

99 Foxbar Rd 1107 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 99 Taxes: \$2,173.22 / 2024 For: Sale SPIS: N DOM: 108		
Sold: \$475,000 List: \$479,000		
Condo Apt Apartment Unit#: 7 Corp#: TSCC / 2928	#Shares%: Locker#: 121 Locker Lev/Unit: E Locker Unit: Level: 11	Rms: 3 Bedrooms: 1 Washrooms: 1 1x4
Dir/Cross St: St. Clair & Avenue Road Directions: east side of Foxbar rd Prop Mgmt: Forest Hill Kipling Residential Management		

MLS#: C12039183 **Sold Date:** 07/10/2025
PIN#: 769280105

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 0-499 Sqft Source: builder floor plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$526.95 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Squash/Racquet Court Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen		16.57	x 11.81	Combined W/Living B/I Appliances North View
2	Br		9.51	x 6.56	Sliding Doors Closet
3	Bathroom		0	0	B/I Vanity 4 Pc Bath Tile Floor

Client Remks: Incredible 1 bedroom in one of St. Clair's most sought after buildings, locker included! North views are unobstructed, floor to ceiling windows and modern finishes throughout. Built in appliances, no carpet, and high end finishes. Bedroom has generous closet space. In suite laundry and large open balcony. Building amenities include: Aerobics/Fitness room, boardroom, entertainment lounge, golf simulator, media room, sound studio, squash courts, swimming pool, theatres & yoga studio. Situated right at St. Clair and Avenue Rd. Surrounded by parks, restaurants, and schools. Walking distance to the prestigious Upper Canada College, St. Clair subway station (Line 1), and shops on Yonge St. Perfect for first time home buyers or investors.

Listing Contracted With: BAYTREE REAL ESTATE INC. 905-474-3589



99 Foxbar Rd 806 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 94 Taxes: \$2,307.51 / 2025 For: Sale SPIS: N DOM: 40			Sold: \$470,000 List: \$498,000
Condo Apt Apartment Unit#: 6 Corp#: TSCC / 2826	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 8	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Avenue Rd / St. Clair Directions: Through Front Entrance Prop Mgmt: Forest Hill Kipling			

MLS#: C12358675 **Sold Date:** 10/01/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2021 Yr Built Source: MPAC Apx Sqft: 500-599 Sqft Source: As Per Floor Plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$526.95 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y 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, Public Transit Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Party/Meeting Room, Recreation Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.01	x 11.81	Combined W/Dining	Laminate	W/O To Balcony
2	Dining	Flat	16.01	x 11.81	Combined W/Living	Laminate	
3	Kitchen	Flat	16.01	x 11.81	Combined W/Dining	Laminate	B/I Appliances
4	Prim Bdrm	Flat	9.71	x 9.09	Double Closet	Laminate	Sliding Doors

Client Remks: Welcome To Blue Diamond Condos At Avenue Rd & St.Clair. This Elegant 1-Bedroom Residence On The 8th Floor Offers Premium Finishes, Soaring Ceilings, And Floor-To-Ceiling Windows. Enjoy Access To High-Class Amenities, Including A Grand Luxury Lobby, Fitness Centre And Indoor Pool Shared In Imperial Plaza. Located In One Of Toronto's Most Desirable Communities, The Historic Forest Hill Enclave And Just Steps To The St.Clair Streetcar, Yonge/St.Clair Subway, Fine Dining, Parks. Exceptional Public And Private Schools Such As Brown Jr.PS, The York School, UCC Are Nearby-Making This A Perfect Home For Professionals, Downsizers Or Investors Seeking Long-Term Value.

Inclusions: S/S Appliances : Fridge, Stove, Dishwasher, Washer & Dryer, All Elf's And All Window Coverings.

Listing Contracted With: HOMELIFE FRONTIER REALTY INC. 416-218-8800



60 St Clair Ave W 306
Toronto Ontario M4V 1M1
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96
Taxes: \$2,260.31 / 2025 **For:** Sale **SPIS:** N **DOM:** 13
Sold: \$477,750
List: \$499,900
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 6 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 1845 **Locker Unit:** 1x4xFlat
Level: 3
Dir/Cross St: St Clair and Yonge
Directions: North side of St Clair, just West of Yonge, immediately beside the Rolex building
Prop Mgmt: First Service Residential

MLS#: C12462694 **Sold Date:** 10/28/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Matterport floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$694.57 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine Exterior Feat: Controlled Entry Interior Feat: Carpet Free, Intercom, Separate Heating Controls, Separate Hydro Meter Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.43	x 5.31	Large Closet Combined W/Laundry
2	Kitchen	Flat	11.15	x 8.3	Open Concept Breakfast Bar Modern Kitchen
3	Dining	Flat	15.98	x 10.04	Combined W/Dining Hardwood Floor
4	Living	Flat	15.98	x 10.04	South View Large Window
5	Br	Flat	15.75	x 8.89	South View Hardwood Floor Closet Organizers

Client Remks: **No offer date** Welcome to 60 St Clair W, an elegant and quiet boutique building in prestigious Deer Park with just 14 floors and 92 units. This sunny south facing 1-bedroom condo apartment offers 596 sq ft of well-designed living space. This bright and airy home boasts incredibly spacious rooms and quality finishes throughout including hardwood floors, full-size stainless-steel appliances and terrific storage throughout. The open-concept layout features a modern kitchen, generous dining and living area, and a bedroom that fits a King size bed. Lovingly maintained unit! Come home to a modern lobby, enjoy the well-equipped bright gym, updated party/meeting room, concierge service and visitor parking. A stones throw to Yonge & St Clair, the convenience is unparalleled. In this fabulous and safe location, every amenity accessible without a car: groceries, drugstore, liquor store, restaurants, cafes, banks, TTC, green space. Whether you are searching for your first home, pied-a-terre, a long term investment, this unit is a rare find in prime Midtown Toronto that checks off all the boxes.

Inclusions: fridge, stove, microwave, dishwasher(2024), stacked washer & dryer. Existing electrical light fixtures, existing blinds, closet organizers. Shelf in laundry room. Optional, if desired: couch, sheer curtains

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



111 St Clair Ave W 1728 Toronto Ontario M4V 1N5 Toronto C02 Yonge-St. Clair Toronto % Dif: 100 Taxes: \$3,211 / 2024 For: Sale SPIS: N DOM: 6		
Sold: \$549,900 List: \$549,900		
Condo Apt Apartment Unit#: 23 Corp#: TSCC / 2565	#Shares%: Locker#: Locker Lev/Unit: D Locker Unit: 198 Level: 16	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4
Dir/Cross St: Yonge & St Clair Directions: Yonge & St Clair Prop Mgmt: Kipling Residential Management Inc.		

