



185 Stephen Dr 201 Toronto Ontario M8Y 3N5 Toronto W07 Stonegate-Queensway Toronto % Dif: 98 Taxes: \$1,136.30 / 2024 For: Sale SPIS: N DOM: 12		
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$866.51 A/C: Window Unit Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: Surface Drive: Surface Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: \$20 Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	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 Apartment Unit#: 07 Corp#: TSCC / 2805	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 146 Level: 06	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Queensway / Parklawn Directions: Parklawn and Queensway Prop Mgmt: Duka Property Management			


MLS#: W12392961 **Sold Date:** 09/25/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: New Apx Sqft: 600-699 Sqft Source: 526 SqFt + 105 SqFt Balcony Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$521.56 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: 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, Rec Centre, School Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B/55 Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	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: KELLER WILLIAMS CO-ELEVATION REALTY 416-236-1392

	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		Sold: \$508,000 List: \$524,000
	Condo Apt 1 Storey/Apt Unit#: 310 Corp#: TSCC / 2983	#Shares%: Locker#: D-72 Locker Lev/Unit: D Locker Unit: 72 Level: 3	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Yr Built Source: MPAC Apx Sqft: 600-699 Lot Size Source: MPAC Sqft Source: Floor Plan Exposure: N Assessment: \$309,000 / 2025 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite+Owned Maint: \$570 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to In Addition To Sale Price: Taxes Incl: Water Incl: Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: 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 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	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 Beach or 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 2540.

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 Taxes: \$3,204.50 / 2024 For: Sale SPIS: N DOM: 168			Sold: \$615,000 List: \$650,000
Condo Apt Apartment Unit#: 207 Corp#: TSCC / 1460	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 700-799 Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,063.25 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	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 Remks: 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

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
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age:
Year Built: 2020
Apx Sqft: 800-899
Sqft Source: MPAC
Exposure: E
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions
Locker: Owned
Maint: \$871.55
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift: Retirement:
HST Applicable to Not Subject to HST
Sale Price:
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, Pets Allowed with Restrictions
Interior Feat: None

Balcony: Open
Ens Lndry: Y
Lndy Lev:
Exterior: Brick
Gar/Gar Spcs: Underground / 2
Park/Drive: Undergrnd
Drive: Underground
Park Type: Owned / Owned
Park/Drv Spcs: 0 Tot Prk Spcs: 2
Park \$/Mo:
Prk Lvl/Unit: B/32 / B/33
Bldg Amen:
Com Elem Incl: Y

#	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 Pc Ensuite W/O To Balcony
4	2nd Br	Flat	11.22	x 9.02	Double Closet
5	Den	Flat	9.35	x 6.82	

Client Remks: 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 thats 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Yr Built Source: MPAC Apx Sqft: 1000-1199 Sqft Source: Builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$817.27 A/C: Central Air Central Vac: N 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: 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	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.17	x 22.08	Combined W/Kitchen Pot Lights W/O To Balcony
2	Kitchen	Main	12.17	x 22.08	Combined W/Living Centre Island Stainless Steel Appl
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 W/O To Balcony
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 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: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: 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 Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19.32	x 14.17	W/O To Balcony
2	Dining	Flat	19.32	x 14.17	Breakfast Bar
3	Kitchen	Flat	10.01	x 9.32	Stone Counter
4	2nd Br	Flat	11.52	x 10.76	Double Closet
5	Prim Bdrm	Flat	12.5	x 11.52	4 Pc Ensuite
6	Foyer	Flat	6.89	x 4.92	Tile Floor
7	Laundry	Flat	4.59	x 2.99	Tile Floor

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			Sold: \$1,050,000		
Toronto Ontario M8X 1C9			List: \$1,098,000		
Toronto W07 Stonegate-Queensway Toronto			% Dif: 96		
Taxes: \$6,206.13 / 2025		For: Sale	SPIS: N	DOM: 17	
Condo Apt	#Shares%:	Rms: 5			
Apartment	Locker#: 074	Bedrooms: 2			
Unit#: 12	Locker Lev/Unit: C	Washrooms: 2			
Corp#: TSCC / 1460	Locker Unit: 69	1x3xMain, 1x4xMain			
		Level: 02			
Dir/Cross St: Bloor & Royal York					
Directions: Bloor & Royal York					
Prop Mgmt: First Service Residential					

MLS#: W12416169 **Sold Date:** 10/06/2025
PIN#: 124600025

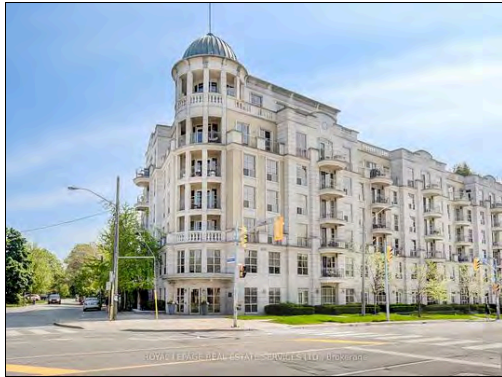
Kitchens:	1	Pets Perm:	No	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,304.25	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Stucco/Plaster
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:	Retirement:	Drive:	Underground
Sqft Source:	1315	HST Applicable to	Included In	Park Type:	Owned
Exposure:	Ne	Sale Price:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Assessment:		Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Heat Incl: Y	Hydro Incl:	Prk Lvl/Unit:	PB-108 / Level B Unit 68
Survey Type:	None	Cable TV Incl: Y	CAC Incl: Y	Bldg Amen:	Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Phys Hdcap-Eqp:		Bldg Ins Incl: Y	Prkg Incl: Y	Com Elem Incl:	Y
		Cert Level:	Energy Cert:		
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Library, Park, Public Transit, Rec Centre, School		
		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



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
Sold: \$1,120,000
List: \$1,150,000

Condo Apt #Shares%: Rms: 6
 Apartment Locker#: 101 Bedrooms: 2 + 1
 Unit#: 03 Locker Lev/Unit: C Washrooms: 2
 Corp#: TSCC / 1460 Locker Unit: 101 1x4xFlat, 1x4xFlat
 Level: 3

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 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2002 Yr Built Source: Other Apx Sqft: 1200-1399 Sqft Source: 1205 as per MPAC Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,073.26 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to In Addition To Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions, Place Of Worship, Public Transit Exterior Feat: Landscaped, Landscape Lighting Interior Feat: Storage Area Lockers, Auto Garage Door Remote Security Feat: Alarm System	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: A - #18 #: A - #19 Park \$/Mo: Prk Lvl/Unit: Level A - # 35 / Level A - # 36 Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y
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#	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 - Inexpensively Addressed</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			Sold: \$1,120,000 List: \$1,190,000
	Condo Apt Apartment Unit#: 3 Corp#: TSCC / 1460	#Shares%: Locker#: 113 Locker Lev/Unit: level B Locker Unit: LB-0 Level: 5	Rms: 6 Bedrooms: 2 + 1 Washrooms: 2 1x4xFlat, 1x4xFlat	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: 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 Ndy 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
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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
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
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