	575 Avenue Rd 704 Toronto Ontario M4V 2K2 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$2,314.90 / 2024 For: Sale SPIS: N DOM: 15			Sold: \$375,000 List: \$398,000		
	Co-Op Apt Apartment Unit#: 04 Corp#: 0 / 0		#Shares%: 1 Locker#: Locker Lev/Unit: 01 Locker Unit: Level: 07		Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
	Dir/Cross St: Avenue Rd/Heath St W Prop Mgmt: Canlight Management Inc. 905-629-7000					
MLS#: C11915343 Sold Date: 01/24/2025 PIN#:						
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: 51-99 Apx Sqft: 700-799 Sqft Source: 771 + 144 balcony Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Exclusive Maint: \$1,272.25 A/C: Wall Unit Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Y Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		Retirement: Y Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Energy Cert: Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Surface Park Type: None Park/Drv Spcs: 0 Park \$/Mo: Prk Lvl/Unit: 0 Bldg Amen: Bike Storage, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	20.01	x 11.52	Parquet Floor	W/O To Balcony Combined W/Dining
2	Dining	Main	14.01	x 8.01	Parquet Floor	Combined W/Living
3	Kitchen	Main	10.86	x 7.61	Galley Kitchen	Separate Rm
4	Prim Bdrm	Main	15.85	x 10.99	Parquet Floor	W/O To Balcony
Client Remks: Fabulous opportunity to live in one of Toronto's most desirable neighbourhoods, Avenue Rd & St Clair! Price per square foot for this spacious 771 sf apartment that has walk outs from both living room and bedroom to 144 sf south facing balcony is amazing value. Rooftop Terrace with BBQ. Pet friendly building. Outdoor visitor parking available. Walk to shops and restaurants at Yonge & St Clair, or Forest Hill Village. Walk or bike on the Beltline Trail. TTC at your door. Maintenance fees include property tax, heat, water, Rogers TV & internet package. Extras:						
Listing Contracted With: SAGE REAL ESTATE LIMITED 416-483-8000						



60 St Clair Ave W 906 Toronto Ontario M4V 1M1 Toronto C02 Yonge-St. Clair Toronto % Dif: 97 Taxes: \$2,426 / 2024 For: Sale SPIS: N DOM: 40			Sold: \$448,000 List: \$459,900
Condo Apt Apartment Unit#: 6 Corp#: T.S.C.C. / 1845	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 9	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge St. / St Clair Ave W Prop Mgmt: First Service Residential: (416) 920-4060			

MLS#: C11887013	Sold Date: 01/18/2025
Assignment: N	Fractional Ownership: N PIN#: 128450057

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 500-599 Sqft Source: 563 sq ft per MPAC Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp: N	Pets Perm: Restrict Locker: None Maint: \$669.67 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: N GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.99	x 10.07	Hardwood Floor	Combined W/Dining	South View
2	Dining	Flat	14.99	x 10.07	Hardwood Floor	Combined W/Living	
3	Kitchen	Flat	7.51	x 7.32	Tile Floor	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Flat	15.81	x 8.99	Hardwood Floor	Large Closet	South View

Client Remks: Welcome to 60 St Clair | A spacious well layout south facing 1 bedroom unit | Located in the Yonge/St Clair area | Subway | Public Transit | Shops and Restaurant | Well managed building | Well maintained unit |
Extras: Stainless Steel Appliances now in kitchen: Fridge, Stove, Built-in Dishwasher, Over the range microwave; Stacked Washer/Dryer; All existing window covering not belonging to tenant and All existing light fixtures not belonging to tenant.

Listing Contracted With: CENTURY 21 PERCY FULTON LTD. 416-298-8200



111 St. Clair Ave W 726
Toronto Ontario M4V 1N5
Toronto C02 Yonge-St. Clair Toronto % Dif: 99
Taxes: \$2,668.08 / 2024 **For:** Sale **SPIS:** N **DOM:** 10
Sold: \$475,000
List: \$480,000
Condo Apt **#Shares%:** **Rms:** 4
Apartment **Locker#:** 321 **Bedrooms:** 1
Unit#: 25 **Locker Lev/Unit:** P3 **Washrooms:** 1
Corp#: TSCC / 2565 **Locker Unit:** 1x4xMain
Level: 7
Dir/Cross St: St. Clair Ave W / Avenue Rd
Directions: St. Clair Ave W / Avenue Rd
Prop Mgmt: Kipling Residential Management


MLS#: C11965278 **Sold Date:** 02/20/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Builders Floor Plan Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$559 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.16	x 17.65	Combined W/Dining Laminate Open Concept
2	Dining	Main	13.16	x 17.65	Combined W/Living Laminate North View
3	Kitchen	Main	13.16	x 17.65	Combined W/Dining Laminate Modern Kitchen
4	Prim Bdrm	Main	12.24	x 8.33	W/I Closet Laminate Glass Doors

Client Remks: Premium Location St Clair/Avenue Rd/ Yonge in the heart of Midtown location, 4 minutes to subway, 10' ceiling, large W/I Closet. Unobstructed North View, owner lived never been rented, stunning upgraded kitchen, B/I appliances, Laminated Floors, high end finishes throughout, excellent layout, excellent sound proofing, gallery hallway and extra storage locker for convenience. A Boutique, Longo, Starbucks & LCBO in the lobby just an elevator ride, minutes to all attractions and downtown. Tons of shopping, restaurants, and cafes nearby easy access to gorgeous David Balfourd Park Trail nearby. Amazing walkable neighborhood away from traffic and transit at your doorstep, an easy commute anywhere in the city, state of the art amenities in the building. B/I Modern Appliances, (oven, stove, microwave, dishwasher, range hood), washer & dryer & all Electric Light Fixtures, 1 Locker.

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

	63 St Clair Ave W 107 Toronto Ontario M4V 2Y9 Toronto C02 Yonge-St. Clair Toronto % Dif: 93 Taxes: \$2,725.49 / 2024 For: Sale SPIS: N DOM: 127			Sold: \$532,500 List: \$619,000	
	Condo Apt Apartment Unit#: 3 Corp#: YCP / 472		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 1		Rms: 3 Bedrooms: 1 Washrooms: 1 1x4
Dir/Cross St: Yonge and St. Clair Ave W Prop Mgmt: CCondominium Services Ltd					
MLS#: C10406465 Sold Date: 03/11/2025 PIN#: 765650779					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: 705 Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Exclusive Maint: \$1,106.65 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions		Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	11.65	x 7.45	
2	Dining	Main	14.11	x 8.2	Combined W/Living Parquet Floor
3	Living	Main	14.11	x 8.2	Combined W/Dining Parquet Floor
4	Prim Bdrm	Main	14.93	x 9.84	Parquet Floor
5	Bathroom	Main	0	0	4 Pc Bath Ceramic Floor
Client Remks: Welcome to Granite Place. This spacious 1 bedroom apartment offers over 700 sqft of elegant living space, plus a 635 sqft terrace. 1 parking + exclusive locker. **EXTRAS** Steps to some of the city's best restaurants and shops along Yonge St. Incredibly well-maintained building. All utilities are included in maintenance fees.					
Extras:					
Listing Contracted With: CENTURY 21 HERITAGE GROUP LTD. 905-764-7111					



1231 Yonge St 214			Sold: \$579,000		
Toronto Ontario M4T 2T8			List: \$589,000		
Toronto C09 Rosedale-Moore Park Toronto % Dif: 98					
Taxes: \$2,582 / 2024		For: Sale	SPIS: N	DOM: 16	
Condo Apt	#Shares%:			Rms: 4	
Apartment	Locker#:			Bedrooms: 1	
Unit#: 214	Locker Lev/Unit: 1			Washrooms: 1	
Corp#: Toronto / 1230	Locker Unit: 15			1x4	
	Level: 2				
Dir/Cross St: Yonge south of St. Clair					
Directions: South on Yonge from St. Clair					
Prop Mgmt: Performance Property Management					

MLS#: C12112319	Sold Date: 05/16/2025
Assignment: N	Fractional Ownership: N PIN#: 122300064

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$643.83	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd
Year Built: 1999	Elev/Lift:	Park Type: Owned
Yr Built Source: MPAC	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Apx Sqft: 500-599	Heat Incl:	#: 25
Sqft Source: Plans	Cable TV Incl:	Park \$/Mo:
Exposure: E	Bldg Ins Incl:	Prk Lvl/Unit: A
Assessment: \$361,000 / 2024	Cert Level:	Bldg Amen:
Spec Desig: Unknown	GreenPIS: N	Party/Meeting Room, Rooftop Deck/Garden
Survey Type: None	Prop Feat:	Com Elem Incl: Y
Phys Hdcap-Eqp: N	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.82	x 5.58	Tile Floor Closet
2	Living	Main	11.81	x 11.91	Hardwood Floor Combined W/Dining Overlook Patio
3	Dining	Main	7.15	x 10.93	Hardwood Floor Combined W/Living Mirrored Walls
4	Kitchen	Main	8.66	x 7.84	Tile Floor Stainless Steel Appl B/I Dishwasher
5	Prim Bdrm	Main	15.32	x 9.32	Broadloom Closet Overlook Patio

Client Remks: Prime location in stunning Summerhill, this welcoming suite in the rarely available "The Orion" is not to be missed. This one-bedroom unit offers generous-sized rooms with high ceilings throughout, with a spacious combined living room and dining room with quiet, east-facing views seamlessly connecting to a charming enclosed 240 square foot private terrace. The kitchen features top-of-the-line stainless steel appliances (purchased in 2023) and the nearby ensuite laundry offers Bosch appliances. The spacious bedroom easily fits a king-sized bed while affording privacy overlooking the terrace, and is rounded out with 4 pc-bathroom. In one of the most coveted neighbourhoods in Toronto, this lovingly-maintained suite is the first unit available on the market in over two years in this boutique condominium. Amenities include a meeting room and expansive second floor deck with BBQ. The suite comes with one parking spot, conveniently located close to the door, and one locker. Parking garage access on Summerhill Avenue with a 6 ft. 4 in. entry. Conveniently located mid-way between Yonge & St. Clair and Rosedale, it's a short walk to the subway, endless shops and restaurants as well as the extensive walking trails, parks and ravines only moments away. This is a rare opportunity to purchase in this desirable neighbourhood and have a Summerhill pied-à-terre to call your own.

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



55 Delisle Ave 501
Toronto Ontario M4V 3C2
 Toronto C02 Yonge-St. Clair Toronto % Dif: 97
Taxes: \$3,233.11 / 2024 **For:** Sale **SPIS:** N **DOM:** 24
Sold: \$580,000
List: \$599,888

Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 1 **Locker Lev/Unit:** L#1 **Washrooms:** 1
Corp#: TSCC / 1770 **Locker Unit:** 31 1x4xFlat
Level: 5

Dir/Cross St: Yonge/St.Clair

Directions: n/a

Prop Mgmt: Crossbridge Condominium Service: 416-920-4060

MLS#: C12134358

Sold Date: 06/01/2025

PIN#:

Kitchens:	1	Pets Perm:	N	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$836.44	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y Hydro Incl:	#:	5
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	LC
Survey Type:	None	Cert Level:		Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Park, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Closet
2	Living	Flat	16.99	x 10.99	Hardwood Floor
3	Dining	Flat	16.99	x 10.99	Hardwood Floor
4	Kitchen	Flat	13.06	x 8.43	Granite Counter
5	Prim Bdrm	Flat	14.17	x 10.3	Hardwood Floor

Client Remks: Excellent Value, Priced to Sell. Prestigious Location. This Good Sized one bedroom is perfect for young professionals, or for someone who wants to enjoy the quietness. This mid-rise boutique building at Yonge and St. Clair is a hidden gem on a quiet street feels like apart from the busyness of Toronto but yet able to enjoy all its conveniences. This unit is tastefully renovated, offers 9' ceilings with cornice mouldings in living/dining areas. Smooth ceilings throughout. Modern White kitchen with S/S appliances, back splash, Granite countertops, under-cabinet valance lighting, and breakfast bar, engineered hardwoods, 6" baseboards, freshly painted thru-out, Living Room walk-out to good sized balcony. It is also steps to subway, shopping, cafe and restaurants. 24 hr. concierge and visitor Parkings. Offering price included one parking and onel ocker. Shows 10+.

Extras:

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000



111 St Clair Ave W 712 Toronto Ontario M4V 1N5 Toronto C02 Yonge-St. Clair Toronto % Dif: 97 Taxes: \$3,583.60 / 2024 For: Sale SPIS: N DOM: 43			Sold: \$638,000 List: \$655,000
Condo Apt Apartment Unit#: 11 Corp#: TSCC / 2565	#Shares%: Locker#: #53 Locker Lev/Unit: Lev Locker Unit: Level: 7	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: St.Clair Ave. W & Avenue Rd Prop Mgmt: First Service Residential			

MLS#: C11888021	Sold Date: 01/22/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 650 Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$700.82 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: #48 Park \$/Mo: Prk Lvl/Unit: Level D Bldg Amen: Concierge, Exercise Room, Indoor Pool, Media Room, Party/Meeting Room, Squash/Racquet Court Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	17.32	x 11.25	Laminate	Combined W/Dining	South View
2	Dining	Main	17.32	x 11.25	Laminate	Combined W/Living	Large Window
3	Kitchen	Main	17.32	x 11.25	Laminate	Open Concept	Stone Counter
4	Prim Bdrm	Main	10.01	x 9.35	Laminate	W/I Closet	
5	Den	Main	9.25	x 5.45	Laminate		

Client Remks: Experience city life at its finest in this stunning 1 plus den in the iconic Imperial Plaza. Located in the prestigious Deer Park neighbourhood, steps away from the St. Clair streetcar and a quick 7-minute walk to TTC's Yonge subway line at St. Clair. Dream big underneath 10' ceilings, or look south to unobstructed views of the CN Tower and city skyline. This bright, open concept, high-end kitchen with stone countertops will delight. Comes with a walk-in (W/I) closet and direct access door to the 4-piece ensuite washroom. The den makes for a perfect guest room or study room. Living is easy with Longo's, Starbucks and LCBO inside the building on the ground floor. The Plaza's luxurious amenities are unbeatable: full gym, guest suites, golf simulator, spin studio, squash courts, indoor swimming pool, movie room, boardroom, and more. 24/h security and concierge. Spacious backyard terrace with space to BBQ and relax. 1 owned parking underground & locker on 2nd floor.

Extras: S/S B/I Fridge, S/S Stove, B/I Electrical Cooktop, B/I Dishwasher, Microwave W/Fan, White Stacked Washer/Dryer, Existing Elf's, pot lights and window coverings. White shoe cabinet and custom made white cabinet are included in the sale.

