



185 Stephen Dr 201 Toronto Ontario M8Y 3N5		Sold: \$490,000 List: \$499,000
Toronto W07 Stonegate-Queensway Toronto % Dif: 98		
Taxes: \$1,136.30 / 2024	For: Sale	SPIS: N
Co-Op Apt	#Shares%: 4.545	Rms: 4
1 Storey/Apt	Locker#:	Bedrooms: 1
Unit#: 201	Locker Lev/Unit:	Washrooms: 1
Corp#: N/A / 0	Locker Unit:	1x4xFlat
	Level: 2	
Dir/Cross St: Parklawn/The Queensway		
Directions: Parklawn/The Queensway		
Prop Mgmt: Wilson Blanchard		

MLS#: W12246610 **Sold Date:** 07/08/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$866.51	Lndy Lev:
Fireplace/Stv: N	A/C: Window Unit	Exterior: Brick
Heat: Radiant / Gas	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Park/Drive: Surface
Apx Sqft: 700-799	Elev/Lift:	Drive: Surface
Sqft Source: Plans	HST Applicable to	Park Type: Rental
Exposure: Ne	Included In	Park/Drv Spcs: 1
Assessment:	Sale Price:	Park \$/Mo: \$20
Spec Desig: Unknown	Taxes Incl:	Prk Lvl/Unit:
Survey Type: None	Water Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Heat Incl: Y	Com Elem Incl: Y
	Hydro Incl: Y	
	Cable TV Incl: Y	
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	8.07	x 9.58	
2	Dining	Flat	7.68	x 10.01	
3	Living	Flat	12.99	x 21.65	
4	Br	Flat	10.6	x 14.01	

Client Remks: Spacious One-Bedroom Suite in Prime Etobicoke Location! Discover this bright and generously sized 1-Bedroom, 1-Bathroom suite in a well-managed and recently refreshed boutique co-op building. Freshly painted and meticulously maintained, this home features a private Kitchen with ceramic flooring and classic white tile backsplash, along with beautifully preserved parquet floors throughout. Enjoy a large Living room with a walk-out to a private balcony perfect for relaxing or entertaining plus a separate Dining area with its own window for added natural light. Dining Room could be used as office den. The updated building hallways add to the fresh and welcoming atmosphere. Nestled against the scenic Humber River trail, you'll enjoy nature at your doorstep while being just minutes from major amenities, the QEW, a short 5-minute bus ride to the Subway, and close to parks, marinas, and shopping. Conveniently located near Downtown Toronto, Pearson International Airport, High Park, and Sunnyside Beach this is truly a commuters and nature lovers dream. This is the location you've been waiting for!

Inclusions: Fridge, Stove, Dishwasher, 2 Window AC "as is"

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 905-568-2121

	1 Neighbourhood Lane 607 Toronto Ontario M8Y 0C2 Toronto W07 Stonegate-Queensway Toronto % Dif: 98 Taxes: \$2,269.81 / 2025 For: Sale SPIS: N DOM: 16 Sold: \$490,000 List: \$499,000						
	Condo Apt	#Shares%:	Rms: 4				
	Apartment	Locker#:	Bedrooms: 1				
	Unit#: 07	Locker Lev/Unit: B	Washrooms: 1				
	Corp#: TSCC / 2805	Locker Unit: 146	1x4xFlat				
		Level: 06					
	Dir/Cross St: Queensway / Parklawn Directions: Parklawn and Queensway Prop Mgmt: Duka Property Management						
MLS#: W12392961	Sold Date: 09/25/2025						
PIN#:							
Kitchens: 1	Pets Perm:	Yes-with Restrictions	Balcony:	Open			
Fam Rm: N	Locker:	Owned	Ens Lndry:	Y			
Basement: None	Maint:	\$521.56	Lndy Lev:	Main			
Fireplace/Stv: N	A/C: Central Air		Exterior:	Brick			
Heat: Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1			
Apx Age: New	UFFI:		Park/Drive:	Undergrnd			
Apx Sqft: 600-699	Elev/Lift:	Retirement:	Drive:	Underground			
Sqft Source:	HST Applicable to	Not Subject to HST	Park Type:	Owned			
526 SqFt + 105 SqFt Balcony	Sale Price:		Park/Drv Spcs:	1 Tot Prk Spcs: 1			
Exposure: E	Taxes Incl:	Water Incl:	Park \$/Mo:				
Assessment:	Heat Incl:	Hydro Incl:	Prk Lvl/Unit:	B/55			
Spec Desig: Unknown	Cable TV Incl:	CAC Incl: Y	Bldg Amen:				
Survey Type: None	Bldg Ins Incl:	Y Prkg Incl: Y		Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking			
Phys Hdcap-Eqp:	Cert Level:	Energy Cert:	Com Elel Incl:	Y			
	GreenPIS:						
	Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School						
	Interior Feat: Other						
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	22.74	x 11.09	Combined W/Dining	W/O To Terrace	Wood Floor
2	Dining	Ground	22.74	x 11.09	Open Concept	Combined W/Kitchen	Wood Floor
3	Kitchen	Ground	22.74	x 11.09	Modern Kitchen	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Ground	10.24	x 9.51	Wood Floor	W/I Closet	Large Window
Client Remks: Welcome to The Humberside at Backyard Condos in South Etobicoke! Modern 1-Bedroom Suite Features an Open-Concept Floor Plan with 526 Sq Ft of Interior Living Space + 105 Sq Ft of Private Outdoor Balcony! This Thoughtfully Designed Layout Includes A Skyline View, Large Walk-In Closet, and Natural Light Throughout. Located in the Highly Desirable Stonegate-Queensway Neighbourhood, moments to TTC, Top-Rated Schools, Shopping, Cafes, Parks, and the Humber River Trails. Easy Access to QEW, Gardiner, Downtown Toronto & Lake Ontario. Enjoy Amenities Including: Concierge, Fully Equipped Fitness Centre, Rooftop Terrace with Fire Pit & Lounge Area, Pet Spa, Visitor Parking & More. Perfect for First-Time Buyers, Investors, or Those Looking to Downsize Without Compromise. A Great Opportunity to Own in One of Etobicoke's Most Promising Communities!							
Inclusions: Stainless Steel Appliances: Fridge, Stove, Microwave, Dishwasher, Washer and Dryer. Parking and Locker.							
Listing Contracted With: <u>KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392</u>							