MLS#: C12384118 **Sold Date:** 09/11/2025
PIN#: 765650530

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: N Assessment: Spec Desig: Accessibility,Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$715 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: 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: Arts Centre, Ensuite Laundry, Family Room, Hospital, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level C 103 Bldg Amen: Concierge, Guest Suites, Gym, Sauna, Squash/Racquet Court, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Common Rm	Main	17.06	x 11.15	Combined W/Kitchen
2	Br	Main	10.17	x 9.19	
3	Den	Main	9.19	x 5.58	
4	Bathroom	Main	9.19	x 7.22	3 Pc Bath
5	Utility	Main	5.91	x 3.94	W/W Closet

Client Remks: Remarkable Location & Lifestyle! Experience luxury in this 1-bedroom + den condo with an incredibly efficient 650 sqft layout every inch thoughtfully designed. Perched on the 17th floor of the iconic Imperial Plaza, this unit boasts 10-ft ceilings and breathtaking open views that stretch to the horizon. The Imperial Plaza is a hallmark of sophistication and mid-century elegance, reminiscent of 1950s New York luxury. Nestled in Midtown, one of Torontos most prestigious neighbourhoods, you're steps away from top-rated restaurants, vibrant bars, and seamless access to the downtown financial district. Perfect for urban professionals or those seeking a stylish pied-a-terre. The Empire Club offers residents exclusive access to the best amenities in the city. Indoor/Outdoor Space Housing a Full-size Fitness Club, Indoor Pool, Whirlpool, Yoga & Spin Studio, Theatre Room, Squash Courts, Basketball Court, Games Room, Fully Functioning Golf Sim & More. Steps to Subway, Shops & Parks.

Inclusions: Custom Designer European Style Cabinetry with Contemporary Stone Countertops, Smooth-top Electric Cooktop, Built-in Refrigerator, Built-in Electric Oven, Fully Integrated Dishwasher, Microwave, and Overhead Stainless Hood Fan, Washer and Dryer.

Listing Contracted With: PROPERTY.CA INC., 416-583-1660



111 St. Clair Ave W 628
Toronto Ontario M4V 1N5
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96
Taxes: \$3,182.25 / 2025 **For:** Sale **SPIS:** N **DOM:** 14
Sold: \$554,000
List: \$579,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 27 **Locker Lev/Unit:** 2 **Washrooms:** 1
Corp#: TSCC / 2565 **Locker Unit:** 12 1x4xMain
Level: 6
Dir/Cross St: Avenue Road & St. Clair Ave W
Directions: West of Yonge St Between Avenue Rd and Yonge St
Prop Mgmt: Forest Hill Kipling Residential Management 647-342-4532

MLS#: C12446684 **Sold Date:** 10/20/2025
PIN#:


Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: From Floor Plans Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$640.94 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: 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 Interior Feat: Carpet Free Security Feat: Smoke Detector, Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Games Room, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	10.76	x 10.01	Combined W/Dining Open Concept Laminate
2	Dining	Main	10.76	x 10.01	Combined W/Living Laminate Large Window
3	Den	Main	10.99	x 10.66	Laminate
4	Kitchen	Main	10.76	x 7.58	Open Concept B/I Appliances Centre Island
5	Br	Main	9.58	x 10.6	W/I Closet Semi Ensuite Carpet Free

Client Remks: Steps to Yonge and St Clair, this 1 bedroom plus den is a wonderful opportunity in Imperial Plaza. Just over 650 square feet, this spacious unit offers an open concept living space, generous bedroom, and an oversized den. The kitchen has quartz counters, integrated appliances, and a custom kitchen island for extra prep space and storage. The bedroom features a walk-in closet, and semi ensuite with soaker tub. Great sized den gives you many options of how to use the space, and makes working from home a breeze. The amenities in the building are second to none, including 24 Hour Concierge, Indoor Pool, Sauna, Games Room, Squash Courts, Basketball Court, Golf Simulator, Theatre Room, and Yoga Studio. Fabulous conveniences are at your doorsteps, with Longos, Starbucks, and LCBO. A quick walk to Yonge and St Clair to TTC for quick access to downtown. An opportunity for first time buyers, or downsizers looking for a pied-a-terre in the city, this is a unit that must be seen!

Inclusions: Existing Refrigerator, Built In Oven, Glass Cook Top, Microwave/Range Hood, Dishwasher, Kitchen Island, Washer, Dryer, Existing Electric Light Fixtures, Existing Window Coverings.

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

	111 St Clair Ave W 1427		Sold: \$580,000
	Toronto Ontario M4V 1N5		List: \$593,000
	Toronto C02 Yonge-St. Clair Toronto % Dif: 98		
	Taxes: \$3,642.24 / 2025	For: Sale	SPIS: N
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 22	Locker Lev/Unit: D	Washrooms: 1	
Corp#: TSCC / 2565	Locker Unit: 386	1x4xFlat	
Level: 13			
Dir/Cross St: Yonge / St Clair West			
Directions: Yonge / St Clair West			
Prop Mgmt: Kipling Residential Management			

MLS#: C12256627 **Sold Date:** 07/21/2025
PIN#:

Kitchens: 1 + 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$683.83	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age: 6-10	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 600-699	Elev/Lift:	Drive: Underground
Sqft Source:	Retirement:	Park Type: None
695 Sw Feet As Per Builder's Plan	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Exposure: N	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Water Incl:	Bldg Amen:
Survey Type: None	Heat Incl: Y Hydro Incl:	Concierge, Gym, Indoor Pool, Party/Meeting
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Room, Sauna, Squash/Racquet Court
	Bldg Ins Incl: Y Prkg Incl:	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets	
	Allowed with Restrictions, Public Transit, School	
	Interior Feat: Primary Bedroom - Main Floor	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	16.4	x 13.78	Combined W/Dining Laminate
2	Dining	Flat	16.4	x 13.78	Combined W/Living Laminate
3	Kitchen	Flat	16.4	x 13.78	Open Concept Laminate
4	Prim Bdrm	Flat	10.07	x 10.01	Double Closet Laminate
5	Den	Flat	9.51	x 8.53	Laminate

Client Remks: Welcome To Imperial Plaza ! Iconic Luxury Condo Situated In One Of The Most Sought After Neighborhoods In Central Toronto. The Fabulous One Bedroom Plus Den, Floor To Ceiling Sliding Glass Door To Bedroom With Double Closet. 10 Feet Ceilings, Modern Open Concept Kitchen With Built-in Appliances, Quartz Countertops And Pot Lights. Panoramic Unobstructed North View. Direct Access To Logos Supermarket And LCBO In The Main Lobby. Steps To Ttc, Subway Station, Shopping And Top-rated Restaurants. The Imperial Club Offer Splendid 30,000 Sq Feet For Residents And Their Guests Exclusive Enjoyment One Of The Best Amenities Including Full Equipped Gymnasium, Indoor Pool, Whirlpool, Sauna, Yoga/Aerobics Studio, Theatre Room, Squash Courts, Table Tennis, Game Room & Golf Simulator Etc. Clean & Well Maintained Unit.