Listing Contracted With: RE/MAX EXCEL REALTY LTD. 905-597-0800


111 St Clair Ave 1025
Toronto Ontario M4V 1N5
Sold: \$650,000**List: \$679,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 96

Taxes: \$3,144 / 2024 **For:** Sale**SPIS:** N**DOM:** 21

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#: 302**Bedrooms:** 1 + 1**Unit#:** 20**Locker Lev/Unit:** D**Washrooms:** 1**Corp#:** TSCP / 2565**Locker Unit:** 302

1x4xMain

Level: 10**Dir/Cross St:** St Clair/ Avenue Rd**Directions:** St Clair/ Avenue Rd**Prop Mgmt:** Forest Hill Kiping Residential Management 647-342-4532**MLS#:** C12001492**Sold Date:** 03/26/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$758.43	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
695 Square Feet as per builders plan		Heat Incl:		#:	93
Exposure:	N	Cable TV Incl:		Park \$/Mo:	
Assessment:		Bldg Ins Incl:	Y	Prk Lvl/Unit:	D
Spec Desig:	Unknown	Cert Level:		Bldg Amen:	Concierge, Exercise Room, Gym, Indoor Pool, Media Room, Party/Meeting Room
Survey Type:	Unknown	GreenPIS:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.23	x 5.25	Laminate Open Concept
2	Living	Main	13.12	x 16.4	Combined W/Dining Window Laminate
3	Dining	Main	13.12	x 16.4	Combined W/Living Laminate Open Concept
4	Kitchen	Main	13.12	x 16.4	Combined W/Dining Modern Kitchen Laminate
5	Br	Main	10.17	x 10.5	Glass Doors Double Closet Laminate
6	Den	Main	8.2	x 9.51	Separate Rm B/I Shelves Laminate

Client Remks: Luxury living at the Iconic Imperial Plaza. This fabulous 1 plus 1 Bedroom, 10 ft Ceilings, boasts a spacious open plan with a separate den with incredible built-ins easily converted to a bedroom, modern open kitchen, dining area and living room. Floor to ceiling sliding doors to Bedroom with his/her closets. Enjoy the beautiful 4 piece bathroom, ensuite laundry and laminate floors. Parking Spot and locker is included. Spectacular unobstructed north view filling the space with amazing natural light and a sense of openness. As a resident you can indulge in state of the art 30,000 square feet of amazing amenities including; gym, indoor pool, whirlpool, sauna, party room, outdoor terrace, spin studio, basketball court, squash court, boardroom, 2 music rehearsal studios, Two 18 seat private theatres, guest suites, 24 hr concierge and security fob for floor. Longos, LCBO and Starbucks in the building. Walk to Yonge Subway. This is it where luxury meets convenience. Move Right In!

Extras:**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD. 416-441-2888


111 St Clair Ave W 418
Toronto Ontario M4V 1N5
Sold: \$698,000
List: \$705,000

Toronto C02 Yonge-St. Clair Toronto % Dif: 99

Taxes: \$3,597.91 / 2024 **For:** Sale**SPIS:** N**DOM:** 7

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: 034**Bedrooms:** 1 + 1**Unit#:** 17**Locker Lev/Unit:** L2**Washrooms:** 2**Corp#:** TSCC / 2565**Locker Unit:**

1x3xFlat, 1x4xFlat


Level: 04**Dir/Cross St:** St Clair & Avenue Road**Directions:** West on St Clair**Prop Mgmt:** Forest Hill Kipling 647-342-4532**MLS#:** C12142938**Sold Date:** 05/19/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$688.60	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	None
Sqft Source:	Builder Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	S	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:	N		
		Prop Feat:	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	19.09	x 10.99	Picture Window	South View
2	Dining	Flat	19.09	x 10.99	Open Concept	South View
3	Kitchen	Flat	19.09	x 10.99	Quartz Counter	B/I Appliances Modern Kitchen
4	Prim Bdrm	Flat	10.1	x 9.51	Double Closet	4 Pc Ensuite South View
5	Den	Flat	11.61	x 9.28	Separate Rm	Double Closet

Client Remks: Welcome To a Rare Opportunity To Own a Stunning Suite In One of Toronto's Most Prestigious Addresses - Imperial Plaza. Perfectly Situated In The Exclusive Deer Park Neighbourhood, This 700 sq. ft. 1-bedroom + Den, 2 Full Bathroom Suite Offers The Ultimate in Sophisticated City Living. Soaring 10-foot Ceilings and Expansive South-Facing Windows Fill the Open Concept Layout With Natural Light, Highlighting Breathtaking Views Of The City Skyline. The Spacious Living and Dining Areas Are Ideal For Entertaining, While The Sleek Kitchen Offers Both Function and Style, Featuring Integrated Appliances, Quartz Counters and A Newly Updated Porcelain Herringbone Tile Backsplash. The Primary Bedroom Is a True Retreat, Complete With a Large Window, Ample Storage, and A Spa-Inspired 4-piece Ensuite. A Separate Full-Sized Den Offers Incredible Flexibility - Perfect As a Home Office, Guest Room, or Media Room. A Dedicated Storage Locker Is Also Included For Your Convenience. Residents of Imperial Plaza Enjoy World-Class Amenities, Including a State-of-the-art Fitness Centre, Golf Simulator, Swimming Pool, Concierge and More. Everything You Need Is Right At Your Doorstep - Starbucks, Longo's, LCBO Are Just An Elevator Ride Away. TTC Streetcar Just Outside, and St Clair Subway Station Only a 7-Minute Walk Away. Enjoy Weekend Strolls or Bike Rides Along The Scenic Toronto Beltline Trail, or Explore The Area's Many Restaurants, Shops, and Cafes. Don't Miss Your Chance to Own a Piece of Toronto's Architectural and Lifestyle Excellence.

Extras:**Listing Contracted With:** FABIANO REALTY INC. 416-857-7653

	150 Farnham Ave 216 Toronto Ontario M4V 1H5 Toronto C02 Yonge-St. Clair Toronto % Dif: 96 Taxes: \$3,054.28 / 2024 For: Sale SPIS: Y DOM: 13						Sold: \$721,000 List: \$749,000		
	Condo Apt Apartment Unit#: 8 Corp#: YCC / 72		#Shares%: Locker#: 216 Locker Lev/Unit: - Locker Unit: - Level: 2		Rms: 5 Bedrooms: 2 Washrooms: 1 1x4xMain			Dir/Cross St: Farnham Ave And Avenue Road Directions: Yonge-St. Clair Prop Mgmt: Pro-House Management	
MLS#: C12070252 Sold Date: 04/21/2025 PIN#:									
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Water / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: As per Floor Plans Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Restrict Locker: Exclusive Maint: \$821.69 A/C: Wall Unit Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Pets Allowed with Restrictions			Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 29 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description				
1	Living	Main	17.49	x 10.76	Open Concept	Hardwood Floor	South View		
2	Dining	Main	8.92	x 8.01	Open Concept	Hardwood Floor	South View		
3	Kitchen	Main	8.5	x 7.58	Renovated	Stainless Steel Appl	Quartz Counter		
4	Prim Bdrm	Main	15.68	x 11.52	Double Closet	Hardwood Floor	Ensuite Bath		
5	2nd Br	Main	14.67	x 10.33	Double Closet	Hardwood Floor	Ensuite Bath		
Client Remks: Refined and elegant, The Dorchester is a boutique residence nestled in one of Toronto's most coveted neighborhoods. This bright and spacious two-bedroom home boasts an open-concept layout, enhanced by hardwood floors, crown molding, and exquisite wainscoting. The beautifully renovated chefs kitchen features a quartz countertop, bar seating, a sunken sink, and premium stainless steel appliances. The generously sized primary and second bedroom offer comfort and style, while the newly remodeled four-piece ensuite showcases high-end finishes and impeccable craftsmanship. With an impressive Walk Score of 85, this exceptional property is just steps from Toronto's finest shops and dining destinations.									
Extras: Listing Contracted With: RE/MAX HALLMARK BATORI GROUP INC. 416-485-7575									

**60 St Clair Ave W 1207****Toronto Ontario M4V 1M1**

Toronto C02 Yonge-St. Clair Toronto % Dif: 99

Taxes: \$3,161.58 / 2024 **For:** Sale**SPIS:** N**Sold: \$735,000****List: \$745,000****DOM:** 16

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#: B106**Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:** Lev**Washrooms:** 1**Corp#:** TSCC / 1845**Locker Unit:** B58

1x4xFlat

Level: 12**Dir/Cross St:** St Clair Ave W./East of Deer Park Crescent.**Directions:** North side of St Clair Ave West, 200 meters west of Yonge Street**Prop Mgmt:** First Service Residential**MLS#:** C11977000**Sold Date:** 03/06/2025**PIN#:** 128450079

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$973.42	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Owned
Sqft Source:	Builder Plan & MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	#:	29
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	B
Survey Type:	None	Bldg Ins Incl:	Y	Bldg Amen:	Bike Storage, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		Energy Cert:	N		
		GreenPIS:	N		
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	5.97	x 3.67	Tile Floor	Closet	
2	Kitchen	Flat	9.48	x 10.1	Modern Kitchen	Granite Counter	Breakfast Bar
3	Living	Flat	16.24	x 11.45	Large Window	West View	Hardwood Floor
4	Dining	Flat	9.09	x 5.58	W/O To Balcony	Glass Doors	Open Concept
5	Other	Flat	4.66	x 7.81	Balcony	West View	Ns View
6	Br	Flat	10.66	x 9.61	Sw View	Large Window	Double Closet
7	2nd Br	Flat	9.15	x 10.83	South View	Mirrored Closet	Hardwood Floor

Client Remks: Bright & Comfortable South-West Corner Suite at 'The Carlyle'; a quiet boutique condo building at Yonge and St Clair. This exceptional space features 2 bedrooms and 1 bathroom, along with a parking space and two storage lockers! This airy suite features an efficient floor plan with wonderful views and abundant natural light through large West and South-facing corner windows in the main bedroom, and unobstructed West views from the open balcony, living room & dining room. High quality and upgraded finishes throughout; Deep white marble stone window sills, dark wood floors and granite counters, stainless steel appliances, built-in storage shelving, mounted TV, and custom light-filtering roller blinds in every window. Convenient in-suite laundry, and both bedrooms feature large oversized mirrored closets with built-in drawers and organizer systems. The second bedroom also features a South-facing window and doubles perfectly as a Work-From-Home office space. As highlighted earlier, this suite comes packaged with 1 underground parking space and TWO convenient storage lockers on the same level(*one currently rented to a neighbour). Just STEPS from the Yonge & St Clair subway, several ravine trails and public green spaces, shops, grocery options, numerous parks and too many great restaurants to list here! ****EXTRAS**** Included in your monthly fees; Heat, Central Air, Water, Building Insurance, Parking, 2 Storage Lockers & Amenities; Concierge/Security & On-site Management Office, Gym, Party Room/Meeting Facilities, Guest Suite & Visitor Parking. *Furnishings Available For Sale*

Extras:**Listing Contracted With:** BOSLEY REAL ESTATE LTD. 416-322-8000



10 Delisle Ave 915 Toronto Ontario M4V 3C6 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$3,554.98 / 2024 For: Sale SPIS: N DOM: 33		Sold: \$740,000 List: \$789,000
Condo Apt Apartment Unit#: 15 Corp#: TSCC / 1591	#Shares%: Locker#: Locker Lev/Unit: 02 Locker Unit: 163 Level: 09	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat
Dir/Cross St: Yonge & St. Clair Prop Mgmt: Del Property Management 416-323-3540		

MLS#: C11957744	Sold Date: 03/10/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Floor plan Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$808 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level D/Unit 22 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Recreation Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.19	x 10.99	Hardwood Floor	W/O To Balcony	East View
2	Dining	Flat	19.19	x 10.99	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Flat	10.6	x 7.61	Hardwood Floor	Granite Counter	Open Concept
4	Prim Bdrm	Flat	16.01	x 9.61	Hardwood Floor	Closet	
5	Office	Flat	8.79	x 7.41	Hardwood Floor	French Doors	
6	Foyer	Flat	12.99	x 4	Hardwood Floor	Closet	

Client Remks: Fantastic suite in this demand location and fabulous building. Live in the prestigious Yonge St. Clair Deer Park area. 1 bedroom plus office! Walk to absolutely everything ! 715 square feet! Great amenities including gym, outdoor space, and exceptional concierge services. East facing unobstructed view. Parking and locker included.

Extras: Listing Contracted With: <u>FOREST HILL REAL ESTATE INC.</u> 416-785-1500
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111 St Clair Ave W 209
Toronto Ontario M4V 1N5
Sold: \$760,000**List: \$805,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 94

Taxes: \$4,334.65 / 2024 **For:** Sale**SPIS:** N**DOM:** 31

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#: D259**Bedrooms:** 2**Unit#:** 5**Locker Lev/Unit:** 2**Washrooms:** 2**Corp#:** TSCC / 2565**Locker Unit:** #138

1x4, 1x3

Level: 2**Dir/Cross St:** St Clair Ave West & Avenue Road**Directions:** St Clair Ave West & Avenue Road**Prop Mgmt:** Forest Hill Kipling**MLS#:** C12067524**Sold Date:** 05/08/2025**PIN#:** 765650925

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$889.71	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Stone
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Year Built:	2015	Elev/Lift:		Park Type:	Owned
Yr Built Source:	Other	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Apx Sqft:	800-899	Heat Incl:	Y Hydro Incl:	#:	23
Sqft Source:	MPAC	Cable TV Incl:	CAC Incl: Y	Park \$/Mo:	
Exposure:	S	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	B
Assessment:	2024	Cert Level:		Bldg Amen:	Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Squash/Racquet Court
Spec Desig:	Unknown	GreenPIS:		Com Elem Incl:	Y
Survey Type:	None	Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School		
Phys Hdcap-Eqp:					

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	15.75	x 4.76	Closet
2	Living	Main	15.49	x 13.25	South View
3	Dining	Main	15.49	x 13.25	South View
4	Kitchen	Main	15.49	x 13.25	Modern Kitchen
5	Prim Bdrm	Main	11.52	x 10.01	South View
6	2nd Br	Main	10.01	x 9.32	Separate Rm
					4 Pc Bath
					Open Concept
					Open Concept
					Open Concept
					W/I Closet
					3 Pc Ensuite
					Closet
					South View

Client Remks: Beautifully designed 2-bedroom, 2-bathroom suite offering 805 sq. ft. of refined living space, highlighted by soaring 10-foot ceilings and tranquil south-facing views. *Includes 1 parking and 2 lockers* Ideally positioned offering open views to the south overlooking the tranquil courtyard framed by lush trees allowing for an endless flow of southern light. The primary bedroom features its own exterior window with south exposure, a spacious walk-in closet, and a stylish 3-piece ensuite. The second bedroom is thoughtfully separated for privacy, enclosed with sleek sliding glass doors and enhanced by a large closet, sun-filled south-facing views for plenty of light and its own 4-piece spa-bath. An open-concept living and dining area creates the ideal space for both relaxed living and effortless entertaining. The modern kitchen is a standout, complete with integrated appliances, elegant stone countertops, and a clean, contemporary aesthetic. Enjoy unprecedented amenities at the Imperial Club complete with expansive gym, indoor pool, squash and basketball courts, golf simulator, media / party rooms, outdoor terrace & BBQs, 24/7 concierge ++ Longs & Starbucks & LCBO at street level and transit at your front door. This is midtown living at its best! Freshly painted! Turn-key!