25 Neighbourhood Lane 310
Toronto Ontario M8Y 0C3

Toronto W07 Stonegate-Queensway Toronto % Dif: 97

Taxes: \$2,210 / 2024 For: Sale **SPIS: N** **DOM: 109**

Condo Apt **#Shares%:** 5
 1 Storey/Apt **Locker#:** D-72
 Unit#: 310 **Locker Lev/Unit:** D
 Corp#: TSCC / 2983 **Locker Unit:** 72
Level: 3
1x4

Dir/Cross St: NEIGHBOURHOOD Lane

Directions: NEIGHBOURHOOD Lane

Prop Mgmt: Duka Property Management

MLS#: W12275775 **Sold Date:** 10/27/2025

PIN#: 769830034

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Ensuite+Owned	Ens Lndry: Y
Basement: None	Maint: \$570	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Year Built: 2023	Elev/Lift:	Drive: Underground
Yr Built Source: MPAC	HST Applicable to: In Addition To	Park Type: Owned
Apx Sqft: 600-699	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl:	Park \$/Mo:
Sqft Source: Floor Plan	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit:
Exposure: N	Cable TV Incl: CAC Incl	Bldg Amen:
Assessment: \$309,000 / 2025	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl:
Spec Desig: Unknown	Cert Level: Energy Cert: Y	
Survey Type: Unknown	GreenPIS:	
Phys Hdcap-Eqp:	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Bathroom	Main	9.32	x 8.5	4 Pc Bath
2	Foyer	Main	6.43	x 1.84	
3	Kitchen	Main	11.68	x 10.66	
4	Laundry	Main	3.25	x 3.25	
5	Living	Main	12.4	x 10.07	
6	Br	Main	9.42	x 13.85	
7	Other	Main	5.68	x 3.9	Closet

Client Remks: Urban Tranquility by the Lake A Boutique Condo That Feels Like Home. Tucked just moments from the waterfront, this rarely offered suite in a boutique 10-storey building offers the perfect mix of calm, convenience, and connected community living. Located in one of Toronto's most scenic pockets steps to Humber Bay, lush parks, bike trails, playgrounds, and local cafes this home brings together the best of nature and city life. Unlike the towering skyscrapers nearby, this intimate, low-rise building offers a sense of privacy and ease. That's what drew us here in the first place, the sellers share. We wanted a peaceful place close to everything, but without the noise, congestion, or long elevator waits. And this building offered all of that plus a much larger floor plan and parking and locker included. The suite itself features 9-foot ceilings, a bright open-concept layout, a fully upgraded kitchen with full-height backsplash and thick stone counters, pot lights, and Whirlpool laundry machines. The bathroom includes an upgraded vanity and tile work, with custom built-ins and a thoughtfully designed closet system in the bedroom. Facing north, the large balcony feels like a hidden retreat framed by mature trees that offer both dappled sunlight and privacy, with a charming brick wall feature. Across the street, the Gatestone Community Centre offers everything from fitness and health services to a seasonal farmers market. A short walk or bike ride takes you to the Humber Bridge, from where scenic paths lead you to downtown, Budweiser Stage, Cherry Beachor westward toward Mississauga and beyond. Commuters will love the proximity to Old Mill Station and the 11-minute drive to the CN Tower on a clear day. Inside the building, security is top-tier with fob-only floor access, and amenities include a gym, pet room, and a soon-to-open BBQ patio area. The community is vibrant yet respectful, with a mix of owners and tenants aged 25-40.