Inclusions: Built-in (Fridge, Stove, Dishwasher, Microwave), All Existing Light Fixtures, All Existing Window Coverings, Washer & Dryer

Listing Contracted With: LANDPOWER REAL ESTATE LTD. 905-305-9669



55 Delisle Ave 301
Toronto Ontario M4V 3C2
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98
Taxes: \$3,408.47 / 2025 **For:** Sale **SPIS:** N **DOM:** 7
Sold: \$589,000
List: \$599,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** M-39 **Bedrooms:** 1
Unit#: 1 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCC / 1770 **Locker Unit:** 39 1x4xFlat
Level: 3
Dir/Cross St: Yonge & St Clair
Directions:
 West on Delisle Ave from Yonge St. North on Deer Park Cres from St Clair Ave W, then east on Delisle Ave.
Prop Mgmt: First Service Residential: 416-920-4060

MLS#: C12475879 **Sold Date:** 10/29/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: 630 sf Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$869.06 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Storage Area Lockers, Separate Hydro Meter Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Other Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P1-31 Park \$/Mo: Prk Lvl/Unit: Level B/Unit 31 Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	8.66	x 4.17	Closet	Crown Moulding	Marble Floor
2	Living	Flat	11.09	x 10.01	Open Concept	Combined W/Dining	W/O To Balcony
3	Dining	Flat	11.09	x 6	Open Concept	Combined W/Living	Hardwood Floor
4	Kitchen	Flat	13.09	x 9.09	Open Concept	Breakfast Bar	Stainless Steel Appl
5	Prim Bdrm	Flat	11.84	x 10.33	Double Closet	Large Window	East View
6	Bathroom	Flat	8.43	x 4.49	4 Pc Bath	Soaker	B/I Vanity

Client Remks: Welcome to 55 Delisle Ave where elegance meets urban living! This is your chance to live in Deer Park, one of Midtown's most coveted neighbourhoods. Nestled on a quiet, tree-lined street in the heart of vibrant Yonge & St. Clair, Suite 301 is a rarely available and beautifully upgraded 1 bedroom residence offering 630 sq ft of refined living space in an exclusive 64-suite boutique building. Meticulously updated with over \$75k in premium upgrades, this thoughtfully designed suite combines timeless finishes with modern conveniences. A welcoming foyer with marble-tiled flooring, crown mouldings and a generous hall closet sets the tone for the quality throughout. The open concept living and dining area features loft-style east-facing windows that flood the space with natural light and offer a chic "Manhattan" view framed by lush Ginkgo trees. Crown mouldings and hardwood flooring add warmth and character, while the covered east-facing balcony allows for BBQs and al fresco dining. The fully renovated kitchen is a standout, showcasing quartz waterfall countertops, a breakfast bar, custom built-in wine rack, stainless steel appliances and upgraded pot & pendant lighting - ideal for both everyday living and entertaining. The spacious primary bedroom offers room for a full bedroom set and features newer broadloom, plus a large double-door closet with custom built-in organizers. The 4-piece marble-tiled bathroom includes a deep soaker tub and custom vanity with excellent storage. Laundry closet with additional storage. 1 owned underground parking space & 1 owned storage locker. Fantastic building amenities include; 24hr concierge, gym, guest suite, party room with outdoor patio and ample visitor parking. Live just steps to the TTC, shops, top-tier restaurants & wonderful parks. This is a well-managed, meticulously maintained building with a sophisticated community. A rare opportunity to own a turn-key suite in one of Toronto's most sought-after and accessible neighbourhoods.

Inclusions: All existing stainless steel appliances; fridge, electric range, built-in microwave & dishwasher. GE front-loading washer & dryer. All existing window coverings. All existing light fixtures.

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



5 Rosehill Ave 720 Toronto Ontario M4T 3A6 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99 Taxes: \$4,284.09 / 2025 For: Sale SPIS: N DOM: 14		
Condo Apt Apartment Unit#: 15 Corp#: MTCC / 1163	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 44 Level: 5	Rms: 5 Bedrooms: 2 Washrooms: 2 1x3xFlat, 1x4xFlat
Dir/Cross St: Yonge & St. Clair Directions: Rosehill Ave & Yonge St. Prop Mgmt: ICC Property Management		

MLS#: C12396764 **Sold Date:** 09/25/2025
PIN#: 121630151

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1997 Apx Sqft: 900-999 Sqft Source: Floorplans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,293.68 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Wooded/Treed Exterior Feat: Landscaped, Landscape Lighting Interior Feat: Carpet Free, Auto Garage Door Remote Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Built-In / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 10 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	11.52	x 4.59	Closet Organizers Ceramic Floor
2	Living	Flat	18.34	x 11.42	Walk-Out Picture Window
3	Dining	Flat	11.15	x 9.74	Pass Through
4	Kitchen	Flat	8.01	x 8.76	Pass Through Large Window
5	Prim Bdrm	Flat	15.49	x 9.09	4 Pc Ensuite Closet Organizers Walk-Out
6	2nd Br	Flat	10.33	x 9.51	Closet Organizers South View

Client Remks: Step into this bright and spacious two-bedroom, two bathroom home in an elegant boutique low-rise building. With a thoughtful layout and abundant natural light, it offers the perfect blend of comfort and style. Enjoy the convenience of an ensuite laundry, a private balcony, a locker and parking. Just steps to the subway, shops, cafes, restaurants , health clubs and nearby parks and ravine trails. This residence delivers both city living and a touch of nature. Minutes to downtown, in one of Toronto's most desirable neighbourhoods, this Yonge & St. Clair living at its best

Inclusions: Fridge, Stove, Microwave/Exhaust, Dishwasher, All Electrical Lights & Window Coverings, Mirror in Foyer

Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090



1 Deer Park Cres 605 Toronto Ontario M4V 3C4 Toronto C02 Yonge-St. Clair Toronto % Dif: 92 Taxes: \$3,755.35 / 2025 For: Sale SPIS: N DOM: 34		
Condo Apt Apartment Unit#: 4 Corp#: MTCC / 1219	#Shares%: Locker#: 51/B Locker Lev/Unit: P2 Locker Unit: G-51 Level: 6	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x2xFlat, 1x4xFlat
Dir/Cross St: W. of Yonge/St. Clair Directions: Use GPS Prop Mgmt: Del Property Management 416-901-0941		

MLS#: C12383809 **Sold Date:** 10/09/2025
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Builder's Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,247.65 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit Interior Feat: Carpet Free Security Feat: Security Guard	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: P2-35 Park \$/Mo: Prk Lvl/Unit: B/35 Bldg Amen: Exercise Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Double Closet 2 Pc Bath
2	Living	Flat	20.18	x 10.6	Laminate W/O To Balcony
3	Dining	Flat	20.18	x 10.6	Combined W/Living Laminate
4	Kitchen	Flat	9.38	x 8.6	Renovated Quartz Counter Open Concept
5	Prim Bdrm	Flat	14.47	x 10.07	W/I Closet 4 Pc Ensuite W/O To Balcony
6	Den	Flat	10.6	x 8.07	French Doors Laminate Track Lights
7	Other	Flat	12.27	x 6.89	Balcony South View

Client Remks: Welcome to Deer Park Residences at 1 Deer Park Crescent, an elegant boutique condominium in the heart of the Yonge and St. Clair district. This beautifully renovated suite offers approximately 887 sq.ft. of well designed living space with soaring 9 ft ceilings and treed south views. The bright open concept living and dining area features laminate flooring and a walkout to a private full width balcony, perfect for enjoying iconic views along St. Clair Avenue West. A modern kitchen is fitted with quartz counters, stainless steel appliances, and an airy open layout ideal for both cooking and entertaining. The primary bedroom includes a walk in closet, a four piece ensuite, and direct balcony access, creating a private retreat with plenty of natural light. A versatile den/second bedroom with French doors offers the flexibility of a guest room, office, or den. Additional conveniences include a two piece powder room, and ensuite laundry. One underground parking space with two bike racks and an exclusive use locker are included. Residents enjoy security desk (Mon-Fri 9am-5pm/Wknds 10am-4pm), an exercise room, and a stylish party room. Located in one of Toronto's most desirable neighbourhoods, this suite is just minutes to Yonge Street premier shops, fine dining, and everyday conveniences. The TTC is at your doorstep and Rosehill Reservoir, one of the city's lushest green spaces, is only moments away.

Inclusions: Whirlpool Stainless Steel Refrigerator, LG Stainless Steel Stove, KitchenAid Stainless Steel Dishwasher, Exhaust Fan, LG Stacked Washer and Dryer, Window Coverings, Electric Light Fixtures, 2 Bike Racks in Parking Space
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



60 St. Clair Ave W 1107
Toronto Ontario M4V 1M1
 Toronto C02 Yonge-St. Clair Toronto % Dif: 100
Taxes: \$3,140.12 / 2025 **For:** Sale **SPIS:** N **DOM:** 12
Sold: \$700,000
List: \$699,900
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 07 **Locker Lev/Unit:** **Washrooms:** 1
Corp#: TSCC / 1845 **Locker Unit:** B98 1x4xFlat
Level: 11
Dir/Cross St: Yonge & St. Clair Ave W
Directions: Yonge & St. Clair Ave W
Prop Mgmt: Crossbridge Condominium Services Ltd.,

MLS#: C12261913 **Sold Date:** 07/16/2025
PIN#: 128450072

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 700-799 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$985.89 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B30 Park \$/Mo: Prk Lvl/Unit: Level 1 Bldg Amen: Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.11	x 10.76	Open Concept	Hardwood Floor	Large Window
2	Dining	Flat	9.02	x 5.48	W/O To Balcony	Open Concept	West View
3	Kitchen	Flat	10.1	x 9.65	Breakfast Bar	Granite Counter	Stainless Steel Appl
4	Prim Bdrm	Flat	10.93	x 9.68	Hardwood Floor	Double Closet	Picture Window
5	2nd Br	Flat	10.73	x 9.22	Closet	Hardwood Floor	Picture Window

Client Remks: Welcome To This Bright And Airy 2 Bedroom, 1 Bathroom, Corner Suite Located At "The Carlyle". Mere Steps To Subway, Streetcar, Shops, Restaurants, Grocery Stores, LCBO, Parks And Top Rated Schools. This Special Unit Features South And West Views With A Private West-Facing Balcony. Well Laid-Out Open-Concept Space Is Perfect For Entertaining Family and Friends. Kitchen Boasts Granite Counters, Breakfast Bar, Full Sized Appliances, Hardwood Throughout, Generous Closets, Ensuite Laundry, Parking And Locker. This Pet Friendly Boutique Building Provides Concierge, Exercise Room, Guest Suite And Updated Event Room. Walk Score Of 97.

Inclusions: Fridge, Stove, Dishwasher, Microwave (as is), Washer, Dryer, Electric Light Fixtures & Window Coverings.

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



60 St Clair Ave W 901
Toronto Ontario M4V 1M1
 Toronto C02 Yonge-St. Clair Toronto % Dif: 99
Taxes: \$3,129.46 / 2025 **For:** Sale **SPIS:** N **DOM:** 26
Sold: \$701,000
List: \$709,900
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 01 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: Toronto / 1845 **Locker Unit:** 53 1x3xFlat, 1x4xFlat
Level: 9
Dir/Cross St: Yonge & St Clair Ave W
Directions: Yonge & St. Clair Ave W
Prop Mgmt: Crossbridge Condominium Services Ltd.