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



61 St Clair Ave W 107
Toronto Ontario M4V 2Y8

Toronto C02 Yonge-St. Clair Toronto % Dif: 98

Taxes: \$2,761.01 / 2024 **For:** Sale

SPIS: N

Sold: \$769,000

List: \$785,000

DOM: 15

Condo Apt

#Shares%:

Rms: 4 + 1

Apartment

Locker#:

Bedrooms: 1

Unit#: 7

Locker Lev/Unit:

Washrooms: 1

Corp#: MTCC / 543

Locker Unit: CL-7

1x4xFlat

Level: 1

Dir/Cross St: Yonge & St. Clair

Prop Mgmt: Crossbridge Property Mgmt 416-922-0196

MLS#: C11944760

Sold Date: 02/13/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$953.79	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Baseboard / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	Level B #51
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Gym, Indoor Pool, Party/Meeting Room, Sauna
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	9.42	x 5.41	Parquet Floor Closet
2	Living	Flat	17.49	x 12.83	Parquet Floor Open Concept W/O To Terrace
3	Dining	Flat	17.49	x 12.83	Parquet Floor Combined W/Living
4	Kitchen	Flat	9.15	x 8.23	Parquet Floor Galley Kitchen
5	Prim Bdrm	Flat	17.16	x 13.42	Parquet Floor Double Closet W/O To Terrace

Client Remks: Ground Floor one-bedroom GARDEN SUITE at iconic Granite Place. 751 Sq. Ft. + approx. 300 sq ft outdoor patio. CONSTRUCTION COMPLETED: Brand new PRIVATE Patio & Landscaping. Stunning new Lobby, March, 2025. Suite features High ceilings, Galley kitchen, Solid wood parquet floors, large Primary Bedroom with Office Nook. En-suite Laundry. NEW stove, LG Dishwasher, GE Fridge, LG Washer: under 3 years; dryer like new. Large corner locker in basement. EXCEPTIONAL BUILDING AMENITIES: 24 Hr Concierge, Private Park set back from St. Clair, Indoor Salt-Water Pool, fully-equipped Gym, Whirlpool, Sauna, Yoga studio, Rec room/kitchen, Movie nights, Guest Lectures, Classical Chamber Music artists. Visitor Parking. On-site property management. Pet allowed, up to 33 pounds. Vibrant Yonge & St. Clair Neighbourhood, Steps to TTC/Subway, FarmBoy, Loblaws, Longos, restaurants and Cafes **EV car installation Available at resident's cost. PLEASE NOTE: **Unlimited Internet, Cable and Satellite TV, Heat, Hydro - all included in maintenance fees!! **EXTRAS** Fridge, Stove, Dishwasher, Washer/Dryer

Extras:

Listing Contracted With: LOUIS ADAMS REAL ESTATE LTD. 416-533-5593



99 Foxbar Rd 608 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 100 Taxes: \$3,819.64 / 2024 For: Sale SPIS: N DOM: 21			Sold: \$770,000 List: \$770,000
Condo Apt Apartment Unit#: 08 Corp#: TSCC / 2928	#Shares%: Locker#: Locker Lev/Unit: E Locker Unit: 79 Level: 6	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4	
Dir/Cross St: ST CLAIR AVE W/AVENUE RD Prop Mgmt: Forest Hill Kipling Property Management			

MLS#: C11931037	Sold Date: 02/05/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: as per Landlord Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$888.83 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 22 Park \$/Mo: Prk Lvl/Unit: E Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	23.49	x 10.83	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Flat	23.49	x 10.83	Laminate	Combined W/Living	Combined W/Kitchen
3	Kitchen	Flat	23.49	x 10.83	B/I Appliances	Quartz Counter	Combined W/Dining
4	Br	Flat	11.38	x 10.01	Laminate	Large Closet	
5	2nd Br	Flat	10.3	x 9.91	Laminate	Large Closet	W/O To Balcony

Client Remks: Bright and cozy 2 bedroom in desirable Forest Hill neighborhood. Open concept kitchen with lots of sunlight, 2 balconies, floor to ceiling windows, laminate plank flooring through out, and spacious bedrooms. Underground access to Longo's, LCBO, and Starbucks, 20,000sqft to exceptional Imperial Club. Amenities included: 24hr concierge, modern fitness centre, indoor pool, squash courts, virtual golf, and a lounge with Wifi. **EXTRAS** B/I Bosch appliances: fridge, stove, dishwasher, cooktop, washer and dryer. One locker and one parking included
Extras:

Listing Contracted With: <u>I PRO REALTY LTD.</u> 416-364-2036



99 Foxbar Rd 1308 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 97 Taxes: \$3,819.64 / 2024 For: Sale SPIS: N DOM: 60			Sold: \$779,000 List: \$799,000
Condo Apt Apartment Unit#: 8 Corp#: TSCC / 2928	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: E135 Level: 13	Rms: 5 Bedrooms: 2 Washrooms: 1 1x4	
Dir/Cross St: Avenue Rd & St Clair Prop Mgmt: Forest Hill Kipling Mgmt 416-519-2927			

MLS#: C12019166	Sold Date: 05/13/2025
Assignment: N	PIN#: 769280128

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 700-799 Sqft Source: Floor Plans Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$888.83 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: E49 Park \$/Mo: Prk Lvl/Unit: P5 Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6	x 3.12	Closet	4 Pc Bath	Laminate
2	Living	Main	9.84	x 10.89	W/O To Balcony	Open Concept	Laminate
3	Dining	Main	5.12	x 11.32	Combined W/Living	Track Lights	Laminate
4	Kitchen	Main	6.99	x 11.32	Stone Counter	O/Looks Dining	Backsplash
5	Prim Bdrm	Main	11.32	x 11.78	Double Closet	Window Flr to Ceil	Laminate
6	Br	Main	10.24	x 11.78	Double Closet	W/O To Balcony	Laminate

Client Remks: Discover urban elegance in this stunning corner unit at the prestigious Blue Diamond on Foxbar. This spacious 2-bedroom condo offers beautiful tree-lined views, an open-concept kitchen with quartz countertops, premium appliances, and floor-to-ceiling windows leading to two oversized terraces. Appox 705 sqft. Enjoy abundant natural light, generously sized bedrooms with built-in closet organizers, and a European-inspired bathroom with ample storage, a floating vanity, and a large soaker tub. This condo includes 1 parking spot and 1 locker, and access to premium amenities such as a 24-hour concierge, an indoor pool with a whirlpool, screening rooms, a squash court, a virtual golf room, and a lounge with WiFi perfect for working from home. Situated steps from Yonge and St. Clair, Summerhill shops, and top-notch restaurants, enjoy the convenience of streetcar and subway access. Exclusive access to the Imperial Club's 30,000 square feet of fitness and lifestyle amenities makes this the perfect urban retreat. Welcome home to 99 Foxbar, where sophistication meets convenience.

Extras: Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. 416-699-2992



63 St Clair Ave W 605 Toronto Ontario M4V 2Y9 Toronto C02 Yonge-St. Clair Toronto % Dif: 98 Taxes: \$3,414 / 2024 For: Sale SPIS: N DOM: 38			Sold: \$800,000 List: \$815,000
Condo Apt Apartment Unit#: 5 Corp#: YCC / 472	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x3xMain	
Dir/Cross St: St.Clair/Deer Prk Prop Mgmt: Crossbridge Condominium Services Ltd. (416) 922-0196			

MLS#: C11973235	Sold Date: 03/22/2025
PIN#: 114720047	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Vedor Exposure: N Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,343.38 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Fireplace/Stove, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	9.51	x 17.72	Fireplace	Hardwood Floor	W/O To Balcony
2	Dining	Main	9.84	x 10.5	Hardwood Floor		
3	Kitchen	Main	10.17	x 9.84	Hardwood Floor	Open Concept	Breakfast Bar
4	Prim Bdrm	Main	11.15	x 16.08	Hardwood Floor	3 Pc Ensuite	W/O To Balcony
5	Den	Main	11.81	x 8.86	Pocket Doors	Hardwood Floor	Large Window

Client Remks: Welcome to this charming 1+1 condo in the heart of Midtown Toronto! This bright and spacious unit features hardwood floors throughout and offers stunning views of the lush courtyard from your private balcony, creating a serene urban retreat. The layout is thoughtfully designed to maximize space. Building amenities include an indoor pool, a fully-equipped gym, and valet parking, adding an extra layer of convenience and luxury to your everyday life. The unit also comes with a large locker for additional storage, perfect for keeping your belongings organized. Ideally located for easy access to local shops, dining, and public transit, this condo offers the best of both comfort and convenience. Zebra blinds provide stylish and functional light control throughout the space. Dont miss the opportunity to make this peaceful gem your new home!

Extras:

Listing Contracted With: EXP REALTY 866-530-7737



111 St Clair Ave W 1618 Toronto Ontario M4V 1W5 Toronto C02 Yonge-St. Clair Toronto % Dif: 91 Taxes: \$4,091.45 / 2024 For: Sale SPIS: N DOM: 76			Sold: \$805,000 List: \$880,000
Condo Apt Apartment Unit#: 18 Corp#: TSCC / 2565	#Shares%: Locker#: Locker Lev/Unit: P3 Locker Unit: 246 Level: 16	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x4xFlat, 1x3xFlat	
Dir/Cross St: Avenue Road & St. Clair Prop Mgmt: Forest Hill Kiping Residential mgmt 647-342-4532			

MLS#: C11935071	Sold Date: 04/08/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: AS PER FLOOR PLAN Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$770 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 106 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	12.3	x 11.4	Hardwood Floor Large Window Combined W/Dining
2	Dining	Main	11.81	x 8.01	Hardwood Floor Combined W/Living Combined W/Kitchen
3	Kitchen	Main	11.81	x 8.01	Hardwood Floor B/I Appliances B/I Fridge
4	Br	Main	10.99	x 11.09	Hardwood Floor 4 Pc Ensuite Mirrored Closet
5	Den	Main	12.89	x 8.99	Hardwood Floor Mirrored Closet

Client Remks: Welcome to Imperial Plaza! Situated in one of the most sought-after neighborhoods in central Toronto, this stunning suite offers everything you need, featuring soaring 10-foot ceilings, a functional layout, and a split floor plan. The den, complete with a privacy door, can be used as a second bedroom. Enjoy an abundance of natural light throughout the day with bright, unobstructed south-facing views. The suite boasts high-end finishes, built-in appliances, Caesarstone quartz kitchen countertops, and ensuite laundry. Convenience is at your doorstep, with Longo's Market, Starbucks, and LCBO located in the buildings lobby. Imperial Plaza also offers an unmatched array of spa-like amenities, including an indoor pool, 2 wet steam sauna, 2 movie theatre room, a golf simulator, 2 squash court, and 24-hour concierge service. This unit includes one parking space and one locker.

Extras:

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY 905-731-2000



1430 Yonge St 1006
Toronto Ontario M4T 1Y6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 95
Taxes: \$4,413.33 / 2024 **For:** Sale **SPIS:** N **DOM:** 64

Sold: \$845,000
List: \$889,000

Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 6 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 1932 **Locker Unit:** 1x4xFlat, 1x3xFlat
Level: 10

Dir/Cross St: Yonge Street & St. Clair Avenue West
Prop Mgmt: Crossbridge Condominium Services Ltd. 416-929-7194

MLS#: C11841614

Sold Date: 02/05/2025

PIN#: 129320073

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$1,184.94	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned
Sqft Source:	Taxes Incl:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
1051 Sq./Ft. As per attached floor plans.	Heat Incl: Y Hydro Incl:	#: 29
Exposure: N	Cable TV Incl:	Park \$/Mo:
Assessment:	CAC Incl: Y	Prk Lvl/Unit: Level B/Unit 13
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level:	Concierge, Gym, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden, Visitor Parking
	GreenPIS:	Com Elem Incl: Y
	Prop Feat:	
	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.2	x 5.05	Double Closet
2	Kitchen	Flat	14.9	x 8.73	B/I Appliances
3	Living	Flat	14.9	x 13.81	Combined W/Dining
4	Dining	Flat	14.9	x 13.81	Breakfast Bar
5	Prim Bdrm	Flat	17.88	x 12.07	4 Pc Ensuite
6	2nd Br	Flat	12.37	x 10.01	W/O To Balcony

Client Remks: Situated in the heart of midtown Toronto, The Clairmont stands out as a highly sought-after boutique residence, surrounded by an array of shops, services, restaurants, and lush parks. This exceptional suite, currently vacant, offers a unique opportunity for both end-users and investors. Featuring 2 spacious bedrooms and 2 modern bathrooms, this bright and airy condo is thoughtfully designed with a functional layout and boasts three separate walkouts to private balconies from the living room and both bedrooms. The open-concept kitchen is a warm and inviting space, adorned with stone tile flooring, granite countertops, a tiled backsplash, and a sleek stainless steel suspended cooking hood. It also includes a built-in frosted glass display cabinet, track lighting, and a versatile center island with a breakfast bar, integrated oven, and glass cooktop. The carefully selected paint palette harmonizes with the high-end suite finishes, while custom Hunter Douglas Roman shades and premium hardwood floors add an elegant touch throughout the space. The primary bedroom offers a serene retreat with a generous walk-in closet and a luxurious four-piece ensuite bath featuring granite countertops, an undermount sink, custom glass tub enclosure, and track lighting. The second bedroom provides ample space for guests or additional living needs, while the secondary bathroom is equipped with a sleek glass-walled shower for added convenience. The Clairmont offers unparalleled access to the best of midtown living, with the St. Clair West subway station, Loblaws, Farm Boy, major banks, restaurants, coffee shops, the Toronto Lawn & Tennis Club, and the expansive David A. Balfour Park with its scenic trails just steps away. A perfect blend of comfort, style, and location, this condo is truly a standout opportunity.

Extras: Existing stainless steel fridge with freezer, built-in stainless steel oven, glass cook top, stainless steel range hood, stainless steel dishwasher, washer & dryer, centre island, all electrical light fixtures & Hunter Douglas roller blinds

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112



1 Balmoral Ave 103			Sold: \$875,000		
Toronto Ontario M4V 3B9			List: \$895,000		
Toronto C02 Yonge-St. Clair Toronto % Dif: 98					
Taxes: \$5,192.99 / 2024		For: Sale		SPIS: N	DOM: 63
Condo Apt	#Shares%:	Rms: 6			
Apartment	Locker#: 18	Bedrooms: 2			
Unit#: 3	Locker Lev/Unit: P1	Washrooms: 2			
Corp#: MTCC / 1205	Locker Unit:	2x4xFlat			
	Level: 1				
Dir/Cross St: South of St. Clair					
Directions: Use GPS					
Prop Mgmt: Del Property Management - Maria Tashos 416 925-7502					

MLS#: C12054355	Sold Date: 06/03/2025
PIN#: 122050003	


Kitchens: 1	Pets Perm: Restrict	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,522.26	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned
Sqft Source:	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Approx. 1166 s.f. as per Builder's Plans	Heat Incl: Y	#: 134
Exposure: S	Hydro Incl: Y	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit: C/11
Spec Desig: Unknown	CAC Incl: Y	Bldg Amen:
Survey Type: None	Bldg Ins Incl: Y	Car Wash, Concierge, Exercise Room,
Phys Hdcap-Eqp:	Cert Level:	Party/Meeting Room, Visitor Parking
	Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Closet
2	Living	Flat	20.18	x 11.15	Wainscoting
3	Dining	Flat	8.99	x 8.01	Separate Rm
4	Kitchen	Flat	9.22	x 8.5	Granite Counter
5	Prim Bdrm	Flat	14.24	x 12.24	W/I Closet
6	2nd Br	Flat	12.5	x 10.73	Double Closet

Client Remks: Amazing value in a prime midtown location! Welcome to this elegant and oversized 2-bedroom, 2-bath suite at the coveted One Balmoral Avenue. Offering approx. 1,166 sq. ft. of bright, functional space, this layout is filled with natural light thanks to expansive picture windows and tranquil south-facing views. Versatile and inviting, the floor plan allows for either open-concept living and dining with a den or distinct living and dining areas. High ceilings, classic wainscoting, and quality finishes throughout add charm and character. The kitchen is well-equipped with granite countertops, slate flooring, mirrored backsplash, and a pass-through that opens to the living space ideal for entertaining. Both bedrooms are generous in size with ample closet space. The second bedroom stands out with sleek marble floors, while the primary bedroom offers a serene retreat with great proportions. Ensuite laundry adds to the convenience. This is a well-managed, full-service building offering top-tier amenities: 24-hour concierge, gym, library, party room, 2 guest suites, car wash, visitor parking, and more. One underground parking space and a separate locker complete the package. Enjoy unbeatable access to Yonge Street boutiques, dining, and subway, plus nearby David Balfour Park and Rosedale ravine trails -- nature and city living, seamlessly combined. A rare opportunity to own a spacious, stylish suite in one of Midtown's most sought-after addresses.