Inclusions: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer

Listing Contracted With: EXP REALTY 866-530-7737



3085 Bloor St W 207
Toronto Ontario M8X 1C9
 Toronto W07 Stonegate-Queensway Toronto % Dif: 95
Taxes: \$3,204.50 / 2024 For: Sale **SPIS: N** **DOM: 168**

Condo Apt **#Shares%:** 5
 Apartment **Locker#:** 1 + 1
Unit#: 207 **Locker Lev/Unit:** 1
Corp#: TSCC / 1460 **Locker Unit:** 1x4xMain
Level: 2

Dir/Cross St: Bloor St W & Royal York Rd

Directions: Bloor St W & Royal York Rd

Prop Mgmt: Crossbridge Condominium Services 416-234-8645

MLS#: W12000066 **Sold Date:** 08/19/2025
PIN#: 124600020

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,063.25	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Stucco/Plaster
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 700-799	Elev/Lift:	Drive: Underground
Sqft Source: 700-799	HST Applicable to	Park Type: Owned
Exposure: N	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Hydro Incl:	Concierge, Exercise Room, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden
	Cable TV Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	16.5	x 11.25	
2	Dining	Main	16.5	x 11.25	
3	Kitchen	Main	8.5	x 6.99	
4	Prim Bdrm	Main	14.24	x 9.15	
5	Den	Main	9.28	x 8.5	

Client Remarks: Embark on the World of Luxurious City Living with this Stunning 1+1 Bedroom Condo, nestled within the Prestigious "The Montgomery" Residence in the Heart of Kingsway. Crafted with Sophistication in Mind, this Residence Welcomes an Abundance of Sunlight Through its Majestic Floor-to-Ceiling Windows, Creating a Tranquil and Inviting Ambiance. The Flawless Flow of the Open Concept Living and Dining Area is Ideal for Entertaining, opening up to a Cozy Balcony. The Lavish Primary Bedroom Offers Generous Storage with Expansive Wall-to-Wall Closets. Located in the Unmatched Kingsway District, Every Amenity is Just Moments Away - From Exceptional Schools to Gourmet Dining, Subway Access, Quaint Cafes, Chic Boutiques, and More! Top-notch Building Amenities Includes: 24 Hour Concierge, Roof-Top Patio, Exercise Room, Party Room, Bbq's & Garden. Internet and Cable is included in the condo fees.

Inclusions: Fridge, stove, microwave, dishwasher, all electrical light fixtures and all window coverings.

Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-916-3931



**1 Neighbourhood Lane 408
 Toronto Ontario M8Y 0C2**
 Toronto W07 Stonegate-Queensway Toronto % Dif: 98
Taxes: \$3,340 / 2024 For: Sale SPIS: N DOM: 44
Sold: \$673,000 List: \$689,000

Condo Apt #Shares%: Rms: 5
 Apartment Locker#: B69 Bedrooms: 2 + 1
 Unit#: 8 Locker Lev/Unit: B Washrooms: 2
 Corp#: TSCC / 2805 Locker Unit: 69 1x4xFlat, 1x3xFlat
 Level: 4

Dir/Cross St: Park Lawn Rd/Berry Rd
Directions: Via Berry Rd
Prop Mgmt: Duka Property Management

MLS#: W12436489 **Sold Date:** 11/13/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$871.55	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Park/Drive: Undergrnd
Year Built: 2020	Elev/Lift:	Drive: Underground
Apx Sqft: 800-899	HST Applicable to: Not Subject to HST	Park Type: Owned / Owned
Sqft Source: MPAC	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Exposure: E	Taxes Incl:	Park \$/Mo:
Assessment:	Heat Incl: Y	Prk Lvl/Unit: B/32 / B/33
Spec Desig: Unknown	Hydro Incl:	Bldg Amen:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Com Elem Incl: Y
Phys Hdcap-Eqp:	Bldg Ins Incl: Prkg Incl: Y	
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	9.78	x 10.47	Combined W/Dining	W/O To Balcony
2	Kitchen	Flat	12.37	x 10.47	Stainless Steel Appl	
3	Prim Bdrm	Flat	15.26	x 11.35	W/I Closet	3 Pcs Ensuite
4	2nd Br	Flat	11.22	x 9.02	Double Closet	W/O To Balcony
5	Den	Flat	9.35	x 6.82		

