b> 2 + 1 <b>Washrooms:</b> 2 1x4xFlat, 1x3xFlat	
	<b>Dir/Cross St:</b> Parklawn & The Queensway <b>Directions:</b> Parklawn & The Queensway <b>Prop Mgmt:</b> Duka Property Management					
	<b>MLS#:</b> W12013788 <b>Sold Date:</b> 03/28/2025 <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> 0-5 <b>Year Built:</b> 2023 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 900-999 <b>Sqft Source:</b> Owner <b>Exposure:</b> Sw <b>Assessment:</b> 2024 <b>Spec Desig:</b> Other <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$785.30 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <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, Family Room, Pets Allowed with Restrictions		<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Br	Main	9.58	x 12.2	3 Pc Ensuite Closet Balcony	
2	2nd Br	Main	9.58	x 9.38	B/I Closet	
3	Den	Main	9.58	x 6.59		
4	Living	Main	11.09	x 28.08	Balcony Open Concept	
<b>Client Remks:</b> 2+1 bd and 2 washrooms. Backyard Boutique Condos offers a prime location, modern design, and luxurious amenities. Situated steps from the Humber River Trail, Sherway Gardens, major highways (QEW, Gardiner), and downtown Toronto, this condo provides unparalleled convenience. Enjoy nearby dining at popular spots like Joeys, The Key, Cactus Club Cafe, and Toms Ice Cream. The unit features a bright, open-concept layout with laminate flooring, stainless steel appliances (fridge, dishwasher, washer/dryer), quartz countertops and a ceramic tile backsplash. With 9-foot ceilings, one parking spot, and a locker, this condo is perfect for first-time buyers or investors. Building amenities include an indoor gym, guest suite, party room with kitchenette, fireplace lounge, meeting/dining room, pet grooming room, childrens play centre, and an outdoor patio with BBQ area. A 1-acre park with a playground and splash pad adds to the family-friendly appeal.						
<b>Extras:</b> <b>Listing Contracted With:</b> RE/MAX WEST REALTY INC. 416-769-1616						

**25 Neighbourhood Lane 1007****Toronto Ontario M8Y 0C4**

Toronto W07 Stonegate-Queensway Toronto % Dif: 95

**Taxes:** \$2,765 / 2024 **For:** Sale**SPIS:** N**DOM:** 65**Sold: \$600,000****List: \$629,000**

Condo Apt

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

Apartment

**Locker#:****Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 2983**Locker Unit:** 85

2x4

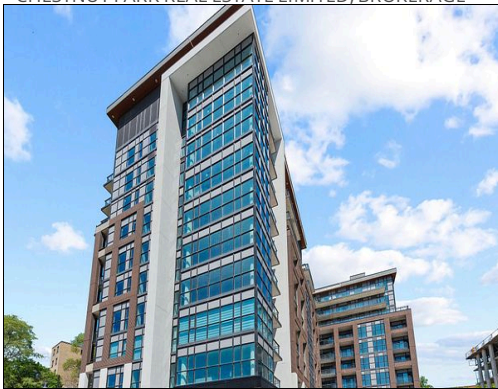
**Level:** 10**Dir/Cross St:** Berry Rd & Stephen Dr**Prop Mgmt:** Duka Property Management INC**MLS#:** W11926792**Sold Date:** 03/21/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$695.54	<b>Lndy Lev:</b>	
<b>Fireplace/Stv:</b>	N	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<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>	None
<b>Apx Sqft:</b>	600-699	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Owned
<b>Sqft Source:</b>	Appraisal	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	0 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Assessment:</b>		<b>Cable TV Incl:</b>		<b>Prk Lvl/Unit:</b>	
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Bldg Amen:</b>	Bike Storage, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Com Elem Incl:</b>	Y
		<b>GreenPIS:</b>			
		<b>Prop Feat:</b>	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	7.22	x 4.92	Laminate Closet
2	Living	Flat	10.83	x 10.83	Laminate Combined W/Dining
3	Kitchen	Flat	10.5	x 10.5	Laminate Stainless Steel Appl Quartz Counter
4	Prim Bdrm	Flat	11.81	x 10.5	Laminate Closet Ensuite Bath
5	2nd Br	Flat	11.81	x 9.84	Laminate Closet Window

**Client Remks:** Bright & Spacious 2-Bedroom, 2-Bath Condo In A Prime Toronto Location! This Modern Suite Boasts An Open Concept Layout, Flooding The Living Space With Natural Light And Showcasing Breathtaking Views. Enjoy The Added Convenience Of 2 Owned Parking Spots- A Rare Find In The City! Perfectly Positioned Just Steps Away From Vibrant Shops, Restaurants, Parks, And With Easy Access To The Gardiner Expressway, This Condo Offers The Ideal Blend Of Comfort And Convenience For Urban Living.