MLS#: C12278073 **Sold Date:** 08/06/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$942.83 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.13	x 9.91	Combined W/Dining Laminate Open Concept
2	Dining	Flat	17.13	x 9.91	Combined W/Living Laminate W/O To Balcony
3	Kitchen	Flat	8.83	x 7.61	Stainless Steel Appl Breakfast Bar Tile Floor
4	Prim Bdrm	Flat	13.81	x 10.01	3 Pc Ensuite His/Hers Closets Large Window
5	2nd Br	Flat	8.99	x 8.79	Wood Floor B/I Closet Large Window

Client Remks: A Boutique Building Nestled In The Highly Demanded Yonge-St Clair Area. Brand New Laminate Floor. This Spacious 2 bed/2 bath West-facing Unit Enjoys Ample Sunlight. A Fantastic Layout And An Open Balcony To Take In The City's Atmosphere. With a Fabulous Open Concept Floor Plan, This Unit Features A Modern Kitchen With Granite Counters, Stainless Steel Appliances (dishwasher 2021, Washer/Dryer 2024).Big Breakfast Bar And Plenty of Storage. Spacious Master Bedroom with Two Closets. Walking distance to the St Clair TTC subway station, UCC!!! Surrounded by Grocery, Restaurants, Banks. Great Amenities, Concierge, Gym, Guest Suite, Visitor Parking, Party/Meeting Room. Excellent Value. A Must See!!
Inclusions: Fridge, Stove, Dishwasher, Microwave , Washer & Dryer, Electric Light Fixtures & Window Coverings; One Locker.
Listing Contracted With: NU STREAM REALTY (TORONTO) INC. 647-695-1188



61 St Clair Ave W 206 Toronto Ontario M4V 2Y8 Toronto C02 Yonge-St. Clair Toronto % Dif: 99 Taxes: \$3,125.81 / 2024 For: Sale SPIS: N DOM: 26			Sold: \$790,000 List: \$799,900
Condo Apt Apartment Unit#: 06 Corp#: MTCC / 543	#Shares%: Locker#: Locker Lev/Unit: 3B Locker Unit: DC-C Level: 02	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xMain	
Dir/Cross St: St. Clair Ave West & Avenue Road Directions: St Clair Ave W & Avenue Rd Prop Mgmt: Crossbridge Condominium Services			

MLS#: C12344506 **Sold Date:** 09/09/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Floor Plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,242.27 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Exterior Feat: Landscaped Interior Feat: Storage	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: C27 Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.96	x 14.27	Hardwood Floor	W/O To Terrace	East View
2	Dining	Main	20.96	x 14.27	Hardwood Floor	Open Concept	East View
3	Kitchen	Main	8.99	x 7.97	Tile Floor	Stainless Steel Appl	Stone Counter
4	Prim Bdrm	Main	17.88	x 11.19	Hardwood Floor	Double Closet	W/O To Terrace
5	Den	Main	9.28	x 9.28	Hardwood Floor	Open Concept	

Client Remks: A Unique Opportunity To Own In One Of Toronto's Most Distinct And Luxurious Addresses Discreetly Set Back From St. Clair Avenue - Granite Place! This Timeless, 894sqft, One-Bedroom Plus Den Residence Showcases Fine Interior Finishes & Tranquil Garden Views Throughout. The Engaging Principal Rooms Promote Social Circulation And Provide A Unique Ambiance Which Is Hard To Replicate As The Garden Setting Exudes Serenity. The Contemporary Galley Kitchen Includes Top Of The Line Appliances & Ample Storage. The Indulgent Primary Bedroom Retreat Features A Large Closet System And Easy Access To An Opulent, Upgraded Spa-Like Four-Piece Bathroom. The Large, Open-Concept Den Off Of The Foyer Is Perfect For Those In Need Of A Flexible Home Office. The Interior Seamlessly Integrates Into An Oversized, Picturesque East-Facing Private Terrace With Custom Decking, Perfect For Summertime Enjoyment! Just Steps To Shopping & Restaurants Of Yonge & St. Clair, Summerhill & Forest Hill. Easy Access To St. Clair Subway Station, Winston Churchill & David Balfour Parks. World Class Amenities Include Full-Time Concierge, Indoor Tranquil Salt-Water Pool, Whirlpool, Separate Men's And Women's Finnish Sauna, Fitness Center With Exercise Room & Yoga Studio And A Luxurious Party Room Which Will Ensure Entertaining Is Effortless. The Residence Includes Convenient Ensuite Laundry. The Granite Place Is In The Process Of Completing A Brand New Interior Atrium (Fall 2025) Which Will Include Modern Finishes And A Cozy Fireplace. The Surrounding, Immaculate Luscious Gardens Feature Newly Planted Additions Amongst Maturing Trees.

Inclusions: Includes All Stainless Steel Appliances, Fridge, Stove, Microwave, Dishwasher, Washer & Dryer, All Lighting Fixtures, Window Coverings, Parking & Locker.

Listing Contracted With: RE/MAX HALLMARK BIBBY GROUP REALTY 416-481-0888



10 Delisle Ave 212
Toronto Ontario M4V 3C6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 94
Taxes: \$3,898 / 2025 **For:** Sale **SPIS:** N **DOM:** 21
Sold: \$750,000
List: \$799,900
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 1 + 1
Unit#: 12 **Locker Lev/Unit:** 2 **Washrooms:** 2
Corp#: TSCP / 1591 **Locker Unit:** 71 2x4
Level: 2
Dir/Cross St: St Clair & Yonge
Directions: West off Yonge, north of St.Clair
Prop Mgmt: Del Property Management

MLS#: C12338642 **Sold Date:** 09/02/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$963.63 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Storage Security Feat: Concierge/Security, Monitored	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Concrete / Metal/Side Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 19 Park \$/Mo: Prk Lvl/Unit: D Bldg Amen: Concierge, Games Room, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.59	x 11.02	O/Looks Garden	Hardwood Floor	Combined W/Dining
2	Dining	Flat	21.59	x 11.02	Hardwood Floor	Open Concept	Combined W/Living
3	Kitchen	Flat	12.5	x 8.69	Granite Counter	Breakfast Bar	Hardwood Floor
4	Prim Bdrm	Flat	14.01	x 9.45	4 Pc Ensuite	Hardwood Floor	W/I Closet
5	Den	Flat	8.01	x 7.91	French Doors	Double Closet	Hardwood Floor

Client Remks: Elegant and oh so stylish suite at the highly coveted 'St.Clair' offers superb value in one of Toronto's chicest neighbourhoods. Dreamy forever views overlooking the historic church steeple and lush gardens of Calvin Presbyterian, you will hear birds singing and forget you are in the heart of midtown. 817 square feet of sun-drenched space with 9 ft ceilings, western exposure and hardwood throughout. Large, serene primary suite with 4 pc ensuite and walk-in closet. A true den with French doors and a double closet offers flexibility and can easily be used as a second bedroom, tv room or office. The updated kitchen is super chef friendly featuring granite countertops, modern appliances and a fab peninsula perfect for hosting pals with a glass of wine while you cook (or while you order takeout!) A full second bathroom for guests makes hosting easy. You will be in the very heart of it all - incredible shopping, restaurants, parks and the subway is a mere stone's throw away. Every convenience is right at your doorstep. Subway is a 2 minute walk. Stroll to Summerhill Market, Yorkville & The Beltline with wooded trails. Luxury building with wonderful amenities include 24 Hr Concierge, Fitness & Party Room and residents courtyard with outdoor fireplace, BBQs, expansive lawn and manicured gardens. Parking & Locker included. Pet loving building your furry family members will adore. This chic home is an absolute gem in an exceptionally tasteful building in one of the city's most upscale neighbourhoods.