Client Remarks: Bright Living by the Humber River. This east-facing 2+1-bedroom, 2-bathroom suite at The Humberside Condos offers 864 square feet of thoughtfully designed living, complete with an open view and a private 100-square-foot patio-style balcony that perfectly captures the morning sun. The layout is both functional and inviting, featuring an open concept living and dining area, a modern kitchen, a private primary suite, and a versatile den that's perfect for a home office or nursery, making this home as practical for young families as it is for professionals. With two parking spaces and a locker, it offers a rare level of convenience. At The Humberside, everyday life is elevated. Start your mornings in the light-filled fitness centre or yoga studio, unwind on the rooftop terrace as the sun sets over the Humber River, or enjoy quiet moments by the park. Concierge service and visitor parking complete the thoughtful amenities that make this community so welcoming. The location is equally inspiring. Step outside to the Humber Bay bike trail, wander to the lake in just minutes, or take a quick 10-minute bus ride to Old Mill Station with bus stops right at your door. The Stonegate neighbourhood also hosts a popular farmers market on Thursdays, adding to the strong sense of community. A bright and inviting home, perfectly situated for those who value both nature and city living. This is south Etobicoke condo living at its finest.

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



25 Neighbourhood Lane 603 Toronto Ontario M8Y 0C4 Toronto W07 Stonegate-Queensway Toronto % Dif: 95 Taxes: \$3,333.07 / 2025 For: Sale SPIS: N DOM: 14		Sold: \$668,000 List: \$699,900
Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 3	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCP / 2983	Locker Unit:	1x4xMain, 1x3xMain
	Level: 6	
Dir/Cross St: Berry Rd and Park Lawn Rd		
Directions: Berry Rd and Park Lawn Rd		
Prop Mgmt: Duka 905-673-7338		

MLS#: W12342308 **Sold Date:** 08/27/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$817.27	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Year Built: 2023	Elev/Lift:	Drive: Underground
Yr Built Source: MPAC	HST Applicable to Included In	Park Type: Owned
Apx Sqft: 1000-1199	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Builder	Taxes Incl:	Park \$/Mo:
Exposure: E	Water Incl: Y	Prk Lvl/Unit:
Assessment:	Heat Incl: Y	Bldg Amen:
Spec Desig: Unknown	Hydro Incl:	Concierge, Exercise Room, Party/Meeting
Survey Type: Unknown	Cable TV Incl: Y	Room, Visitor Parking
Phys Hdcap-Eqp:	CAC Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Marina, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	Interior Feat: Primary Bedroom - Main Floor, Storage Area Lockers	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	12.17	x 22.08	Combined W/Kitchen	Pot Lights
2	Kitchen	Main	12.17	x 22.08	Combined W/Living	Centre Island
3	Den	Main	7.25	x 8.76	Large Window	Laminate
4	Prim Bdrm	Main	9.51	x 12.24	Ensuite Bath	W/I Closet
5	2nd Br	Main	9.68	x 10.5	Mirrored Closet	Laminate
						Large Window

Client Remks: Welcome to the all-new Queensview at Backyard Condos. This thoughtfully crafted Retreat Model is a spacious and luxurious 2+1 bedroom layout, complete with a large balcony showcasing stunning views of the city, CN Tower and Lake. Designed with premium finishes, the unit features sleek stainless steel appliances, a kitchen island, under mount lighting, a modern backsplash, duo thermostat, and an open-concept floor plan that fills the space with natural light. Custom blinds, and updated light fixtures also complement the luxury finish of this well kept home. Residents will enjoy top-tier amenities, including security, fully equipped fitness centre, party room and pet spa. This is a must-see opportunity to own a truly exceptional home that delivers it all!

Inclusions: Stainless Steel Appliances: Fridge, Stove, Dishwasher, Microwave Rangehood Washer and Dryer. All Electrical Light Fixtures, including Pot lights Custom Blinds, Kitchen Island.