**Extras:****Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-832-6656


**25 Neighbourhood Lane 514**  
**Toronto Ontario M8Y 0C4**
**Sold: \$695,000**  
**List: \$739,000**

Toronto W07 Stonegate-Queensway Toronto % Dif: 94

**Taxes:** \$3,690.90 / 2024 **For:** Sale**SPIS:** N**DOM:** 34

Condo Apt

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

Apartment

**Locker#:****Bedrooms:** 2 + 1**Unit#:** 14**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2983**Locker Unit:**

1x4xFlat, 1x3xFlat

**Level:** 5**Dir/Cross St:** Berry Road & Parklawn**Directions:** Access from Berry Road or Stephen Road**Prop Mgmt:** Duke Property Management**MLS#:** W12075526**Sold Date:** 05/14/2025**Assignment:** N**Fractional Ownership:** N **PIN#:****Kitchens:**

1

**Fam Rm:**

N

**Basement:**

None

**Fireplace/Stv:**

N

**Heat:**

Forced Air / Gas

**Apx Age:****Apx Sqft:**

1000-1199

**Sqft Source:**

Builder's Floor Plan

**Exposure:**

Se

**Assessment:**

Unknown

**Spec Desig:**

None

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

Restrict

**Locker:**

Owned

**Maint:**

\$943

**A/C:**

Central Air

**Central Vac:**

N

**UFFI:****Elev/Lift:****Retirement:****Taxes Incl:****Water Incl:****Heat Incl:****Y Hydro Incl:****Cable TV Incl:****CAC Incl:**

Y

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

Y

**Cert Level:****Energy Cert:****GreenPIS:****Prop Feat:**

Ensuite Laundry, Lake/Pond, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Wooded/Treed

**Balcony:**

Open

**Ens Lndry:**

Y

**Lndy Lev:****Exterior:**

Concrete / Other

**Gar/Gar Spcs:**

Underground / 1

**Park/Drive:**

Undergrnd

**Park Type:**

Owned

**Park/Drv Spcs:****0 Tot Prk Spcs:** 1**Park \$/Mo:****Prk Lvl/Unit:**

Level D Unit 7

**Bldg Amen:**

Concierge, Guest Suites, Party/Meeting Room, Visitor Parking, Elevator

**Com Elem Incl:**

Y

**Waterfront:** None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	22.11	x 10.99	Hardwood Floor Combined W/Dining W/O To Patio
2	Dining	Flat	22.11	x 10.99	Hardwood Floor Open Concept Window
3	Kitchen	Flat	22.11	x 10.99	Combined W/Living Stainless Steel Appl Centre Island
4	Prim Bdrm	Flat	11.15	x 11.61	Hardwood Floor W/I Closet 3 Pc Ensuite
5	2nd Br	Flat	9.71	x 9.78	Hardwood Floor Closet Large Window
6	Den	Flat	7.64	x 9.09	Hardwood Floor Open Concept Window

**Client Remks:** Step into luxury living in this stunning corner suite at the Queensview - Backyard Condos. This pristine haven offers two bedrooms plus a den, complemented by two private outdoor patios that blur the line between indoor and outdoor living. Thoughtfully designed, this light-filled residence showcases contemporary finishes throughout. The heart of the home features an open-concept kitchen adorned with elegant two-tone cabinetry and premium quartz countertops, flowing seamlessly into a spacious living area perfect for both entertaining and everyday life. The primary bedroom serves as a private retreat, complete with a spa-like ensuite bathroom and a generous walk-in closet. A second well-appointed bedroom provides flexible space for family or guests, while the den, wrapped in floor-to-ceiling windows, offers an ideal setting for a home office or reading nook. Life at Queensview elevates the everyday, with amenities that rival boutique hotels. Residents enjoy access to attentive concierge service, a state-of-the-art fitness centre, professional conference facilities, and a dedicated pet grooming station. The social spaces, including an elegant party room and an outdoor lounge with barbecue area, create endless opportunities for connection and relaxation. For visiting friends and family, a thoughtfully appointed guest suite ensures a comfortable stay. Perfect for first-time buyers or those seeking a refined downsizing option, this exceptional residence offers the ideal blend of sophistication, comfort, and contemporary urban living.