Inclusions: Fridge, Stove, B/I Dishwasher, B/I Microwave, Washer, Dryer, all ELFs. all Window Coverings.
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-2181



111 St Clair Ave W 419
Toronto Ontario M4V 1N5
 Toronto C02 Yonge-St. Clair Toronto % Dif: 97
Taxes: \$4,420.48 / 2024 **For:** Sale **SPIS:** N **DOM:** 10
Sold: \$825,000
List: \$849,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 18 **Locker Lev/Unit:** 2 **Washrooms:** 2
Corp#: TSCC / 2565 **Locker Unit:** 122 1x3xFlat, 1x4xFlat
Level: 4
Dir/Cross St: Yonge & St Clair
Directions: Yonge & St Clair
Prop Mgmt: Forest Hill Kipling Residential Management 647-342-4532

MLS#: C12556722 **Sold Date:** 11/28/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: Developer's Floor Plan Exposure: Sw Assessment: Spec Desig: Heritage Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$887.69 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Exterior Feat: Built-In-BBQ, Landscape Lighting, Patio, Controlled Entry Interior Feat: Auto Garage Door Remote, Built-In Oven, Countertop Range, Guest Accommodations, Primary Bedroom - Main Floor, Separate Heating Controls Security Feat: Concierge/Security, Smoke Detector	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: C07 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Squash/Racquet Court Com Elem Incl: Y
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Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	12.89	x 25.43	Open Concept Centre Island B/I Appliances
2	Living	Flat	12.89	x 25.43	Open Concept Combined W/Dining Hardwood Floor
3	Dining	Flat	12.89	x 25.43	Picture Window Combined W/Living Open Concept
4	Prim Bdrm	Flat	10.99	x 10.01	3 Pc Bath W/I Closet Picture Window
5	2nd Br	Flat	10.4	x 10.3	Hardwood Floor Closet Window

Client Remks: Imperial Plaza Offers up this Fantastic, Freshly Painted, Light Filled, Modern 825 sq ft Southwest Corner Suite Complete with 2 Full Bedrooms, 2 Bathrooms and a Thoughtful Layout. Come and Enjoy This Remarkable Lifestyle Experience. 24 hour Concierge and Access To The Imperial Club With Over 20,000 Sq Ft of Amenities. The Club Includes an Indoor Pool, Steam Room, 2 Squash Courts, Spin Studio, Yoga, Golf Simulator, Screening Room, Sound Studio, Party Rooms & Games Room. Outdoor Terrace With Bbq's. The lobby includes Longo's, LCBO and Starbucks. Yonge/St Clair TTC Nearby, Along With Numerous Parks, Green Space, Restaurants and Excellent Schools.

Inclusions: Integrated, Fridge, Cooktop, Built-in Dishwasher, Microwave, Washer & Dryer, all Window Coverings, Electric Light Fixtures, Closet Organizers, Parking and a Locker.


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



5 Rosehill Ave 511 Toronto Ontario M4T 3A6 Toronto C09 Rosedale-Moore Park Toronto % Dif: 98 Taxes: \$4,098.62 / 2025 For: Sale SPIS: N DOM: 92		
Condo Apt Apartment Unit#: 10 Corp#: MTCC / 1163	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: 66 Level: 3	Rms: 5 Bedrooms: 2 + 1 Washrooms: 2 1x3xMain, 1x4xMain
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#: C12142530 Sold Date: 08/12/2025 Assignment: N Fractional Ownership: N PIN#: 121630043		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: 16-30 Year Built: 1997 Yr Built Source: MPAC Apx Sqft: 1000-1199 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Sqft Source: Builder's Floor Plan (Attached) Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: N	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,353.40 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Y Retirement: N HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, River/Stream Interior Feat: Primary Bedroom - Main Floor Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: #20 Park \$/Mo: Prk Lvl/Unit: A/20 Bldg Amen: Concierge, Party/Meeting Room, Visitor Parking, Elevator Com Elem Incl: Y

Waterfront: None					
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Welcome to 5 Rosehill Avenue, A Rarely Offered and Desirable Corner Suite in a Boutique building at Yonge & St. Clair. Experience over 1,000 sq. ft. of stylish and thoughtfully renovated living space in one of the most coveted buildings in the heart of midtown. This spacious 2 bed + den, 2-bathroom corner suite residence offers a unique blend of comfort, elegance, and urban convenience, all wrapped into a stunning corner suite flooded with natural light throughout the day. This excellent layout offers a spacious open-concept living and dining area, ideal for both everyday living and entertaining. Enjoy the ultimate in city living just steps from the subway, streetcar, bus routes, grocery stores, gyms, yoga studios, restaurants, shops, and all the vibrant amenities of Yonge & St.Clair. And when it's time to unwind, the beautiful David A. Balfour Park, with its scenic trails, offers a peaceful escape for you and your furry companions. An incredible opportunity in a prime location. Don't miss out!					
Inclusions: Fridge, stove, dishwasher, washer,dryer, all window coverings, all elfs. Maintenance fee includes heat, water and hydro!					
Listing Contracted With: <u>REAL BROKER ONTARIO LTD.</u> 888-311-1172					



1430 Yonge St 703
Toronto Ontario M4T 1Y6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98
Taxes: \$4,343.54 / 2025 **For:** Sale **SPIS:** N **DOM:** 15

Sold: \$885,000
List: \$899,000

Condo Apt #Shares%:
 Apartment Locker#: 50 Rms: 7
 Unit#: 03 Locker Lev/Unit: Bedrooms: 2
 Corp#: TSCC / 1932 Locker Unit: Washrooms: 2
 Level: 7 1x3xMain, 1x4xMain

Dir/Cross St: Yonge St. & St. Clair
Directions: NA
Prop Mgmt: Crossbridge Condo Services Ltd.