Listing Contracted With: RE/MAX EXPERTS 905-499-8800

	935 Royal York Rd S 208 Toronto Ontario M8Y 4H1 Toronto W07 Stonegate-Queensway Toronto % Dif: 99 Taxes: \$3,725.19 / 2025 For: Sale SPIS: N DOM: 22		Sold: \$790,000 List: \$799,900																																																								
	Condo Apt Apartment Unit#: 8 Corp#: MTCC / 1303	#Shares%: Locker#: 8 Locker Lev/Unit: 2 Locker Unit: B1 Level: 2	Rms: 6 + 1 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat																																																								
Dir/Cross St: Royal York and Bloor St. W Directions: Royal York and Bloor St. W Prop Mgmt: GMP Property Management																																																											
MLS#: W12368586 Sold Date: 09/19/2025 PIN#:																																																											
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: floor plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,399.17 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Golf, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Other Security Feat: Security System	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 10 Park \$/Mo: Prk Lvl/Unit: B2 Bldg Amen: Bike Storage, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Community BBQ, Elevator Com Elemt Incl: Y																																																								
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Flat</td> <td>19.32</td> <td>x 14.17</td> <td>W/O To Balcony</td> <td>Combined W/Dining</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>19.32</td> <td>x 14.17</td> <td>Breakfast Bar</td> <td>Combined W/Living</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Flat</td> <td>10.01</td> <td>x 9.32</td> <td>Stone Counter</td> <td>Stainless Steel Appl</td> </tr> <tr> <td>4</td> <td>2nd Br</td> <td>Flat</td> <td>11.52</td> <td>x 10.76</td> <td>Double Closet</td> <td>Large Window</td> </tr> <tr> <td>5</td> <td>Prim Bdrm</td> <td>Flat</td> <td>12.5</td> <td>x 11.52</td> <td>4 Pc Ensuite</td> <td>W/I Closet</td> </tr> <tr> <td>6</td> <td>Foyer</td> <td>Flat</td> <td>6.89</td> <td>x 4.92</td> <td>Tile Floor</td> <td>Closet</td> </tr> <tr> <td>7</td> <td>Laundry</td> <td>Flat</td> <td>4.59</td> <td>x 2.99</td> <td>Tile Floor</td> <td>3 Pc Ensuite</td> </tr> </tbody> </table>				#	Room	Level	Length (ft)	Width (ft)	Description		1	Living	Flat	19.32	x 14.17	W/O To Balcony	Combined W/Dining	2	Dining	Flat	19.32	x 14.17	Breakfast Bar	Combined W/Living	3	Kitchen	Flat	10.01	x 9.32	Stone Counter	Stainless Steel Appl	4	2nd Br	Flat	11.52	x 10.76	Double Closet	Large Window	5	Prim Bdrm	Flat	12.5	x 11.52	4 Pc Ensuite	W/I Closet	6	Foyer	Flat	6.89	x 4.92	Tile Floor	Closet	7	Laundry	Flat	4.59	x 2.99	Tile Floor	3 Pc Ensuite
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6	Foyer	Flat	6.89	x 4.92	Tile Floor	Closet																																																					
7	Laundry	Flat	4.59	x 2.99	Tile Floor	3 Pc Ensuite																																																					
Client Remks: Welcome to the Regency! This luxurious, six storey, boutique style building is situated on the SE corner of Royal York and Bloor, in the heart of the Kingsway! Spacious, bright, large sun filled rooms make this rarely offered 2 bedroom, 2 bath corner suite an exceptional opportunity. Quiet and south facing, with just over 1100 square feet of functional living space and an additional 90 sq. ft. balcony. Open concept living with a large kitchen complete with granite tops, stainless steel appliances, Miele dishwasher, extra cabinetry/storage, breakfast bar and custom backsplash. Hardwood throughout the large living and dining areas leads to a south facing balcony overlooking the mature, tree filled neighborhood that makes this area special. A primary bedroom with walk-in closet, 4 pc ensuite and large window with an equally large 2nd bedroom with doubled mirror closet and extra windows. Hunter Douglas blinds, 1 parking and 1 locker with plenty of opportunity to rent a 2nd spot if need be! Perfectly situated in the heart of the Kingsway, steps to the Royal York subway, Kingsway shoppes, gourmet restaurants, inviting and friendly pubs and many other conveniences all outside your front door! Location, location, location! Inclusions: s/s fridge, stove, Miele dishwasher, washer/dryer, heat pump (owned) hunter douglas blinds, all blinds and window coverings, two keys, two fobs																																																											
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871																																																											