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


**3085 Bloor St W 606**  
**Toronto Ontario M8X 1C9**
**Sold: \$1,250,000**  
**List: \$1,299,999**

Toronto W07 Stonegate-Queensway Toronto % Dif: 96

**Taxes:** \$6,773.79 / 2024 **For:** Sale**SPIS:** N**DOM:** 72

Condo Apt

**#Shares%:****Rms:** 5 + 1

Apartment

**Locker#:** P1-7**Bedrooms:** 2 + 1**Unit#:** 6**Locker Lev/Unit:** B**Washrooms:** 2**Corp#:** TSCC / 1460**Locker Unit:** 120

1x3xMain, 1x5xMain

**Level:** 6**Dir/Cross St:** Bloor St/ Royal York Rd**Prop Mgmt:** Crossbridge Condominium Services 416-234-8645**MLS#:** W11941671**Sold Date:** 04/09/2025**PIN#:**

<b>Kitchens:</b>	1	<b>Pets Perm:</b>	Restrict	<b>Balcony:</b>	Open
<b>Fam Rm:</b>	N	<b>Locker:</b>	Owned	<b>Ens Lndry:</b>	Y
<b>Basement:</b>	None	<b>Maint:</b>	\$1,956.46	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b>	Y	<b>A/C:</b>	Central Air	<b>Exterior:</b>	Concrete
<b>Heat:</b>	Forced Air / Gas	<b>Central Vac:</b>	N	<b>Gar/Gar Spcs:</b>	Underground / 2
<b>Apx Age:</b>	16-30	<b>UFFI:</b>		<b>Park/Drive:</b>	Undergrnd
<b>Apx Sqft:</b>	1200-1399	<b>Elev/Lift:</b>		<b>Park Type:</b>	Owned / Owned
<b>Sqft Source:</b>	1,345 Sq. Ft As Per MPAC	<b>Taxes Incl:</b>		<b>Park/Drv Spcs:</b>	2 <b>Tot Prk Spcs:</b> 2
<b>Exposure:</b>	Nw	<b>Heat Incl:</b>	Y	<b>#:</b>	P143
<b>Assessment:</b>		<b>Cable TV Incl:</b>	Y	<b>#:</b>	P144
<b>Spec Desig:</b>	Unknown	<b>Bldg Ins Incl:</b>	Y	<b>Park \$/Mo:</b>	
<b>Phys Hdcap-Eqp:</b>		<b>Cert Level:</b>		<b>Prk Lvl/Unit:</b>	Level B Unit 3 / Level B Unit 4
		<b>GreenPIS:</b>		<b>Bldg Amen:</b>	Concierge, Gym, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden, Visitor Parking
		<b>Prop Feat:</b>	Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	<b>Com Elem Incl:</b>	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	25.49	x 12.47	Hardwood Floor W/O To Balcony
2	Dining	Main	10.01	x 8.86	Hardwood Floor B/I Shelves Open Concept
3	Kitchen	Main	13.68	x 7.97	Eat-In Kitchen Granite Counter W/O To Balcony
4	Prim Bdrm	Main	22.97	x 10.99	5 Pc Ensuite W/I Closet W/O To Balcony
5	2nd Br	Main	12.34	x 9.19	Hardwood Floor 3 Pc Ensuite Closet
6	Den	Main	8.33	x 7.97	Hardwood Floor Murphy Bed B/I Desk

**Client Remks:** Welcome to The Montgomery! This beautiful, exclusive boutique building in the heart of The Kingsway offers luxury and convenience while meeting the needs of everyday life. Enjoy this stunning penthouse suite that offers 1,345 square feet of living space, 9 ft 10 inch soaring ceilings with crown molding, hardwood floors throughout and floor to ceiling windows allowing for a bright, airy feel. Living and dining area boasts spectacular custom built-in cabinetry and an open concept design, perfect for entertaining or unwinding after a long day. Primary bedroom offers a large functional space with a walk-out to the balcony, a 5 piece Ensuite bathroom and a walk-in closet with organizers. Second bedroom offers great space and access to a private 3 piece Ensuite bathroom perfect for guests or those who need privacy. Den (could be used as 3rd bedroom) comes equipped with a custom built-in murphy bed and desk allowing an office to be easily converted into a guest bedroom when needed. Roughed in plumbing for 3rd bathroom in storage area. Multiple walk-outs to balcony. TWO PARKING SPACES side by side with locker walking distance away. Central vac included. Spectacular unobstructed views and beautiful sunsets from the balcony.] \*\*EXTRAS\*\* Steps to Royal York subway, Kingsway shops & restaurants. Classy & cosmopolitan "New York/Paris Lifestyle" with 24 hour concierge, rooftop patio, BBQs, gym and party room.

**Extras:****Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-832-6656