MLS#: C12461002 **Sold Date:** 10/29/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: iGuide Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,268.98 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Storage Area Lockers, Wheelchair Access	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 56 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	11.45	x 8.3	Hardwood Floor	Open Concept	South View
2	Kitchen	Main	10.01	x 8.76	Hardwood Floor	Open Concept	South View
3	Living	Main	12.3	x 9.81	Hardwood Floor	Open Concept	South View
4	Prim Bdrm	Main	16.44	x 10.89	3 Pc Ensuite	South View	Broadloom
5	2nd Br	Main	13.55	x 10.56	South View	Broadloom	Double Closet
6	Bathroom	Main	7.94	x 6.3	3 Pc Ensuite	Tile Floor	
7	Bathroom	Main	7.87	x 5.22	4 Pc Bath	Tile Floor	

Client Remks: Welcome to 1430 Yonge St. #703, The Clairmont! This sun-drenched, south-facing 2 bed / 2 bath suite offers stunning city skyline views 24 hours a day and features a rare three separate walkouts to private balconies! Located in the sought-after Yonge-St. Clair corridor, this beautifully designed split-bedroom layout offers the perfect blend of elegance, comfort, and functionality. The heart of the home is the custom, high-end designer kitchen, seamlessly integrated into the open-concept living room with walk-out to balcony and designated dining space, ideal for entertaining or everyday living. Floor-to-ceiling windows bathe the unit in natural light while offering unobstructed views of the city below. The primary suite features an upgraded 3-pc ensuite with a spacious glass shower, two large closets, and balcony walkout. The second bedroom includes a large double closet, its own 4-pc two steps away, and another balcony walkout offering ultimate privacy and flexibility. Suite Features: Rare 3 walkouts to private balconies, south-facing floor-to-ceiling windows, custom designer kitchen with premium finishes, two bedrooms both with balcony access and open-concept living/dining with separate dining area. Building Amenities: Boutique-style building with executive level 24-hr concierge, well-equipped fitness centre, party/meeting room, spacious rooftop patio, visitor parking, bike storage, pet-friendly and BBQs permitted. Prime Location: Steps to Yonge & St. Clair subway, Farm Boy, Loblaws, Longo's, shopping, dining, parks & trails. Exceptional walkability and transit access make this an unbeatable location in the heart of the city. Move-in ready. Just pack up and enjoy the best of city living! Welcome home!

Inclusions: Thermador oven & cooktop, Fisher & Paykel fridge & dishwasher, Blanco sink & ceiling exhaust fan, blinds, light fixtures, stacked washer/dryer,

Listing Contracted With: CENTURY 21 LEADING EDGE REALTY INC. 416-686-1500



33 Delisle Ave 209 Toronto Ontario M4V 3C7 Toronto C02 Yonge-St. Clair Toronto % Dif: 98 Taxes: \$4,456 / 2024 For: Sale SPIS: N DOM: 73			Sold: \$915,000 List: \$935,000
Condo Apt Apartment Unit#: 9 Corp#: N/A / 1478	#Shares%: Locker#: 109 Locker Lev/Unit: C Locker Unit: Level: 2	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x2, 1x4	
Dir/Cross St: Yonge St. & St. Clair Ave. Directions: Go Direct Prop Mgmt: Crossbridge Condo Service			

MLS#: C12094595	Sold Date: 07/04/2025
Fractional Ownership: N	PIN#: 124780021

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Existing Floor Plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,072.33 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Primary Bedroom - Main Floor, Countertop Range Security Feat: Concierge/Security	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 23 Park \$/Mo: Prk Lvl/Unit: D Bldg Amen: Concierge, Exercise Room, Indoor Pool, Sauna, Visitor Parking, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	25.43	x 11.45	Plank Floor	Large Window	Combined W/Den
2	Dining	Flat	11.48	x 10.37	Plank Floor		
3	Kitchen	Flat	10.37	x 9.42	Breakfast Bar	Open Concept	Quartz Counter
4	Den	Flat	25.43	x 11.45	Combined W/Living	B/I Bookcase	French Doors
5	Prim Bdrm	Flat	12.6	x 11.84	Plank Floor	4 Pc Ensuite	French Doors

Client Remks: Stunning 1 Bedroom + Den Condo Suite In The Heart Of Yonge & St Clair. Luxury Boutique Building. Bright Open Concept Kitchen With Breakfast Bar. Spacious, Bright & Sunny Living Areas With Floor To Ceiling Windows. Primary Bedroom With French Doors, 4-Pce Ensuite, Jacuzzi Tub & Shower Stall. Beautiful Custom Built-In Bookcase/Desk. Outstanding Building Amenities Include Outdoor BBQ, Indoor Pool, Sauna, Gym, Party Room, Courtyard. Steps To Subway, Grocery, Restaurants, Shops, Parks, & More.

Inclusions: Thermador Stove Top & Convection Oven, Amana Paneled Top Fridge/Freezer, Maytag Stacked Washer/Dryer, Maytag Dishwasher, Microwave Oven/Exhaust Fan, Central Air Conditioning, Light Fixtures, Built-In Bookcase/Desk.

Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232



6 Jackes Ave 205
Toronto Ontario M4T 1X9
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 95
Taxes: \$5,550.08 / 2025 **For:** Sale **SPIS:** N **DOM:** 30
Sold: \$950,000
List: \$995,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 2804 **Locker Unit:** 6 2x3
Level: 2
Dir/Cross St: Yonge St / St. Clair
Directions: North east corner of Yonge Street and Jackes Avenue.
Prop Mgmt: ICC Property Management Ltd.

MLS#: C12195957 **Sold Date:** 07/04/2025
PIN#:

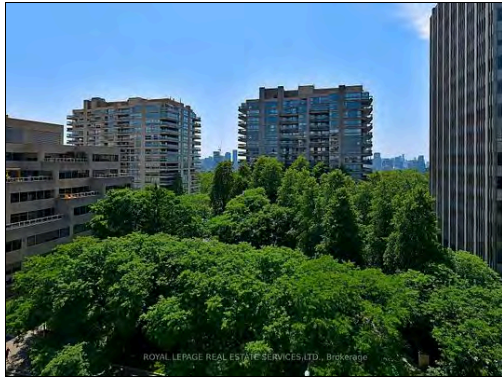
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 6-10 Apx Sqft: 900-999 Sqft Source: as per builder plans Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,153.30 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: 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: Electric Car Charger, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School Interior Feat: Other	Balcony: Jlte Ens Lndry: Y Lyndy Lev: Main Exterior: Concrete / Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: E3 Bldg Amen: Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.99	x 5.25	Double Closet
2	Living	Main	19	x 10.76	Window Flr to Ceil
3	Dining	Main	14.99	x 8.17	O/Looks Living
4	Kitchen	Main	11.09	x 6.17	B/I Appliances
5	Prim Bdrm	Main	10.6	x 10.17	W/I Closet
6	2nd Br	Main	11.91	x 9.35	Combined W/Den
7	Laundry	Main	2.99	x 2	B/I Appliances