	3085 Bloor St W 212 Toronto Ontario M8X 1C9 Toronto W07 Stonegate-Queensway Toronto % Dif: 96 Taxes: \$6,206.13 / 2025 For: Sale SPIS: N DOM: 17		Sold: \$1,050,000 List: \$1,098,000																																																																		
	Condo Apt Apartment Unit#: 12 Corp#: TSCC / 1460	#Shares%: Locker#: 074 Locker Lev/Unit: C Locker Unit: 69 Level: 02	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xMain, 1x4xMain																																																																		
Dir/Cross St: Bloor & Royal York Directions: Bloor & Royal York Prop Mgmt: First Service Residential																																																																					
MLS#: W12416169 Sold Date: 10/06/2025 PIN#: 124600025																																																																					
<table border="0"> <tr> <td>Kitchens: 1</td><td>Pets Perm: No</td><td>Balcony: None</td></tr> <tr> <td>Fam Rm: N</td><td>Locker: Owned</td><td>Ens Lndry: Y</td></tr> <tr> <td>Basement: None</td><td>Maint: \$2,304.25</td><td>Lndy Lev: Main</td></tr> <tr> <td>Fireplace/Stv: N</td><td>A/C: Central Air</td><td>Exterior: Concrete / Stucco/Plaster</td></tr> <tr> <td>Heat: Forced Air / Gas</td><td>Central Vac: N</td><td>Gar/Gar Spcs: Underground / 1</td></tr> <tr> <td>Apx Age: 16-30</td><td>UFFI:</td><td>Park/Drive: Undergrnd</td></tr> <tr> <td>Apx Sqft: 1200-1399</td><td>Elev/Lift:</td><td>Drive: Underground</td></tr> <tr> <td>Sqft Source: 1315</td><td>HST Applicable to</td><td>Park Type: Owned</td></tr> <tr> <td>Exposure: Ne</td><td>Included In</td><td>Park/Drv Spcs: 1 Tot Prk Spcs: 1</td></tr> <tr> <td>Assessment:</td><td>Sale Price:</td><td>Park \$/Mo:</td></tr> <tr> <td>Spec Desig: Unknown</td><td>Taxes Incl:</td><td>Prk Lvl/Unit: PB-108 / Level B Unit 68</td></tr> <tr> <td>Survey Type: None</td><td>Water Incl: Y</td><td>Bldg Amen:</td></tr> <tr> <td>Phys Hdcap-Eqp:</td><td>Heat Incl: Y</td><td>Concierge, Exercise Room, Party/Meeting</td></tr> <tr> <td></td><td>Hydro Incl:</td><td>Room, Rooftop Deck/Garden, Visitor Parking</td></tr> <tr> <td></td><td>Cable TV Incl: Y</td><td>Com Elem Incl: Y</td></tr> <tr> <td></td><td>Bldg Ins Incl: Y</td><td></td></tr> <tr> <td></td><td>Prkg Incl: Y</td><td></td></tr> <tr> <td></td><td>Cert Level:</td><td></td></tr> <tr> <td></td><td>Energy Cert:</td><td></td></tr> <tr> <td></td><td>GreenPIS:</td><td></td></tr> <tr> <td></td><td>Prop Feat: Ensuite Laundry, Hospital, Library, Park, Public Transit, Rec Centre, School</td><td></td></tr> <tr> <td></td><td>Interior Feat: None</td><td></td></tr> </table>				Kitchens: 1	Pets Perm: No	Balcony: None	Fam Rm: N	Locker: Owned	Ens Lndry: Y	Basement: None	Maint: \$2,304.25	Lndy Lev: Main	Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Stucco/Plaster	Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1	Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd	Apx Sqft: 1200-1399	Elev/Lift:	Drive: Underground	Sqft Source: 1315	HST Applicable to	Park Type: Owned	Exposure: Ne	Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1	Assessment:	Sale Price:	Park \$/Mo:	Spec Desig: Unknown	Taxes Incl:	Prk Lvl/Unit: PB-108 / Level B Unit 68	Survey Type: None	Water Incl: Y	Bldg Amen:	Phys Hdcap-Eqp:	Heat Incl: Y	Concierge, Exercise Room, Party/Meeting		Hydro Incl:	Room, Rooftop Deck/Garden, Visitor Parking		Cable TV Incl: Y	Com Elem Incl: Y		Bldg Ins Incl: Y			Prkg Incl: Y			Cert Level:			Energy Cert:			GreenPIS:			Prop Feat: Ensuite Laundry, Hospital, Library, Park, Public Transit, Rec Centre, School			Interior Feat: None	
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	Interior Feat: None																																																																				
#	Room	Level	Length (ft)	Width (ft)	Description																																																																
1	Living	Main	17.95	x 19.42	Hardwood Floor	Open Concept	Renovated																																																														
2	Dining	Main	18.21	x 7.15	Hardwood Floor	Window Flr to Ceil	Combined W/Living																																																														
3	Kitchen	Main	16.17	x 12.47	Eat-In Kitchen	Breakfast Area	Stainless Steel Appl																																																														
4	Prim Bdrm	Main	13.78	x 11.06	4 Pc Ensuite	His/Hers Closets																																																															
5	2nd Br	Main	13.55	x 9.42	Double Closet	Closet Organizers	Closet																																																														
Client Remks: Beautifully Renovated 2 Bedroom Corner Unit With Wraparound Windows Located In The Sought After Montgomery Building. With 1 Parking Spot with an EV charger & 1 Locker. Completely Turn-Key, Perfect Layout Features Open Concept Living & Dining, An Abundance Of Natural Light, Chefs Kitchen W/ Quartz Countertops, Waterfall Island, Hardwood Flooring, Large Master Bedroom W/Custom Closet Organizers, His & Hers Closets, Pot Lights/All new lighting & Renovated Bathrooms. In The Kingsway; Steps To Royal York TTC Station, Schools, Shops, Restaurants, Theatre & Parks																																																																					
Inclusions: All Electric Light Fixtures, All Window Coverings, Washer & Dryer, SS Fridge/Freezer, SS Dishwasher, SS Range, Microwave HoodFan, EV charger (In Parking spot)																																																																					
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888																																																																					