Extras:
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



	1430 Yonge St 602		Sold: \$885,000
	Toronto Ontario M4T 1Y6		List: \$1,099,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 81		
	Taxes: \$4,999.87 / 2024	For: Sale	SPIS: N DOM: 26
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 1932	#Shares%: Locker#: 44 Locker Lev/Unit: M Locker Unit: Level: 6	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3
Dir/Cross St: Yonge and St. Clair			
Prop Mgmt: Crossbridge Condo Services			

MLS#: C11936287 PIN#: 129320044	Sold Date: 02/17/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1083 MPAC Exposure: S Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,424.55 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 61 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	8.2	x 7.87	Tile Floor Closet Organizers
2	Living	Main	11.15	x 13.78	Electric Fireplace South View Walk-Out
3	Kitchen	Main	10.17	x 11.81	Centre Island B/I Ctr-Top Stove Ceramic Sink
4	Dining	Main	10.17	x 11.81	Combined W/Kitchen Wall Sconce Lighting Hardwood Floor
5	Prim Bdrm	Main	21.65	x 18.37	3 Pc Ensuite Combined W/Office W/I Closet
6	2nd Br	Main	11.15	x 15.09	Walk-Out South View Double Closet

Client Remks: Welcome to The Clairmont, a boutique residence in the heart of the city. Unit 602 offers a stunning split layout with three private balconies and tranquil south-facing views of the city skyline, providing a front-row seat to breathtaking transitions from sunrise hues to sunset glows and twinkling nighttime lights. Spanning nearly 1,100 square feet, this 2-bedroom, 2-bathroom unit exudes elegance. Highlights include a white kitchen with a farmhouse sink, mesh sliding cabinetry, Quartz countertops, and warm white oak wide-plank hardwood floors throughout, creating a timeless and inviting atmosphere. Perfectly situated steps from transit and everyday conveniences, this central location offers unparalleled accessibility. Building amenities include 24-hour concierge service, a well-equipped fitness center, a stylish party room with terrace, and visitor parking. ****EXTRAS**** Spacious primary bedroom with a versatile bonus area, perfect for a home office, exercise space, or a cozy lounging retreat. Custom drapery & blinds in Living room and bedrooms. All closets with Organizers.

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



5 Rosehill Ave 519 Toronto Ontario M4T 3A6 Toronto C09 Rosedale-Moore Park Toronto % Dif: 97 Taxes: \$4,005.62 / 2024 For: Sale SPIS: N DOM: 32		Sold: \$900,000 List: \$929,900
Condo Apt Apartment Unit#: 14 Corp#: MTCC / 1163	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 82 Level: 3	Rms: 5 + 1 Bedrooms: 2 + 1 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: Yonge & St Clair Directions: Yonge & St Clair Prop Mgmt: ICC Property Mgmt		

MLS#: C12004071 PIN#: 121630122	Sold Date: 04/07/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,293.57 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 15 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	23.36	x 9.94	Combined W/Dining W/O To Balcony
2	Kitchen	Flat	7.84	x 8.46	Granite Floor
3	Prim Bdrm	Flat	15.55	x 9.51	W/O To Balcony Large Window
4	2nd Br	Flat	11.06	x 10.14	
5	Den	Flat	11.84	x 8.76	Large Window

Client Remks: Filled with natural light, this rare corner unit offers a blend of elegance and convenience in Midtown, near the prestigious and historic Rosedale community with a 2 min walk to the subway. Perfect for downsizers, professionals and young families seeking a peaceful & vibrant neighborhood with a spacious living, full-service boutique condo that offers day and night security, essential amenities, and proximity to the best private and public schools. Enter into a welcoming foyer that leads to the open living and dining areas, while the galley kitchen's large window bathes the space in natural light. A converted enclosed den with a built-in closet serves as a bedroom/office space, with the option to revert it back into an extravagant open layout. Premium Birdseye Maple flooring enriches every room. The primary bedroom features a walk-in closet with an organizer and a 4-piece ensuite, while a spacious second bedroom and den ensure comfortable living. Step onto your private balcony and take in the vibrant cityscape. Includes a premium parking unit and locker, and where else can you find free visitor parking in the heart of the bustling city of Toronto, perfect for entertaining, offering the ultimate convenience and location. Living by Yonge St and St. Clair has its perks! You'll be immersed in an upscale urban lifestyle with easy access to transit, David A. Balfour Park & Trail, and the ravine system -- offering the perfect balance of city and nature. Don't miss this opportunity to live in one of Midtown's most desirable communities. Schedule your private viewing today!

Extras: Listing Contracted With: ROYAL LEPAGE SIGNATURE - SAMAD HOMES REALTY 416-443-0300
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	38 Avoca Ave 1508		Sold: \$1,062,000
	Toronto Ontario M4T 2B9		List: \$1,098,000
	Toronto C09 Rosedale-Moore Park Toronto % Dif: 97		
	Taxes: \$4,542.08 / 2024	For: Sale	SPIS: N
			DOM: 5
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 5	Locker Lev/Unit: A	Washrooms: 2	
Corp#: MTCC / 1190	Locker Unit: 45	2x4xMain	
	Level: 14		
Dir/Cross St: Yonge & St Clair			
Prop Mgmt: Pro-House 416-783-7676			


MLS#: C11947936	Sold Date: 02/04/2025
Assignment: N	PIN#: 121900109

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: MPAC Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,182.18 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Water Incl: Y Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 15 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	Foyer	Main	9.09	x 7.68	4 Pc Bath	Double Closet	Tile Floor
2	Living	Main	12.34	x 9.71	Fireplace	Hardwood Floor	O/Looks Ravine
3	Dining	Main	20.57	x 9.74	W/O To Balcony	Hardwood Floor	Combined W/Living
4	Kitchen	Main	13.68	x 7.48	Eat-In Kitchen	Hardwood Floor	O/Looks Ravine
5	Prim Bdrm	Main	11.06	x 11.09	4 Pc Ensuite	W/I Closet	Hardwood Floor
6	2nd Br	Main	10.93	x 9.15	Double Closet	Hardwood Floor	Large Window

Client Remks: Welcome to Avoca Vale, one of the most sought-after residences at Yonge & St. Clair. This beautiful corner suite features two bedrooms and two bathrooms, spanning 933 square feet. Enjoy sunny west and north views from the large balcony, along with parking and a locker. The airy open-concept suite boasts 9-foot ceilings, new blonde oak hardwood floors, and a gas fireplace. The split bedroom plan includes a private primary suite with a 4-piece bath and walk-in closet, and a bright second bedroom with a large double closet. The spacious kitchen offers an eat-in area. Steps away from Farmboy, the subway, 24-hour streetcar and buses, David Balfour Park and Ravine Trails, shopping, dining, gyms, schools, public library, yoga studios, and all urban amenities. Easy access to Summerhill and Yorkville. Maintenance fees include all utilities and 5G Internet and Rogers Ignite TV. ****EXTRAS**** Excellent Amenities: 24-Hour Concierge, Avoca Lounge W/ Caterer's Kitchen, Party/Card Room, Library, Courtyard With Bbq, Great Gym And Visitor Parking. Designated no smoking building!

Extras:
Listing Contracted With: RE/MAX HALLMARK ESTATE GROUP REALTY LTD. 416-699-2992



61 St Clair Ave W 1104
Toronto Ontario M4V 2Y8
Toronto C02 Yonge-St. Clair Toronto % Dif: 100
Taxes: \$5,750.92 / 2024 **For:** Sale **SPIS:** N **DOM:** 43

Sold: \$1,103,000
List: \$1,100,000

Condo Apt
Apartment
Unit#: 04
Corp#: MTCC / 543

#Shares%:
Locker#: A116
Locker Lev/Unit:
Locker Unit:
Level: 11

Rms: 6
Bedrooms: 2
Washrooms: 2
1x4xMain, 1x2xMain

Dir/Cross St: Yonge & St. Clair
Directions: See Google Maps
Prop Mgmt: Crossbridge Condominium Services 416-922-0196

MLS#: C12101579
Sold Date: 06/06/2025
PIN#: 115430000

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: Other Exposure: N Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Exclusive Maint: \$1,795.30 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Library, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Lndy Lev: Main Exterior: Other Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B-45 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	27.26	x 14.01	Wood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Main	27.26	x 14.01	Wood Floor	B/I Shelves	Combined W/Living
3	Kitchen	Main	10.07	x 8.01	Tile Floor	Stone Counter	Stainless Steel Appl
4	Prim Bdrm	Main	18.01	x 11.58	Broadloom	4 Pc Bath	W/I Closet
5	Den	Main	14.5	x 10.01	Wood Floor	W/O To Balcony	Closet
6	Foyer	Main	8.99	x 4.33	Wood Floor	Closet	

Client Remks: Welcome to Granite Place, one of Toronto's most prestigious and sought-after condominium communities, perfectly situated at Yonge & St. Clair. This beautifully proportioned 2-bedroom, 2-bathroom residence offers over 1,300 square feet of elegant living space, ideal for those seeking comfort, sophistication, and convenience. Thoughtfully designed with generous principal rooms, this suite features an expansive living and dining area perfect for entertaining, a well-appointed kitchen, and two spacious bedrooms, including a serene primary retreat with ensuite bath. Enjoy the added convenience of ensuite laundry and one-car parking. Large windows invite natural light throughout, and ample storage enhances everyday living. Granite Place is renowned for its exceptional amenities and white-glove service, including 24-hour concierge, indoor pool, fitness centre, guest suites, and lush landscaped gardens. Enjoy a vibrant, walkable lifestyle with shops, dining, and transit just steps away. A rare opportunity to join an exclusive community where timeless design meets unparalleled comfort.

Extras:

Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300



1 Balmoral Ave 323
Toronto Ontario M4V 3B9
Sold: \$1,260,000
List: \$1,260,000

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

Taxes: \$4,942.65 / 2024 **For:** Sale **SPIS:** N **DOM:** 1

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 323 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 1205 **Locker Unit:** 2x4xFlat
Level: 3

Dir/Cross St: S. St Clair/ Balmoral / Farnham

Prop Mgmt: Del Property Management - Maria Tashos 416 925-7502

MLS#: C11953147

Sold Date: 02/04/2025

PIN#: 122050047

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,344.91	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Stucco/Plaster
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Private
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	iGuide Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	#:	36
Assessment:		Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	Level B
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Bldg Amen:	Car Wash, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking
		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Double Closet Stone Floor
2	Living	Flat	15.29	x 11.52	Hardwood Floor W/O To Balcony West View
3	Dining	Flat	6.69	x 11.55	Hardwood Floor Combined W/Living Open Concept
4	Kitchen	Flat	8.01	x 9.61	Stone Counter Breakfast Bar Stone Floor
5	Prim Bdrm	Flat	21.39	x 10.2	Juliette Balcony W/I Closet 4 Pc Ensuite
6	2nd Br	Flat	15.58	x 8.89	Hardwood Floor B/I Closet West View
7	Other	Flat	0	0	Balcony West View

Client Remks: Yonge & St Clair One Balmoral. Designer renovated west-facing suite overlooking award-winning garden courtyard & on to the sunset! The design work is outstanding. Herringbone French Oak floors, custom millwork doors, closets and built-ins, sleek new bathrooms & a great kitchen with new stainless steel appliances. Both bedrooms have custom closets allowing for great storage. The Primary bedroom is huge & has a Juliette balcony, built-in desk, custom walk-in closet & a 4-piece ensuite with glass shower. Suite comes with 1 underground parking space & locker. Building amenities are excellent, 24-hour concierge, guest suites, gym, recently renovated party room, library, car wash AND, guest parking! Pets (1) are allowed.

Extras: Located within easy walking distance to parks (Rosedale Ravine, David Balfour & Ramsden), the TTC, great restaurants, grocery & convenience stores & the Summerhill shops!

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



20 Avoca Ave 301
Toronto Ontario M4T 2B8
Sold: \$1,285,000
List: \$1,295,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 99

Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 21

Co-Op Apt **#Shares%:** 30 **Rms:** 6
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 1 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: N/A / 0 **Locker Unit:** 1x3, 1x2
Level: 3

Dir/Cross St: Yonge & St Clair

Directions: Visitor parking off Pleasant Blvd

Prop Mgmt: FirstService Residential 416-964-7133

MLS#: C12145438

Sold Date: 06/03/2025

PIN#:

Kitchens:	1	Pets Perm:	N	Balcony:	Terr
Fam Rm:	N	Locker:	None	Ens Lndry:	
Basement:	None	Maint:	\$2,273.16	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Rental
Sqft Source:	Floor Plans	Taxes Incl:	Y	Park/Drv Spcs:	1
Exposure:	Nw	Heat Incl:	Y	Park \$/Mo:	\$80
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Sauna, Visitor Parking
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Electric Car Charger, Library, Park, Public Transit, Ravine, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	10.24	x 6.17	Hardwood Floor Large Closet 2 Pc Bath
2	Living	Main	19	x 12.07	Hardwood Floor W/O To Balcony Open Concept
3	Dining	Main	19	x 12.07	Hardwood Floor Pot Lights Combined W/Living
4	Kitchen	Main	19	x 10.83	Hardwood Floor B/I Appliances Pot Lights
5	Prim Bdrm	Main	16.57	x 11.32	Ensuite Bath Large Closet Window Flr to Ceil
6	2nd Br	Main	12.83	x 9.51	Hardwood Floor W/O To Balcony B/I Desk

Client Remks: Welcome to this completely reimagined 2-bedroom, 2-bathroom home in exclusive 20 Avoca Avenue. No expense spared in this completely renovated corner unit featuring seamlessly elegant open concept kitchen, living/dining area and walk-out to 433 sq. ft. wraparound custom-surface terrace with spectacular tree lined views. Floor to ceiling treetop views, hard wired automated day/night Hunter Douglas blinds, and wide-plank flooring throughout. Exquisitely modern kitchen with unobtrusive under-counter fridges, freezers, and speed oven flowing into the open dining and living rooms. Spacious primary bedroom and luxurious ensuite bath with extensive built-in storage cabinets. Second bedroom features a built-in desk and secondary walk out to private oasis balcony. The perfect pied-a-terre completely move-in ready and not subject to Toronto Vacant Home Tax. Move in and enjoy the tranquil park-like setting with 24-hour concierge, fitness room, sauna, outdoor pool, party/common room, and ample outdoor visitor parking. Easy access to Don Valley Parkway and TTC subway. Just steps to ravine, parks, trails, shops, restaurants, library, Farm Boy, Loblaws, Longos, and so much more!

Extras:

Listing Contracted With: OULAHEN TEAM REALTY INC. 416-222-1212

**63 St Clair Ave 706****Toronto Ontario M4V 2Y9**

Toronto C02 Yonge-St. Clair Toronto % Dif: 93

Taxes: \$5,360 / 2024 **For:** Sale**SPIS:** N**DOM:** 49**Sold: \$1,295,000****List: \$1,395,000**

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 6**Locker Lev/Unit:** 2B**Washrooms:** 2**Corp#:** YCC / 472**Locker Unit:** 9 BL

1x3, 1x4

Level: 7**Dir/Cross St:** Yonge / St. Clair**Directions:** North On Yonge St , West on St Clair**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C11994614**Sold Date:** 04/19/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	
Basement:	None	Maint:	\$1,849	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:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	1258	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:	Y	CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Survey Type:	Unknown	Cert Level:		Energy Cert:	
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:			
		Pets Allowed with Restrictions, Public Transit			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	17.06	x 10.7	Picture Window	Walk-Out	Centre Island
2	Living	Flat	23	x 18.77	Combined W/Dining	Wainscoting	Open Concept
3	Dining	Flat	23	x 18.77	Combined W/Living	Wainscoting	Window Flr to Ceil
4	Br	Flat	17.62	x 13.06	Picture Window	Wainscoting	Ensuite Bath
5	2nd Br	Flat	16.34	x 10.99	Picture Window	Wainscoting	B/I Bookcase
6	Bathroom	Flat	7.41	x 5.09	4 Pc Bath	Granite Counter	
7	Bathroom	3rd	8.83	x 5.25	3 Pc Bath	Separate Shower	Granite Counter

Client Remks: Welcome to your dream home in the heart of the city! This luxurious corner unit at Granite Place, located at Yonge and St. Clair, is a rare find that combines elegance, comfort, and convenience. Step inside this stunning 2-bedroom, 2-bathroom condo and be captivated by the exquisite wainscoting, intricate trim work, brand new hardwood floors and elegant crown molding that adorn every corner. Freshly painted, The spacious open-concept layout is flooded with natural light, thanks to the wrap-around windows and a full wall of glass that leads to a magnificent balcony perfect for enjoying your morning coffee or hosting evening gatherings. The eat-in kitchen, featuring a granite breakfast bar and built-in appliances, is a chef's delight, while the serene tree-lined views from both bedrooms and the kitchen create a peaceful oasis amidst the city's bustle. The large primary bedroom boasts two closets and a luxurious ensuite with a walk-in shower, offering a private retreat. The second bedroom is versatile, ideal for guests, a home office, or a cozy den. Enjoy resort-style amenities, including a sparkling pool, rejuvenating hot tub, fully-equipped gyms, and a party room with a kitchen perfect for entertaining. With 24-hour security and concierge services, you'll feel at ease in this prestigious building. Additional features include California shutters throughout, one designated parking space, and a storage locker. Experience magnificent views from your balcony, facing north, east, and south, all while being just steps away from vibrant shops, restaurants, and parks in this wonderful neighborhood. Don't miss this opportunity to elevate your lifestyle in one of the city's most sought-after buildings!

Extras:**Listing Contracted With:** SUTTON GROUP-HERITAGE REALTY INC. 905-655-3300

**10 Delisle Ave 807****Toronto Ontario M4V 3C6**

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

Taxes: \$5,414.74 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,298,000**List:** \$1,298,000**DOM:** 3

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 07**Locker Lev/Unit:** 2**Washrooms:** 2**Corp#:** TSCC / 1591**Locker Unit:** 146

1x4xMain, 1x3xMain


Level: 8**Dir/Cross St:** Yonge & St Clair**Prop Mgmt:** Del Property Management**MLS#:** C11943950**Sold Date:** 01/31/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,258.38	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	Floor plans	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:	Y	#:	35
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	D
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bike Storage, Concierge, Exercise Room, Games Room, Gym, Party/Meeting Room
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Electric Car Charger, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Wooded/Treed		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	13.25	x 13.09	Hardwood Floor Combined W/Dining Open Concept
2	Dining	Main	10.01	x 8.99	Hardwood Floor Combined W/Living W/O To Balcony
3	Kitchen	Main	12.6	x 9.74	Hardwood Floor Renovated Centre Island
4	Prim Bdrm	Main	12.99	x 10.01	Hardwood Floor 4 Pc Ensuite W/I Closet
5	2nd Br	Main	14.01	x 8.01	Hardwood Floor Murphy Bed B/I Closet

Client Remks: Welcome to "the St Clair" at 10 Delisle - a sophisticated New York hotel inspired design where timeless elegance meets contemporary luxury at one of the city's prestigious intersections of Yonge & St Clair. The Glenrose" 1104 sf corner suite is flooded with natural light & showcases breathtaking, unobstructed sunset vistas & tree top views overlooking prestigious Rosedale/Moore Park neighbourhood. \$200,000 fully renovated interior redefined with an open concept contemporary flair & quality finishes. Bespoke Scavolini kitchen boasts top of the line Miele appliances, a 9' x 4.5' ft island w/ quartz counter, extended backside cabinetry & a discreet bar/coffee station behind sliding doors. The spacious 2nd bdrm is a multi-functional retreat with custom wall-to-wall built-ins & a queen size pull down murphy bed for flexibility. Luxurious washrooms offer marble flrs & custom vanities. Wide plank hrdwd flrs, upgr. Baseboards, backband trim, new hardware & potlights enhance the homes refined ambiance. Step outside to your open terrace or enjoy the private main floor courtyard setting with outdoor fireplace. Personal parking at the elevator or leave your car at home & stroll to fine restaurants/shops/Starbucks/Loblaws/shoppers/parks & more. Close to prestigious Upper Canada College, Havergal & De La Salle. Convenient Green P parking attached with e chargers and an owners underground carwash.

Extras:**Listing Contracted With:** ROYAL LEPAGE YOUR COMMUNITY REALTY 905-727-3154



63 St Clair Ave 703
Toronto Ontario M4V 2Y9
Toronto C02 Yonge-St. Clair Toronto % Dif: 95
Taxes: \$4,997.05 / 2024 **For:** Sale **SPIS:** N **DOM:** 19

Sold: \$1,320,000
List: \$1,390,000

Condo Apt
Apartment
Unit#: 3
Corp#: YCP / 472

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 7

Rms: 6
Bedrooms: 2
Washrooms: 2
1x4xFlat, 1x4xFlat

Dir/Cross St: Yonge St & St Clair
Directions: Yonge St & St Clair
Prop Mgmt: Crossbridge Condominium Services LTD

MLS#: C12031099
PIN#: 114720053

Sold Date: 04/08/2025

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 1200-1399 Sqft Source: Builders floor plan Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,875 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Family Room, Pets Allowed with Restrictions, Public Transit, Terraced	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Exercise Room, Guest Suites, Lap Pool, Recreation Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	15.09	x 8.86	Balcony	Laminate	B/I Appliances
2	Living	Main	19.69	x 18.37	Window Flr to Ceil	Laminate	W/O To Balcony
3	2nd Br	Main	9.84	x 13.45	Laminate	Closet	Vinyl Floor
4	Bathroom	Main	3.94	x 8.53	4 Pc Bath	Tile Floor	Laminate
5	Prim Bdrm	Main	17.72	x 11.15	Closet	Laminate	
6	Bathroom	Main	8.86	x 4.59	4 Pc Ensuite	Tile Floor	

Client Remks: Step into this exceptional 2-bedroom, 2 bathroom condo where modern design meets effortless living, perfect for those looking to downsize or seeking a seamless lock- and -leave retreat. Floor-to-ceiling windows frame expansive southwest views, flooding each room with warm natural light and offering captivating sunsets daily. A brand-new kitchen, stylish flooring, and an open layout provide an inviting flow that's perfect for entertaining or unwinding after a day out. In addition to the comforts within , the building offers amenities tailored to enhance your lifestyle, including 24-hour security, a fitness center with pool and hot tub, concierge services, and elegant social spaces for gathering with friends or relaxing. This home is ideal for those who value convenience and style, allowing you to enjoy urban sophistication one day and embark on a new adventure the next. Simply turn the key, step out, and embrace a life where home truly complements your journey.

Extras:

Listing Contracted With: ROYAL LEPAGE YOUR COMMUNITY REALTY 905-727-3154



6 Jackes Ave 602		Sold: \$1,460,000
Toronto Ontario M4T 1E5		List: \$1,499,000
Toronto C09 Rosedale-Moore Park Toronto % Dif: 97		
Taxes: \$7,524.80 / 2024	For: Sale	SPIS: N DOM: 5
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2
Unit#: 02	Locker Lev/Unit: A	Washrooms: 2
Corp#: TSCC / 2804	Locker Unit: 85	1x4xMain, 1x4xMain
	Level: 6	
Dir/Cross St: Yonge & St.Clair		
Prop Mgmt: ICC Property Management		

MLS#: C11922213	Sold Date: 01/18/2025
PIN#:	


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1200-1399 Sqft Source: 1283- builder floor plans Exposure: E Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$1,414.58 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Retirement: Water Incl: Hydro Incl: CAC Incl: Prkg Incl: Y Energy Cert:	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 #: 22 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Concierge, Exercise Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	13.09	x 5.48	Hardwood Floor Double Closet
2	Kitchen	Main	16.17	x 7.09	Hardwood Floor B/I Appliances Combined W/Dining
3	Living	Main	10.24	x 20.08	Hardwood Floor Window Flr to Ceil Combined W/Dining
4	Dining	Main	16.17	x 9.88	Hardwood Floor Window Flr to Ceil W/O To Terrace
5	Prim Bdrm	Main	10.07	x 11.09	Hardwood Floor Window Flr to Ceil 4 Pc Ensuite
6	2nd Br	Main	10.07	x 11.29	Hardwood Floor W/O To Terrace Double Closet
7	Bathroom	Main	0	0	4 Pc Bath Tile Floor

Client Remks: Indulge in the epitome of refined living at the Jack. This coveted split two-bedroom, two-bathroom corner suite is a masterpiece of modern elegance. Bathed in an endless stream of natural light, the expansive floor-to-ceiling windows offer breathtaking views of the Rosehill Reservoir. Imagine waking up to this serene panorama everyday. With 1,283 square feet of interior opulence and east facing balcony, this is urban sanctuary redefined. its prime location between Yonge & St. Clair and Summerhill, places you at the heart of Toronto's most coveted lifestyle. Prepare to be captivated.

Extras: Top of the line Miele appliances - Fridge/freezer, stove, cooktop, hood-fan, Samsung washer/dryer, all electric light fixtures, 1 parking spot, 1 locker.

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



10 Avoca Ave 606
Toronto Ontario M4T 2B7
Toronto C09 Rosedale-Moore Park Toronto % Dif: 92
Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 33

Sold: \$1,500,000
List: \$1,635,000

Co-Op Apt
Apartment
Unit#: 06
Corp#: 0 / 0

#Shares%: 30
Locker#: 606
Locker Lev/Unit:
Locker Unit:
Level: 6

Rms: 5
Bedrooms: 2
Washrooms: 2
1x3xFlat, 1x2xFlat

Dir/Cross St: Yonge/St Clair
Directions: Yonge St then east onto Pleasant Blvd, right onto Avoca Ave.
Prop Mgmt: First Service 416-964-7133

MLS#: C11991222 **Sold Date:** 04/01/2025

PIN#:

Kitchens: 1	Pets Perm: N	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry:
Basement: None	Maint: \$2,273.16	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Rental
Sqft Source: Tru Plan	Taxes Incl: Y Water Incl: Y	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Sw	Heat Incl: Y Hydro Incl: Y	Park \$/Mo: \$80
Assessment:	Cable TV Incl: Y CAC Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl:	Bldg Amen:
Survey Type: Unknown	Cert Level: Energy Cert:	Bike Storage, Concierge, Exercise Room,
Phys Hdcap-Eqp:	GreenPIS:	Outdoor Pool, Party/Meeting Room, Visitor
	Prop Feat:	Parking
	Electric Car Charger, Grnbelt/Conserv, Library,	Com Elem Incl: Y
	Park, Public Transit, Ravine	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.26	x 13.85	W/O To Balcony	O/Looks Park	Combined W/Dining
2	Dining	Flat	10.01	x 8.99	Combined W/Living	Parquet Floor	California Shutters
3	Kitchen	Flat	8.99	x 8.76	Breakfast Area	Renovated	California Shutters
4	Prim Bdrm	Flat	11.32	x 16.4	3 Pc Ensuite	Double Closet	California Shutters
5	2nd Br	Flat	9.58	x 13.25	B/I Bookcase	W/O To Balcony	O/Looks Living

Client Remks: A rare offering in the highly coveted, award-winning co-op building of 10 Avoca Ave at Yonge & St.clair. This sun filled 1076 sq ft south and west facing 2 bed/2 bath suite boasts spectacular, unobstructed forever views of the toronto skyline from floor to ceiling windows and the expansive, wraparound terrace. A tight community of residents with first class amenities, 24 hour concierge, fitness room and luxurious outdoor pool surrounded by beautiful, mature gardens. Truly an oasis of calm.

Extras:

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



63 St Clair Ave W 1602
Toronto Ontario M4V 2Y9

Toronto C02 Yonge-St. Clair Toronto % Dif: 96

Taxes: \$7,882.49 / 2024 **For:** Sale

SPIS: N

Sold: \$1,520,000

List: \$1,590,000

DOM: 23

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 2

Unit#: 02

Locker Lev/Unit:

Washrooms: 2

Corp#: YCC / 472

Locker Unit: B-L6

1x5xFlat, 1x3xFlat

Level: 15

Dir/Cross St: St Clair/Yonge

Directions: St Clair/Yonge

Prop Mgmt: FirstService Residential

MLS#: C12096743

Sold Date: 05/15/2025

PIN#: 114720108

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,483.83	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	
Year Built:	1979	Elev/Lift:		Park Type:	Owned / Owned
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Apx Sqft:	1600-1799	Heat Incl:	Y	Hydro Incl:	Y
Sqft Source:	MPAC	Cable TV Incl:	Y	CAC Incl:	Y
Exposure:	Nw	Bldg Ins Incl:	Y	Prkg Incl:	Y
Assessment:	2024	Cert Level:		Energy Cert:	
Spec Desig:	Unknown	GreenPIS:		Prop Feat:	
Survey Type:	None	GreenPIS:		Prop Feat:	
Phys Hdcap-Eqp:		GreenPIS:		Prop Feat:	
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions, Public Transit	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	21.95	x 17.68	Open Concept W/O To Balcony
2	Dining	Flat	16.99	x 8.07	Open Concept W/O To Balcony
3	Kitchen	Flat	20.18	x 11.06	Stainless Steel Appl Breakfast Area
4	Prim Bdrm	Flat	17.49	x 13.85	5 Pc Ensuite B/I Closet
5	Bathroom	Flat	10.37	x 4.99	5 Pc Ensuite Stone Counter Soaker
6	Br	Flat	13.91	x 10.76	Closet Large Window
7	Bathroom	Flat	7.91	x 7.58	Stone Counter Tile Floor

Client Remks: Sprawling corner unit. 1,600 + sq. ft of exceptional space. Generous 2 bedroom layout with 2 parking spots. Oversized balcony. Picturesque views. Grand living/dining room. Corner exposure. Perfect for large gatherings. Spacious primary suite. His & hers closets. Ensuite bathroom w. soaker tub. Galley kitchen, integrated with a bright, quaint breakfast / sitting room. Ample storage & counterspace w. under cabinet lights. Newer stainless steel appliances. Exceptional building with top amenities including concierge & indoor pool. Prestige midtown location. Walk to finest eateries, racquet clubs, high-end shops & more. Tranquil setting amongst lush gardens, steps from it all.