 <p>ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage</p>	3085 Bloor St W 303 Toronto Ontario M8X 1C8 Toronto W07 Stonegate-Queensway Toronto % Dif: 97 Taxes: \$5,078.55 / 2024 For: Sale SPIS: N DOM: 161 Condo Apt #Shares%: 6 Apartment Locker#: 101 Bedrooms: 2 + 1 Unit#: 03 Locker Lev/Unit: C Washrooms: 2 Corp#: TSCC / 1460 Locker Unit: 101 Level: 1x4xFlat, 1x4xFlat Dir/Cross St: Bloor St. W. & Montgomery/Royal York Directions: South / West corner of Bloor St West & Montgomery - just west of Royal York TTC Station Prop Mgmt: Crossbridge Condominium Services (Matilda) 416 234 8645						
	MLS#: W12158567	Sold Date: 10/28/2025					
	PIN#: 124600030						
	Kitchens: 1	Pets Perm: Yes-with Restrictions		Balcony: Open			
	Fam Rm: Y	Locker: Owned		Ens Lndry: Y			
	Basement: None	Maint: \$2,073.26		Lndy Lev: Main			
	Fireplace/Stv: Y	A/C: Central Air		Exterior: Stucco/Plaster			
	Heat: Forced Air / Gas	Central Vac: N		Gar/Gar Spcs: Underground / 2			
	Apx Age: 16-30	UFFI:		Park/Drive: Undergrnd			
	Year Built: 2002	Elev/Lift:	Retirement:	Drive: Underground			
Yr Built Source: Other		HST Applicable to	In Addition To	Park Type: Owned / Owned			
Apx Sqft: 1200-1399		Sale Price:		Park/Drv Spcs: 0 Tot Prk Spcs: 2			
Sqft Source: 1205 as per MPAC		Taxes Incl:	Water Incl: Y	#: A - #18			
Exposure: S		Heat Incl:	Y Hydro Incl: Y	#: A - #19			
Assessment: 2024		Cable TV Incl:	Y CAC Incl: Y	Park \$/Mo:			
Spec Desig: Unknown		Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:			
Survey Type: None		Cert Level:	Energy Cert: Y	Level A - # 35 / Level A - # 36			
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:			
		Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Place Of Worship, Public Transit		Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator			
		Exterior Feat: Landscaped, Landscape Lighting		Com Elem Incl: Y			
		Interior Feat: Storage Area Lockers, Auto Garage Door Remote					
		Security Feat: Alarm System					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	11.06	x 6.56	Hardwood Floor	Closet	
2	Kitchen	Flat	11.06	x 8.43	Hardwood Floor	Open Concept	Breakfast Bar
3	Living	Flat	10.96	x 9.35	Fireplace	South View	W/O To Balcony
4	Dining	Flat	11.06	x 10.96	Hardwood Floor	Open Concept	
5	Den	Flat	16.27	x 12.01	Hardwood Floor		
6	Prim Bdrm	Flat	17.52	x 9.91	4 Pc Ensuite	W/I Closet	South View
7	2nd Br	Flat	15.35	x 9.12	Hardwood Floor	Double Closet	South View
8	Bathroom	Flat	0	0	4 Pc Ensuite		
9	Bathroom	Flat	0	0	4 Pc Bath		
10	Other	Flat	0	0	Balcony	South View	O/Looks Garden
Client Remks: Exceptional SOUTH-FACING suite with views of garden, OVER 1,200 SQ/FT of bright, tranquil living space in highly desired boutique condominium building -- The Montgomery. Soaring ceilings, large windows and natural light highlighting serene views of the private garden and the fountain below. The thoughtfully designed layout includes a spacious KING-SIZED PRIMARY bedroom, complete with a luxurious four-piece ensuite featuring a deep soaker tub, large walk-in shower, a walk-in closet, linen closet and a sunny quiet south exposure. From the welcoming foyer, step into a well-appointed kitchen with stainless steel appliances, stone countertops and a breakfast bar. It seamlessly connects to the open-concept living and dining rooms and flexible den or formal dining area for large family occasions all enhanced by picturesque garden views. The 2nd bedroom is generously sized, offering a double closet, hardwood floors and another large window overlooking the peaceful gardens. Suite 303 exudes calm, comfort, and sophistication ideal for those looking to downsize without compromise. The Montgomery offers a true boutique lifestyle with 24/7 concierge and security, an exercise room, rooftop party room with expansive terrace, landscaped gardens and a barbecue area -- perfect for large celebrations or simply enjoying a sunset. Steps to shops, restaurants and amenities of The Kingsway and Memorial Pool & Healthclub, Brentwood Library and Royal York Subway Station.							
Inclusions: Existing appliances including fridge, stove, built-in dishwasher, built-in microwave, washer & dryer. All electric light fixtures, window blinds, fireplace, carpet where laid. Alarm (not monitored). Storage Locker #28 approx 6' high x 6' deep x 3' wide. Plus TWO UNDERGROUND PARKING SPACES with easy access to entrance / elevator. Note parking spaces identified as # 35 & 36 on P1.							
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-762-8255							