Extras:

Listing Contracted With: SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300


112 St Clair Ave W 403
Toronto Ontario M4V 2Y3

Toronto C02 Yonge-St. Clair Toronto % Dif: 93

Taxes: \$8,669.30 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,765,000**List:** \$1,895,000**DOM:** 28

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#: 7**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:****Washrooms:** 3**Corp#:** TSCC / 1886**Locker Unit:**

1x2xMain, 1x4xMain,

Level: 4

1x5xMain

Dir/Cross St: Avenue Road & St Clair Ave W**Directions:** Avenue Road and St Clair Ave W**Prop Mgmt:** ICC Property Management**MLS#:** C12023477**Sold Date:** 04/14/2025**PIN#:****Kitchens:**

1

Fam Rm:

N

Basement:

None

Fireplace/Stv:

N

Heat:

Heat Pump / Gas

Apx Age:**Apx Sqft:**

1600-1799

Sqft Source:

Floor Plans

Exposure:

N

Assessment:**Spec Desig:**

Unknown

Survey Type:

Unknown

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

Restrict

Locker:

Owned

Maint:

\$2,616.05

A/C:

Central Air

Central Vac:

N

UFFI:**Elev/Lift:**Y **Retirement:****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, Library, Park, Pets

Allowed with Restrictions, Place Of Worship,

Public Transit, Rec Centre

Balcony:

Open

Ens Lndry:

Y

Lndy Lev:**Exterior:**

Other

Gar/Gar Spcs:

Underground / 1

Park/Drive:

Undergrnd

Park Type:

Owned

Park/Drv Spcs:1 **Tot Prk Spcs:**

1

#:

#19

Park \$/Mo:**Prk Lvl/Unit:**

P1

Bldg Amen:

Concierge, Exercise Room, Gym

Com Elem Incl:

Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	29.1	x 17.19	Hardwood Floor	Coffered Ceiling	Combined W/Dining
2	Dining	Main	29.1	x 17.19	Hardwood Floor	Coffered Ceiling	Combined W/Living
3	Kitchen	Main	20.37	x 8.89	Eat-In Kitchen	B/I Shelves	
4	Prim Bdrm	Main	16.47	x 13.48	5 Pc Ensuite	W/I Closet	Double Closet
5	2nd Br	Main	11.09	x 9.88	4 Pc Ensuite	B/I Bookcase	W/O To Terrace
6	Foyer	Main	12.11	x 6.99	Coffered Ceiling	Granite Floor	2 Pc Bath
7	Utility	Main	5.28	x 5.02			

Client Remks: One of Forest Hill's most exclusive Boutique buildings steps to Yonge & St Clair, top restaurants, UCC, and Food Emporiums. This 1,727 sq ft suite offers beautiful, quiet tree-top views with an exceptional 278 sq ft outdoor space on two terraces. High-end finishes abound with coffered ceilings and endless natural light, this unit will appeal to the most discerning buyer. A Chef's eat-in kitchen with custom European cabinetry and premium Viking appliances. A large primary suite with a 5-piece ensuite walk-in closet, plus two additional closets and a great second bedroom with a built-in Murphy bed and a 4-piece ensuite with a walkout to a terrace. Easy condo living for downsizers, professionals, or small families. 5 minutes to St Clair subway station. LCBO & Longos across the street provide maximum convenience. The TTC is at your doorstep & the Yonge subway line is a five-minute walk away. Just ten minutes to Bloor, Yorkville & the U of T & 15 minutes to the Financial core & hospitals. BSS & top public schools are all close by. Wonderful concierge. City living at its best!

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


1 Balmoral Ave PH903
Toronto Ontario M4V 2B9
Sold: \$1,825,000**List: \$1,825,000**

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

Taxes: \$9,003.80 / 2025 **For:** Sale**SPIS:** N**DOM:** 2

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#: 31**Bedrooms:** 2 + 1**Unit#:** 03**Locker Lev/Unit:** P1**Washrooms:** 3**Corp#:** MTCC / 1205**Locker Unit:**

1x6xFlat, 1x2xFlat,

Level: 9

1x4xFlat

Dir/Cross St: Yonge/St. Clair**Directions:** Yonge/St. Clair**Prop Mgmt:** Del Property Management - Maria Tashos 416-925-7202**MLS#:** C12239700**Sold Date:** 06/25/2025**Assignment:** N**Fractional Ownership:** N **PIN#:** 122050136**Kitchens:**

1

Pets Perm:

Restrict

Balcony:

Open

Fam Rm:

N

Locker:

Exclusive

Ens Lndry:

Y

Basement:

None

Maint:

\$2,385.79

Lndy Lev:**Fireplace/Stv:**

Y

A/C:

Central Air

Exterior:

Concrete

Heat:

Forced Air / Gas

Central Vac:

N

Gar/Gar Spcs:

Underground / 2

Apx Age:

16-30

UFFI:

No

Park/Drive:**Park Type:** Owned / Owned**Year Built:**

1998

Elev/Lift:Y **Retirement:****Park Type:** Owned / Owned**Apx Sqft:**

1600-1799

Taxes Incl:**Water Incl:** Y**Park/Drv Spcs:** 2**Tot Prk Spcs:** 2**Sqft Source:**

As per Builder

Heat Incl:Y **Hydro Incl:** Y**Park \$/Mo:****Prk Lvl/Unit:** P1-21 / P1-22**Exposure:**

E

Cable TV Incl:**CAC Incl:** Y**Bldg Amen:**

Car Wash, Concierge, Guest Suites, Gym,

Assessment:**Bldg Ins Incl:****Prkg Incl:** Y**Party/Meeting Room****Spec Desig:**

Unknown

Cert Level:**Energy Cert:****Com Elem Incl:** Y**Survey Type:**

None

GreenPIS:**Prop Feat:**

Ensuite Laundry, Fireplace/Stove, Library, Park,

Pets Allowed with Restrictions, Place Of Worship,

Public Transit, Ravine, School

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	10.5	x 7.87	Marble Floor	2 Pc Bath	Double Closet
2	Living	Flat	15.09	x 13.12	Fireplace	W/O To Balcony	Combined W/Dining
3	Dining	Flat	15.09	x 13.12	Broadloom	W/O To Balcony	Combined W/Living
4	Den	Flat	12.14	x 8.86	Fireplace	B/I Bookcase	Broadloom
5	Kitchen	Flat	14.76	x 8.2	Hardwood Floor	Granite Counter	B/I Appliances
6	Prim Bdrm	Flat	15.75	x 13.78	6 Pc Ensuite	Broadloom	Double Closet
7	Br	Flat	14.76	x 9.84	4 Pc Ensuite	Double Closet	Broadloom
8	Laundry	Flat	9.84	x 5.25	Ceramic Floor	B/I Shelves	

Client Remks: Rarely Available Penthouse At One Balmoral, One Of Toronto's Most Coveted Boutique Condos. Elegance, Space & Light Are Combined In This Expansive Suite. Immaculate & Custom Designed By The Owners To Maximize Space, Efficiency & Storage. The 2 Bedroom + Den, 2.5 Bath Suite Provides An Ideal Split Bedroom Layout For Privacy & Comfort. Almost 1,800 Sq Ft of Gracious Living Space, With Floor-To-Ceiling French Doors, Arched Transom Windows, Juliettes & Balcony For Your Morning Coffee. This Unit Boasts Ceilings Over 10', With An Open Concept LivingRm /Dining Rm, Perfect for Entertaining. Generous Den Off Living Rm With Built-in Bookshelves. 2 Parking Spots & Locker in Premium Location on P1.5 Star building With Hotel-Like Amenities, 24 Hr Concierge, Renovated Party Room, Guest Suites, Gym, Visitor Parking and Car Wash. 2 Pets Permitted. In the Heart of Summerhill, the Neighbourhood Is Convenient For Its Proximity To TTC, Many Restaurants, Shops, Trails & Parks, And Is Desirable For Its Tree-lined Streets, Historic Charm And Unmatched Walkability.

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

**6 Jackes Ave 506****Toronto Ontario M4T 0A5**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 94

Taxes: \$9,363.14 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,875,000**List:** \$1,995,000**DOM:** 69

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#: 66**Bedrooms:** 2 + 1**Unit#:** 6**Locker Lev/Unit:** A**Washrooms:** 2**Corp#:** TSCC / 2804**Locker Unit:** 65

1x4xMain, 1x4xMain

Level: 5**Dir/Cross St:** Yonge & Balmoral**Directions:** Yonge & Balmoral**Prop Mgmt:** ICC Property Management**MLS#:** C12083559**Sold Date:** 06/23/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,900	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	0-5	UFFI:		Park/Drive:	
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	1602 SF As Per Floor Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	W	Heat Incl:		#:	17
Assessment:		Cable TV Incl:		#:	18
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Survey Type:	None	Cert Level:		Prk Lvl/Unit:	C / C
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		Prop Feat:	Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.4	x 8.1	Hardwood Floor
2	Kitchen	Main	13.02	x 8.56	Hardwood Floor
3	Living	Main	14.34	x 13.55	Hardwood Floor
4	Dining	Main	12.53	x 13.52	Hardwood Floor
5	Den	Main	9.94	x 9.71	Hardwood Floor
6	Prim Bdrm	Main	33.01	x 14.5	Hardwood Floor
7	2nd Br	Main	10.5	x 14.73	Hardwood Floor
8	Laundry	Main	5.94	x 6.17	Tile Floor

Client Remks: The Jack! Rosedale/Summerhill, First Time Offered For Sale! Every Inch Of This Immaculate Suite Reflects Superior Craftsmanship And Attention To Detail With Refined Modern Finishes. Custom Gourmet Kitchen With B/In Miele Appliances & A Convenient Center Island Is Open To The Living and Dining Rooms. Private Den W/ Closet, Lavish Primary Suite w/ Spa Like 4 Pc Ensuite Bath. Spacious 2nd Bedroom Features A W/in Closet. Hardwood Throughout, 9 Foot Ceilings, Multiple Pot Lights And High End Custom Light Fixtures, Heated Floors In The Bathrooms, Laundry Room With B/in Cabinets. Unbeatable Location! Steps To Summerhill and St Clair Shops & Restaurants, TTC, Recently Updated David Balfour Park & Ravine Trails. Top Of The Line Amenities!! World Class Amenities Include Concierge, Valet, Exercise Room, Party/ Meeting Room, Garden Terrace, Dog Wash And Pet Wash Area, Visitor Parking & Guest Suite.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112

**5 Rosehill Ave 819****Toronto Ontario M4T 3A6**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 94

Taxes: \$7,903.95 / 2024 **For:** Sale**SPIS:** N**Sold: \$1,875,000****List: \$1,999,900****DOM:** 88

Condo Apt

#Shares%:**Rms:** 6 + 1

Apartment

Locker#: 78**Bedrooms:** 2**Unit#:** 10**Locker Lev/Unit:** Lvl**Washrooms:** 3**Corp#:** MTCC / 1163**Locker Unit:** 77+

1x5xFlat, 1x3xFlat,

Level: 6

1x2xFlat

Dir/Cross St: Yonge & St Clair**Directions:** South-East corner of Rosehill & Yonge**Prop Mgmt:** ICC Property Mgmt: Cristina Tudor 905-940-1234 x 90**MLS#:** C12047228**Sold Date:** 06/24/2025**PIN#:** 121630094

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,593.48	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Fan Coil / Gas	Central Vac:	Y	Gar/Gar Spcs:	Underground / 2
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1800-1999	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	1976 sq.ft. per MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Ne	Heat Incl:	Y	#:	42
Assessment:		Cable TV Incl:		#:	43
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Survey Type:	None	Cert Level:		Prk Lvl/Unit:	Lvl B Unit 42 / Lvl B Unit 43
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking
		Prop Feat:	Central Vacuum, Ensuite Laundry, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	13.88	x 5.25	Tile Floor	Double Closet	Crown Moulding
2	Living	Flat	18.31	x 14.27	O/Looks Dining	Hardwood Floor	North View
3	Dining	Flat	18.31	x 10.17	O/Looks Living	Open Concept	W/O To Terrace
4	Kitchen	Flat	17.03	x 8.27	Renovated	Granite Counter	Stainless Steel Appl
5	Family	Flat	18.31	x 11.22	Gas Fireplace	Vaulted Ceiling	W/O To Terrace
6	Prim Bdrm	Flat	19.52	x 18.77	Irregular Rm	W/I Closet	5 Pc Ensuite
7	2nd Br	Flat	19	x 10.01	Hardwood Floor	W/I Closet	North View
8	Laundry	Flat	4.92	x 4.86	Ceramic Floor		

Client Remks: An absolute gem! Corner suite (2 suites combined by builder). Just under 2,000 sq. ft. of luxurious living space in quaint boutique building just steps to the shops of Summerhill, subway at St Clair & Summerhill, the David A Balfour park & trail. Fabulously renovated with an artistic flair throughout! Newly engineered hardwood floors spanning the entire condo, gourmet kitchen (eat-in with granite countertops, several fabulous upper & lower cabinets, stainless steel appliances), great outdoor terrace with gas BBQ hookup & wonderful views to the east. It is like living in a bungalow in the sky!! Includes 2 side by side parking spaces & 2 side by side lockers. Don't miss out on this stunning home! ****EXTRAS**** Upgraded features include brand new engineered hardwood flooring, custom designer doors throughout, artistic lighting, window coverings, central vacuum system and much more! Floor plan is attached to the listing; terrace views east!!

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


63 St Clair Ave W 1702
Toronto Ontario M4V 2Y9
Sold: \$1,975,000
List: \$1,975,000

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

Taxes: \$7,882.49 / 2024 **For:** Sale**SPIS:** N**DOM:** 82

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: AL50**Bedrooms:** 2**Unit#:** 2**Locker Lev/Unit:****Washrooms:** 2**Corp#:** YCC / 472**Locker Unit:**

1x4xMain, 1x3xMain

Level: 16**Dir/Cross St:** Avenue & St Clair**Directions:** Avenue & St Clair**Prop Mgmt:** Crossbridge Condominium Services**MLS#:** C12025637**Sold Date:** 06/08/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,245.50	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Water / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned
Sqft Source:	1609 mpac	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:		Prkg Incl:	Y
Survey Type:	None	Cert Level:		Energy Cert:	
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	19.69	x 11.52	Stainless Steel Appl	Eat-In Kitchen	Window Flr to Ceil
2	Living	Main	17.45	x 18.8	Open Concept	Walk-Out	Combined W/Dining
3	Dining	Main	7.84	x 16.47	Window Flr to Ceil	Combined W/Living	Open Concept
4	Prim Bdrm	Main	14.01	x 17.72	4 Pc Ensuite	Double Closet	Window Flr to Ceil
5	2nd Br	Main	10.73	x 14.11	Window	Closet	

Client Remks: Located in the highly sought-after Granite Place building, this beautifully renovated 2-bedroom, 2-bathroom condo offers modern living at its finest. With sleek, clean finishes throughout, this home is move-in ready and perfect for those who appreciate contemporary style and luxury. The spacious open-concept living and dining area is ideal for entertaining, enhanced by floor-to-ceiling windows that flood the space with an abundance of natural light throughout the day. Step outside onto the over 270 sq. ft. balcony and enjoy breathtaking north, south, and west views of the city the perfect place to relax or host guests. Enjoy the convenience of being just steps away from fantastic restaurants, shopping, and amenities that Avenue and St. Clair have to offer. This condo is an urban oasis in the heart of the city, combining style, comfort, and location.

Extras:**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



10 Delisle Ave 1205
Toronto Ontario M4V 3C6
Sold: \$2,000,000
List: \$1,999,000

Toronto C02 Yonge-St. Clair Toronto % Dif: 100

Taxes: \$7,803.80 / 2024 **For:** Sale

SPIS: N

DOM: 7

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#:

Bedrooms: 2

Unit#: 5

Locker Lev/Unit: Lev

Washrooms: 2

Corp#: TSCC / 1591

Locker Unit: Unit

1x4xFlat, 1x6xFlat

Level: 12

Dir/Cross St: Yonge & St Clair

Directions: North-west corner of Yonge St & Delisle Ave. Enter from Delisle Ave.

Prop Mgmt: Del Property Management (on-site): 416-323-3540

MLS#: C12116183

Sold Date: 05/08/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,819.68	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete / Other
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	as per MPAC	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Nw	Heat Incl:	Y	#:	2
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Water Incl:	Y	Prk Lvl/Unit:	Level D, Unit 2
Survey Type:	None	CAC Incl:		Bldg Amen:	Concierge, Games Room, Gym, Party/Meeting Room, Elevator
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Com Elem Incl:	Y
		Cert Level:			
		Energy Cert:			
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	19.91	x 6.5	Double Closet	Marble Floor	Hardwood Floor
2	Living	Flat	23.33	x 22.34	Open Concept	Nw View	Gas Fireplace
3	Dining	Flat	23.33	x 22.34	Open Concept	Pass Through	W/O To Terrace
4	Kitchen	Flat	14.83	x 9.68	Renovated	Stainless Steel Appl	W/O To Terrace
5	Prim Bdrm	Flat	15.91	x 10.99	6 Pc Ensuite	W/I Closet	West View
6	Bathroom	Flat	12.24	x 8.5	6 Pc Ensuite	Separate Shower	Soaker
7	2nd Br	Flat	13.42	x 10.01	Double Closet	West View	Hardwood Floor
8	Bathroom	Flat	7.91	x 4.92	4 Pc Bath	B/I Vanity	

Client Remks: Rarely offered premium suite at 10 Delisle! This exceptional 2 bedroom, 2 bathroom residence boasts a spectacular 895 sq ft terrace with breathtaking sunset views - an entertainer's dream in the heart of Yonge & St. Clair! Perfectly positioned with unbeatable walkability to transit, shops, and restaurants. Minutes to the downtown core via TTC. This incredibly bright and sunny suite measures 1,610 sq ft and enjoys well-proportioned "house-like" rooms. A gracious foyer with a double-door hall closet opens to a sun-filled, open-concept living and dining area featuring a gas fireplace and unobstructed north-west views over Deer Park. Sliding glass door walk-out to a stunning north-west facing terrace. The renovated kitchen offers newer stainless steel appliances, a pass-through to the dining area with breakfast bar and built-in drawers & display shelves, plus a second walk-out to the terrace. The primary suite features a walk-in closet, additional double-door closet, a luxurious 6-piece ensuite with a soaker tub and ample space for a home office area. The second bedroom includes a double closet and clear west-facing views. 4-piece family bathroom. A dedicated walk-in laundry room and a large double-door utility closet provide excellent functionality. The oversized terrace is a unique find, complete with an irrigation system, gas line for BBQ, lighting, and includes all patio furniture and decor ready for summer enjoyment! The suite includes 1 parking space, 3 lockers, and access to outstanding building amenities: 24-hour concierge, gym, party room, games room and an outdoor courtyard with BBQs. A truly one-of-a-kind suite in a prestigious building. Don't miss this opportunity to live in this vibrant and upscale neighbourhood!

Extras:

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


**94 Pleasant Blvd
Toronto Ontario M4T 1J8**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 98

Taxes: \$10,943.93 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,050,000**List:** \$2,095,000**DOM:** 42

Condo Townhouse

#Shares%:**Rms:** 8

3-Storey

Locker#:**Bedrooms:** 3**Unit#:** 6**Locker Lev/Unit:** A**Washrooms:** 3**Corp#:** MTCC / 1188**Locker Unit:**

1x2xMain, 1x5x2nd,

Level: 1

1x4x3rd

Dir/Cross St: Yonge / St. Clair Ave W**Directions:** Yonge / St. Clair Ave W**Prop Mgmt:** Prohouse Property Management**MLS#:** C12137716**Sold Date:** 06/20/2025**Assignment:** N**Fractional Ownership:** N **PIN#:**

Kitchens: 1
Fam Rm: N
Basement: Finished
Fireplace/Stv: Y
Heat: Forced Air / Gas
Apx Age:
Apx Sqft: 2000-2249
Sqft Source: Plans
Exposure: S
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdcap-Eqp:

Pets Perm: Restrict
Locker: Owned
Maint: \$2,185.33
A/C: Central Air
Central Vac: Y
UFFI:
Elev/Lift:
Taxes Incl:
Heat Incl:
Cable TV Incl:
Bldg Ins Incl:
Cert Level:
GreenPIS:
Prop Feat:
 Central Vacuum, Ensuite Laundry,
 Fireplace/Stove, Park, Pets Allowed with
 Restrictions, Public Transit, Ravine, School,
 Wooded/Treed

Balcony: Terr
Ens Lndry: Y
Lndy Lev: Upper
Exterior: Stucco/Plaster
Gar/Gar Spcs: Underground / 2
Park/Drive: Undergrnd
Park Type: Owned
Park/Drv Spcs: 0 **Tot Prk Spcs:** 2
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen:
 Bbqs Allowed, Bike Storage, Concierge,
 Party/Meeting Room, Visitor Parking
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	17.26	x 10.66	
2	Dining	Main	13.75	x 10.33	
3	Living	Main	16.77	x 9.15	
4	Powder Rm	Main	6.99	x 2.99	
5	Foyer	Main	5.68	x 4.99	
6	Br	2nd	16.77	x 14.01	
7	Bathroom	2nd	16.77	x 14.01	
8	Other	2nd	13.48	x 6.43	
9	Laundry	2nd	7.25	x 5.25	
10	2nd Br	3rd	16.67	x 15.85	
11	3rd Br	3rd	16.4	x 12.93	
12	Bathroom	3rd	11.84	x 4.99	
13	Rec	Lower	16.99	x 16.5	
14	Mudroom	Lower	5.84	x 23.95	
15	Utility	Lower	10.66	x 6.99	
16	Locker	Lower	8.76	x 5.09	
17	Locker	Lower	6.33	x 3.18	

Client Remks: New York style in Toronto - Welcome to 94 Pleasant Blvd, turnkey living in one of Toronto's most sought-after midtown neighbourhoods. This elegantly designed three storey townhouse offers the perfect blend of style, comfort and location. Soaring 9ft ceilings throughout offer a sense of openness not found in many townhouses. Step inside the graceful foyer to the open layout featuring hardwood floors that course into new marble kitchen floors accentuating the homes refined aesthetic. The main level features a spacious living and dining area separated by a chic gas fireplace. The updated kitchen with new marble countertop and floors flows effortlessly into a private back garden terrace a perfect urban oasis. Upstairs you will find three generously sized bedrooms, including a serene primary retreat with six-piece ensuite offering both function and sophistication as well as a steam shower. The third floor features two expansive bedrooms with shared four-piece bathroom. The surprise feature is the dapper lower-level family room with direct access to two car garage parking. The entrance from the lower level also functions as a mud room. Enjoy unparalleled walkability to fine dining and boutique retail, grocery stores and the serene paths of David Balfour Park. With 24-hour concierge, this home offers all the convenience of condo living with the space and privacy of a townhouse. Whether downsizing or upgrading or simply seeking a turnkey lifestyle in a prime location, this home is the complete package.

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

**10 Avoca Ave 904****Toronto Ontario M4T 2B7**

Toronto C09 Rosedale-Moore Park Toronto % Dif: 94

Taxes: \$0 / 2024 **For:** Sale**SPIS:** N**DOM:** 18**Sold:** \$2,075,000**List:** \$2,199,000

Co-Op Apt

#Shares%: 30**Rms:** 7 + 0

Apartment

Locker#: 904**Bedrooms:** 2 + 0**Unit#:** 04**Locker Lev/Unit:****Washrooms:** 2**Corp#:** Unknown / 0**Locker Unit:**

1x2xMain, 1x4xMain

Level: 9**Dir/Cross St:** Yonge St/Pleasant Blvd**Directions:** From Yonge St turn east onto Pleasant Blvd and right onto Avoca Ave.**Prop Mgmt:** First Sevice**MLS#:** C12065645**Sold Date:** 04/25/2025**PIN#:** 211200092

Kitchens:	1 + 0	Pets Perm:	N	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	
Basement:	None	Maint:	\$2,273.16	Lndy Lev:	Lower
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Exclusive
Sqft Source:	Plans	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:	Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Outdoor Pool, Rooftop
Survey Type:	None	Cert Level:		Deck/Garden, Sauna, Visitor Parking	
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Cul De Sac, Place Of Worship, Public Transit, Ravine, Rec Centre		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	19.16	x 13.85	
2	Dining	Main	10.01	x 9.15	
3	Kitchen	Main	9.15	x 9.25	
4	Br	Main	16.67	x 11.32	
5	Prim Bdrm	Main	13.16	x 10.01	Ensuite Bath

Client Remks: UNOBSTRUCTED VIEWS FOREVER!!! Spectacular two bed two bath south-east corner suite with a deep wraparound balcony overlooking Rosehill Reservoir to the south and the Vale of Avoca Ravine to the east. Enjoy breathtaking views day, night and all four seasons of David Balfour Park, the city skyline, Toronto's ravines, and even the lake. This is one of the most desired and rare offerings in the building: a sun-drenched south-east corner suite with floor to ceiling windows and two walkouts to the balcony. Thoroughly upgraded and move in ready for its next owner to enjoy. Just steps to the St. Clair subway, Yonge Street shops, dining, and wooded walking trails through ravines and parks, right at your door. Walk Score: 98! Become part of a caring community in this well-managed, highly coveted, award-winning co-op building. This is the finest in city living set within a peaceful, nature-filled environment. Amenities: 24-hr concierge, outdoor pool, beautifully landscaped gardens with mature trees, sauna, two gyms, party/common room, visitor parking, bike storage, EV chargers, car wash area, library, hobby/workshop room & locker. Maintenance fees include: property taxes, heat, hydro, water, cable, internet, and all common elements.

Extras:**Listing Contracted With:** Sotheby's International Realty Canada 705-416-1499

**111 St Clair Ave W 918****Toronto Ontario M4V 1N5**

Toronto C02 Yonge-St. Clair Toronto % Dif: 98

Taxes: \$9,441.82 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,200,000**List:** \$2,250,000**DOM:** 116

Condo Apt

#Shares%:**Rms:** 8

Loft

Locker#:**Bedrooms:** 2**Unit#:** 18**Locker Lev/Unit:** 2**Washrooms:** 2**Corp#:** TSCP / 2565**Locker Unit:** 45

1x4x2nd, 1x3xMain

Level: 9**Dir/Cross St:** Avenue Rd & St Clair Ave W**Prop Mgmt:** The Imperial Plaza**MLS#:** C9385045**Sold Date:** 01/31/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,720.87	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	S	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P2 C13 / P2 C14
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Bldg Amen:	Bbqs Allowed, Concierge, Exercise Room, Gym, Indoor Pool, Visitor Parking
		Prop Feat:	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Kitchen	Main	14.99	x 10.01	Open Concept	Combined W/Dining 4 Pc Bath
2	Dining	Main	14.99	x 10.01	Open Concept	Combined W/Kitchen
3	Great Rm	Main	15.91	x 24.61	Open Concept	Combined W/Dining
4	2nd Br	Main	9.68	x 10.6	B/I Closet	Sliding Doors
5	Br	2nd	12.01	x 20.01	Large Closet	Double Closet
6	Bathroom	2nd	17.72	x 6.63	4 Pc Ensuite	Heated Floor
7	Laundry	2nd	6.59	x 11.98	B/I Shelves	Stainless Steel Sink
						Pantry
						Separate Shower
						Pot Lights

Client Remks: Welcome to this remarkable one-of-a-kind custom-designed two-storey suite at Imperial Plaza! The ultimate chic city abode with attention to every detail, including soundproof glass on the mezzanine & fully automated floor-to-ceiling blinds, custom built-ins & millwork, 50 Italian LED pot lights illuminating the architectural staircase, & engineered walnut floors. The suite offers approximately 1,650 square feet of living space plus 385 square feet of open-to-above space that creates a stunning main floor with the most spectacular forever views of Toronto's downtown skyline. Dramatic 17' ceilings grace the chic open-concept main floor, with modern, clean design choices throughout. A second bedroom or office is conveniently located on the main level as well. The kitchen features a custom stone countertop on the generous island that seats four comfortably as well as built-in appliances. The primary bedroom is spacious, with double walk-in closets & a large seating area overlooking dramatic views of the suite & skyline. Spa-like primary ensuite with heated floors, a large vanity with double sinks, & ample storage. Exceptional laundry room with side-by-side machines, custom millwork, & laundry sink. Two HVAC systems for added comfort in custom climate zones. There is a full-time concierge, & residents have full access to Imperial Clubs 40,000 square feet of state-of-the-art amenities that include an indoor pool, a Pilates/yoga studio, a whirlpool spa, a multipurpose room for games, a golf simulator room, a fitness training centre with a variety of cardio equipment & rooms, basketball courts, & an outdoor eating, BBQ area & guest suites. An LCBO & Longos within the building provide maximum convenience. The TTC is at your doorstep & the Yonge Subway line is a five-minute walk away. Just ten minutes to Bloor, Yorkville & the U of T & fifteen minutes to the financial core & hospitals. UCC, BSS, & top public schools are all close by. City living at its best!!