 <p><i>The Montgomery - Impressionistic Architectural</i></p>	3085 Bloor St W 503 Toronto Ontario M8X 1C9 Toronto W07 Stonegate-Queensway Toronto % Dif: 94 Taxes: \$5,079 / 2024 For: Sale SPIS: N DOM: 72 Condo Apt #Shares%: Rms: 6 Apartment Locker#: 113 Bedrooms: 2 + 1 Unit#: 3 Locker Lev/Unit: level B Washrooms: 2 Corp#: TSCC / 1460 Locker Unit: LB-0 1x4xFlat, 1x4xFlat Level: 5 Dir/Cross St: Royal York / Bloor / Islington Directions: Royal York / Bloor / Islington Prop Mgmt: First Service Residential						
	MLS#: W12198635 Sold Date: 08/16/2025 PIN#: 124600060						
Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 16-30 Apx Sqft: 1200-1399 Foundation: Poured Concrete Sqft Source: Builder Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,772.54 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Wooded/Treed Interior Feat: Separate Hydro Meter, Storage Area Lockers Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 16 Level B (legal) #: 17 Level B (legal) Park \$/Mo: Prk Lvl/Unit: PB-056 / PB-057 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y					
Topography: Wooded/Treed							
# Room Level Length (ft) Width (ft) Description							
1	Foyer	Flat	11.06	x 6.56	Large Closet		
2	Living	Flat	10.96	x 8.43	Combined W/Dining	Large Window	W/O To Balcony
3	Dining	Flat	11.06	x 10.96	Combined W/Living	Open Concept	
4	Kitchen	Flat	11.06	x 8.43	Modern Kitchen	Granite Counter	
5	Den	Flat	16.27	x 12.01	Combined W/Dining		
6	Prim Bdrm	Flat	17.52	x 9.91	4 Pc Ensuite	W/I Closet	W/O To Balcony
7	2nd Br	Flat	15.35	x 9.12	O/Looks Garden	Double Closet	
Client Remks: The Montgomery is a luxury boutique style condominium in the heart of the Kingsway. This suite is a rarely available south facing two bedroom plus den overlooking tree tops and gardens and the building's fountain. The residence is nestled into a quiet location at Thompson Avenue and Bloor Street. One can stroll to Kingsway restaurants and shopping as well as the Royal York subway, Brentwood library, the Medical Building, the Montgomery Health Club and Pool, and so much more. While you will benefit from two side by side parking spaces located near the elevator, you will probably walk everywhere. There is a full time concierge on site to assist with building security and deliveries. The suite enjoys a split bedroom plan with the large primary suite including a walk in closet, linen closet plus a four piece ensuite bathroom. The south facing windows overlook the gardens and into the tree tops. The second bedroom also faces the quiet south side. There is a large combined living and dining room with floor to ceiling windows and a covered balcony. It is sunny all day long. The den is located off the living/dining space and can be a separate dining room if desired. The kitchen has granite counters and a pass through to the dining area and can accommodate a small table and chairs. There is a laundry area with a sink which does accommodate full size machines. On the top floor there is an expansive party room with a kitchen. It is a beautiful space for meetings and formal gatherings. Although currently under construction the top floor also features a large terrace with BBQ's and formal gardens. Both areas enjoy views of the city, the neighbourhood and parkland. Pets are restricted and no dogs are allowed. It is a non smoking building. This classic boutique building is unable to be replicated anywhere along the desirable Kingsway strip. It was designed and built for a selective few as there are only 79 suites.							
Inclusions: Existing fridge, stove (left burners don't work), DW, washer, dryer, window coverings. One locker (owned). Two underground parking spaces (side by side) are owned and known as #56 and #57.							
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871							