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



55 Delisle Ave 605
Toronto Ontario M4V 3C2
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98
Taxes: \$16,573.25 / 2024 **For:** Sale **SPIS:** N **DOM:** 64

Condo Apt **#Shares%:** **Rms:** 8
 Apartment **Locker#:** **Bedrooms:** 3
Unit#: 5 **Locker Lev/Unit:** 2 - **Washrooms:** 3
Corp#: TSCC / 1770 **Locker Unit:** 1x2, 1x4, 1x6
Level: 6

Dir/Cross St: Yonge & St Clair
Prop Mgmt: First Service Residential

MLS#: C11920477**Sold Date:** 03/18/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$3,643.71	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	3000-3249	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Floorplans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Ne	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P2 - #25 / P2- #26
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Family Room, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	12.14	x 6.89	Marble Floor	Double Closet	Crown Moulding
2	Living	Main	24.61	x 21.33	Crown Moulding	Open Concept	Hardwood Floor
3	Dining	Main	21	x 10.83	Crown Moulding	Open Concept	Hardwood Floor
4	Kitchen	Main	13.45	x 13.12	Eat-In Kitchen	Marble Floor	Pantry
5	Breakfast	Main	12.14	x 12.47	Hardwood Floor	Walk-Out	Separate Rm
6	Family	Main	19.69	x 11.81	Tile Floor	Combined W/Kitchen	Window
7	Prim Bdrm	Main	21.33	x 17.39	Hardwood Floor	His/Hers Closets	6 Pc Ensuite
8	Bathroom	Main	0	0	6 Pc Ensuite	Marble Floor	Separate Shower
9	2nd Br	Main	20.01	x 12.47	Hardwood Floor	W/O To Balcony	Double Closet
10	3rd Br	Main	12.14	x 10.83	B/I Desk	Hardwood Floor	Window
11	Bathroom	Main	0	0	4 Pc Bath	Marble Floor	Soaker
12	Bathroom	Main	0	0	2 Pc Bath	Tile Floor	

Client Remks: Downsizers, enjoy condo living without compromise in this quiet, mid-rise boutique building at Yonge and St. Clair. This grand 3,000 sq. ft. corner unit with nine-foot ceilings is designed for buyers transitioning from a large home, offering ample space and refined sophistication. The well-planned layout and high ceilings create an expansive and elegant atmosphere. Experience the grandeur of a ballroom-sized living and dining seamlessly connected to an oversized family room perfect for both entertaining and unwinding. The spacious, family-sized kitchen, is equipped with a walk-in pantry and an oversized breakfast room. Multiple balconies are an extension of this luxurious living area, providing serene outdoor retreats. The primary bedroom suite exudes luxury, reminiscent of a hotel lifestyle, featuring two spacious walk-in closets and a sprawling bathroom for a private retreat. Additional conveniences include two parking spaces and two lockers. You'll also find top-notch building amenities, offering 24-hour security, concierge services, visitor parking, an exercise room, a party room, and a guest suite. Located around the corner from St. Clair subway station, you're also just a short walk from the vibrant boutiques and dining experiences in Summerhill and Yorkville. 55 Delisle is city living, perfected. ****EXTRAS**** 2 parking spots & 2 lockers, 9 ft ceilings, multiple balconies, separate family/library room, eat-in kitchen with walk-in pantry, laundry room with sink & built-in cabinetry & so much more.

Extras:**Listing Contracted With:** SUTTON GROUP-ASSOCIATES REALTY INC. 416-966-0300



63 St Clair Ave W 1701
Toronto Ontario M4V 2Y9

Sold: \$2,885,000
List: \$2,999,900

Toronto C02 Yonge-St. Clair Toronto % Dif: 94

Taxes: \$8,461.87 / 2024 **For:** Sale

SPIS: N

DOM: 35

Condo Apt

#Shares%:

Rms: 6

Apartment

Locker#:

Bedrooms: 2

Unit#: 1

Locker Lev/Unit: A

Washrooms: 2

Corp#: YCP / 472

Locker Unit: 49

1x4xFlat, 1x3xFlat

Level: 16

Dir/Cross St: Yonge/St Clair

Directions: Located on St Clair at Deer Park Cres. Park outside to left of security gate house.

Prop Mgmt: First Service Residential

MLS#: C11993412

Sold Date: 04/03/2025

PIN#: 114720107

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,671.25	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned
Sqft Source:	1737 sqft as per MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y Hydro Incl: Y	#:	50B
Assessment:		Cable TV Incl:	Y CAC Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Prk Lvl/Unit:	B/50
Survey Type:	None	Cert Level:		Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	12.34	x 5.51	Hardwood Floor	Double Closet	Closet Organizers
2	Living	Flat	33.23	x 19.26	Hardwood Floor	Combined W/Dining	Sw View
3	Dining	Flat	33.23	x 19.26	Hardwood Floor	Combined W/Living	W/O To Balcony
4	Kitchen	Flat	8.23	x 8.01	Hardwood Floor	Stone Counter	B/I Appliances
5	Breakfast	Flat	10.66	x 7.51	Hardwood Floor	Large Window	South View
6	Prim Bdrm	Flat	19	x 14.24	Hardwood Floor	W/I Closet	3 Pc Ensuite
7	2nd Br	Flat	15.68	x 10.99	Hardwood Floor	Double Closet	Closet Organizers
8	Other	Flat	33.23	x 8.01	Balcony	Sw View	

Client Remks: Enjoy The Most Incredible South West Views from this Corner Suite at Granite Place. Beautifully Custom-Redesigned Suite with Luxury Finishes. Kitchen Features to Include a Raised Ceiling and Widened Entry to Dining, Silestone Countertops & Backsplash, Integrated Fridge & Dishwasher, Stainless Steel Stove & Hood Fan. Custom Closet Organizers Throughout. Brand New Hardwood Floors and Freshly Painted Walls and Window Trim Throughout. Massive Walk-Through Closet with Ensuite Bath in Primary. Soundproofing Between Bedroom Walls with Rough-in For Wall Mount TV in Primary. Amenities Include an Indoor Saltwater Pool and Whirlpool, Exercise Room, Yoga Studio, Change Rooms with Saunas, Multi-Purpose Room with Catering Kitchen and Walk-out to Patio, Guest Suite and Visitor Parking. Attentive Staff and Security. Beautiful Landscaping and Gardens Offer a Serene Setback from St Clair while the Location Offers the Convenience of TTC, Shops and Local Amenities Just Steps Away.

Extras:

Listing Contracted With: TFN REALTY INC. 416-789-0288


61 St Clair Ave W 1001
Toronto Ontario M4V 2Y8

Toronto C02 Yonge-St. Clair Toronto % Dif: 95

Taxes: \$12,410.27 / 2024 **For:** Sale**SPIS:** N**Sold:** \$3,050,000**List:** \$3,195,000**DOM:** 63

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#:**Bedrooms:** 3**Unit#:** 1**Locker Lev/Unit:** CL**Washrooms:** 3**Corp#:** MTCC / 543**Locker Unit:** 36

1x6xFlat, 1x4xFlat,

Level: 10

1x2xFlat

Dir/Cross St: West of Yonge Street**Prop Mgmt:** First Service Residential 416-922-0196**MLS#:** C11943879**Sold Date:** 04/01/2025**PIN#:** 115430078

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$3,339.65	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2500-2749	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Approx. 2603 as per Houssmax		Heat Incl:	Y	Park \$/Mo:	
Exposure:	S	Cable TV Incl:	Y	Prk Lvl/Unit:	A/29 / A/30
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Indoor Pool,
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		GreenPIS:			Y
		Prop Feat:	Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	7.58	x 7.35	Double Closet	Parquet Floor	
2	Foyer	Flat	16.34	x 8.66	Mirrored Ceiling	Parquet Floor	2 Pc Bath
3	Living	Flat	25.98	x 18.5	South View	Parquet Floor	W/O To Balcony
4	Dining	Flat	13.58	x 8.99	Combined W/Living	Parquet Floor	Mirrored Walls
5	Kitchen	Flat	11.68	x 9.15	Stainless Steel Appl	Hardwood Floor	Pot Lights
6	Breakfast	Flat	21	x 7.35	South View	Hardwood Floor	W/O To Balcony
7	Den	Flat	11.58	x 10.17	Open Concept	Double Closet	4 Pc Ensuite
8	Prim Bdrm	Flat	21	x 13.68	W/I Closet	6 Pc Ensuite	W/O To Balcony
9	2nd Br	Flat	18.5	x 10.99	South View	Parquet Floor	W/O To Balcony
10	Laundry	Flat	6.5	x 5.74	Laundry Sink	Parquet Floor	
11	Other	Flat	21	x 7.35	Balcony	South View	
12	Other	Flat	21	x 7.58	Balcony	South View	

Client Remks: Experience unparalleled luxury at the renowned Granite Place, nestled in the heart of midtown Toronto. This expansive 2,603 sq. ft. residence boasts breathtaking south-facing city views from two generously sized balconies perfect for entertaining or quiet evenings soaking in the scenery. Step into the inviting foyer, seamlessly flowing into the gallery and opening to an expansive living and dining area. This elegant space, complete with an electric fireplace and a walk-out to the balcony, is ideal for both grand entertaining and cozy relaxation. The suite includes a versatile den, ideal as a library, workspace, or lounge, along with 4-piece ensuite washroom for convenience and elegance. The eat-in kitchen provides a bright, functional space for casual dining, while the dedicated laundry room adds ease to daily living. The primary bedroom suite is a true retreat, featuring two spacious walk-in closets alongside an additional double closet, ensuring ample storage for all your wardrobe needs. The 6-piece ensuite washroom offers double vanities, a tub, bidet, toilet and a separate shower. Enjoy direct private access to the balcony, perfect for fresh air and unobstructed views. The second bedroom, equally inviting, also features a walk-out to the balcony, offering guests or family members the same incredible vistas. This bright, comfortable space can be used as a bedroom, home office, or den retreat. Additional highlights include 2 side-by-side parking spaces and 1 storage locker. Residents enjoy premium amenities, including an indoor pool, a fully equipped exercise/yoga room, and a party room with kitchen perfect for gatherings or relaxation. Don't miss this extraordinary opportunity to create your perfect home in one of Toronto's most coveted buildings. Your dream lifestyle awaits! Situated In The Vibrant Yonge And St. Clair Corridor with Walking Distance To Shops And Restaurants And Convenient Transit Options, Like The St. Clair Subway Station.

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



61 St. Clair Ave W 1208
Toronto Ontario M4V 2Y8

Toronto C02 Yonge-St. Clair Toronto % Dif: 97

Taxes: \$11,094.13 / 2024 **For:** Sale

SPIS: N

Sold: \$3,485,000

List: \$3,575,000

DOM: 3

Condo Apt

#Shares%:

Rms: 8

Apartment

Locker#:

Bedrooms: 3

Unit#: 08

Locker Lev/Unit: 3B

Washrooms: 3

Corp#: MTCC / 543

Locker Unit:

1x2xMain, 1x4xMain,

Level: 12

1x4xMain

Dir/Cross St: Yonge/St. Clair

Prop Mgmt: Crossbridge Property Management

MLS#: C11923382

Sold Date: 01/17/2025

PIN#: 115430098

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,811.51	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	31-50	UFFI:	No	Park/Drive:	Undergrnd
Apx Sqft:	2250-2499	Elev/Lift:	Y	Park Type:	Owned / Owned
Sqft Source:	Floorplan	Taxes Incl:	Y	Park/Drv Spcs:	0
Exposure:	Se	Heat Incl:	Y	Tot Prk Spcs:	2
Assessment:		Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Other	CAC Incl:	Y	Prk Lvl/Unit:	
Phys Hdcap-Eqp:		Prkg Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
		Energy Cert:		Com Elem Incl:	Y
		GreenPIS:	N		
		Prop Feat:	Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Bus Route		

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.01	x 8.92	Hardwood Floor Closet 2 Pc Bath
2	Living	Main	22.18	x 15.49	Hardwood Floor South View W/O To Balcony
3	Dining	Main	23.43	x 12.07	Hardwood Floor Combined W/Living Window
4	Kitchen	Main	21.65	x 8.99	Hardwood Floor B/I Shelves W/O To Balcony
5	Breakfast	Main	21.65	x 8.99	Hardwood Floor B/I Shelves W/O To Balcony
6	Den	Main	18.34	x 10.99	Hardwood Floor B/I Closet W/O To Balcony
7	Prim Bdrm	Main	20.73	x 13.09	Broadloom W/I Closet 4 Pc Ensuite
8	2nd Br	Main	16.5	x 11.15	Hardwood Floor B/I Closet 4 Pc Ensuite

Client Remks: Spectacular South East facing unit at Granite Place! Enjoy unobstructed views of the city from this spacious suite with extraordinary room sizes and a wonderful layout. Gracious foyer, beautiful central dining room and a fabulous living room with gorgeous sight lines and a walk-out to the terrace. Well designed kitchen with extensive storage and high-end appliances. Sunny breakfast room with a walk-out to the terrace. Den or third bedroom conveniently located off of the dining room, equipped with beautiful built-ins and city views. Large south facing primary suite with walk-in closet and ensuite. Spacious second bedroom with ensuite. Wood floors throughout, well maintained. Accessible unit. Fabulous building with a lovely sense of community, extensive amenities and service. Unbeatable location within steps to Yonge and St Clair, the subway, fabulous shops and restaurants!

Extras:

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


70 Rosehill Ave 501
Toronto Ontario M4T 1G6
Sold: \$4,500,000
List: \$3,995,000

Toronto C09 Rosedale-Moore Park Toronto % Dif: 113

Taxes: \$18,497.30 / 2024 **For:** Sale **SPIS:** N **DOM:** 7

Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#: S28	Bedrooms: 3
Unit#: 5	Locker Lev/Unit:	Washrooms: 3
Corp#: MTCC / 646	Locker Unit: 28	1x2xFlat, 1x6xFlat,
	Level: 6	1x4xFlat

Dir/Cross St: Yonge and St Clair**Prop Mgmt:** First Service Residential (On-Site):416-968-3092**MLS#:** C11925647**Sold Date:** 01/22/2025**PIN#:** 116460033

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$3,674.37	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick Front / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2250-2499	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	floor plan	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	W	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:	Y CAC Incl:	Prk Lvl/Unit:	Level A Unit 40 / Level A Unit 41
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	15.22	x 7.74	Elevator	Hardwood Floor	Double Closet
2	Living	Flat	23.23	x 13.16	Sw View	Fireplace	Hardwood Floor
3	Dining	Flat	16.14	x 15.22	Sw View	Hardwood Floor	
4	Kitchen	Flat	19.55	x 11.48	Breakfast Area	Hardwood Floor	Combined W/Laundry
5	Prim Bdrm	Flat	19.16	x 14.4	6 Pc Ensuite	W/O To Balcony	W/I Closet
6	2nd Br	Flat	15.91	x 11.32	4 Pc Ensuite	Double Closet	West View
7	Library	Flat	14.47	x 10.99	Hardwood Floor	W/O To Balcony	B/I Shelves
8	Laundry	Flat	11.75	x 6.59			

Client Remks: One of Toronto's most coveted boutique condos @ Yonge & St Clair. This premier suite in The Rosehill is in the South tower. Breathtaking preserved South & West views over David Balfour Park, Rosedale Reservoir & Toronto Skyline. Refined & Sophisticated and beautifully appointed with exceptional living spaces. A sensational suite, almost 2,500 s.f. of exquisite interior space and a large West facing balcony with multiple walk outs. This suite offers 2 direct access elevators, and expansive formal Living & Dining room w/wood burning fireplace & floor to ceiling windows overlooking the gorgeous park & city views. The large eat in kitchen has lovely west views & ensuite laundry room. The Primary suite offers comfort and peacefulness, two walk-in closets, 6-piece ensuite and a walk out to a large West facing balcony. The 2nd bedroom features two double closets, huge windows & a four-piece ensuite. The library with built-in cabinetry & walk-out to the balcony could also be used as a 3rd bedroom or office. The positioning of each room can be flexed based on household priorities and personal taste. Above all else, the floor to ceiling windows pulls the eye toward the breathtaking views. The Rosehill is known for its superior central location, fabulous views and first-class amenities including gatehouse security, 24-hour concierge service which offers valet parking, indoor pool with outdoor sundeck, large gym, Library and party room, catering to your every need and making it a true oasis in the heart of the city. An incredible location with everything at your doorstep, TTC, shopping & restaurants, this outstanding suite is the opportunity of a lifetime.

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