Client Remks: Imagine 10' clgs in exquisite 1 BR plus den (or 2 BR) suite at the vibrant hub of Yonge & St Clair! Also imagine 1 parking space wide enough to accommodate 2 full sized cars side by side, a rare luxury in the city! Here you will have an exciting, elevated lifestyle in a beautifully appointed, bewitchingly versatile residence with a smart open concept layout - superbly comfortable & elegant. The den easily functions as an ofc or guest suite, as there are 2 full baths. Quality built by Aspen Ridge Homes, this fantastic condo features wonderfully sized rooms, sparkling flr-to-clg windows, expansive living space with smooth ceilings & premium 5 inch plank flrs. Prized extras are: individual control htg & a/c, an Irpinia kitchen with showpiece European style cabinetry, soft close doors & integrated Miele apps. Designer marble & stone finishes along with a heated ens flr add a touch of sophistication. Exceptional amenities include deeply appreciated VALET CAR PARKING, 24-hour conc, guest suites, the fabulous gym, spectacular party/mtg rm with FP, billiards, DR for 10, prep kitchen, outside BBQ dining, iconic TO skyline view from the rooftop deck/gdn, visitor pkg & thoughtful touches like dog & pet wash. As the newest condo bldg in this demand midtown area, 6 Jackes offers a prestigious address, timeless style, contemporary refinement & spirited warmth. Enjoy lovely, bright s/w open views & quick access to 2 subways (St Clair & Summerhill), favored shops & fine dining. This is an absolute must-see for anyone seeking effortless urban living & a welcoming home in a prime TO neighborhood. The stunning statement glass-walled exterior, along with the magnificent lobby & striking halls inside, set the tone for luxe living. Nature lovers will reap the benefits of the lush parkland, hiking & biking trails of the adjoining David Balfour Park & ravine, leading all the way to the lake.

Inclusions: Sched A INCL: Fridge, elec cooktop, w/oven, d/w & pullout fan, washer & dryer, existing electrical light fixtures & window coverings.

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




1 Deer Park Cres 905			Sold: \$935,000
Toronto Ontario M4V 3C4			List: \$999,750
Toronto C02 Yonge-St. Clair Toronto % Dif: 94			
Taxes: \$5,157.96 / 2025		For: Sale	SPIS: N
		DOM: 26	
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 05	Locker Lev/Unit: 15	Washrooms: 2	
Corp#: MTCC / 1219	Locker Unit:	1x4xFlat, 1x3xFlat	
	Level: 9		
Dir/Cross St: Yonge and St Clair Ave West			
Directions: Yonge and St Clair Ave West			
Prop Mgmt: Del Property Management			

MLS#: C12324038 **Sold Date:** 08/31/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1998 Apx Sqft: 1200-1399 Sqft Source: as per MPAC 1222 sq ft Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,764.24 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to In Addition To Sale Price: Taxes Incl: Water Incl: Y Heat Incl: 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, Fireplace/Stove, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Sloping Interior Feat: Other Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Private Drive: Private Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 25 #: 1 Park \$/Mo: Prk Lvl/Unit: A-25 / A-1 Bldg Amen: Bike Storage, 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	Living	Flat	22.51	x 10.79	Combined W/Dining	Laminate	
2	Dining	Flat	11.48	x 7.19	Combined W/Living	Laminate	W/O To Balcony
3	Kitchen	Flat	17.49	x 8.5	Eat-In Kitchen	Tile Floor	
4	Prim Bdrm	Flat	16.08	x 10.5	4 Pc Ensuite	W/I Closet	Broadloom
5	2nd Br	Flat	12.8	x 9.51	Double Closet	Broadloom	

Client Remks: NEW PRICE!! Don't miss it, spectacular lower penthouse 1222 Sq Ft, S/W corner suite in quiet upscale boutique building located in the very desirable & established neighborhood of Deer Park, perfect for empty nesters and downsizers , 2 spacious bdrms, 2 baths, large eat-in kitchen, plenty of closet space, open balcony, gorgeous city views and large south facing windows overlooking the beautiful park like greenery of granite place, high ceilings, gas fireplace, crown mouldings, handy to grocery stores, banks, pharmacies, hair salons, LCBO & steps to TTC. "2" deeded parking spaces plus large locker(exclusive use). 1 dog (up to 30lbs) permitted or 2 cats.
Inclusions: All existing as-is appliances (Double door fridge, stove, b/i microwave & stove hood, b/i dishwasher, washer & dryer), all electric light fixtures, all custom window shutters. Most furnishings available.
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-921-1112

			48 St Clair Ave W 702			Sold: \$1,060,000		
			Toronto Ontario M4V 2Z2			List: \$1,100,000		
			Toronto C02 Yonge-St. Clair Toronto % Dif: 96					
			Taxes: \$4,924.20 / 2025 For: Sale SPIS: N DOM: 76					
Condo Apt			#Shares%:			Rms: 5		
Apartment			Locker#:			Bedrooms: 2		
Unit#: 2			Locker Lev/Unit:			Washrooms: 2		
Corp#: TSCC / 1671			Locker Unit:			1x4, 1x3		
			Level: 7					
Dir/Cross St: West of Yonge on St Clair								
Directions: West of Yonge								
Prop Mgmt: Wilson Blanchard Management								
MLS#: C12272217 Sold Date: 09/23/2025								
PIN#: 126710026								
Kitchens: 1			Pets Perm: Yes-with Restrictions			Balcony: Jlte		
Fam Rm: N			Locker: Exclusive			Ens Lndry: Y		
Basement: None			Maint: \$1,063.52			Lndy Lev:		
Fireplace/Stv: N			A/C: Central Air			Exterior: Brick / Concrete		
Heat: Forced Air / Gas			Central Vac: N			Gar/Gar Spcs: Underground / 1		
Apx Age:			UFFI:			Park/Drive:		
Apx Sqft: 1000-1199			Elev/Lift:			Drive:		
Sqft Source: MPAC			HST Applicable to Included In			Park Type: Owned		
Exposure: N			Sale Price:			Park/Drv Spcs: 1 Tot Prk Spcs: 1		
Assessment:			Taxes Incl:			Park \$/Mo:		
Spec Desig: Unknown			Water Incl: Y			Prk Lvl/Unit:		
Survey Type: None			Heat Incl: Y Hydro Incl:			Bldg Amen:		
Phys Hdcap-Eqp:			Cable TV Incl: Y			Com Elem Incl: Y		
			CAC Incl: Y					
			Bldg Ins Incl: Y Prkg Incl: Y					
			Cert Level:					
			Energy Cert:					
			GreenPIS:					
			Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions					
			Interior Feat: Separate Hydro Meter					
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	9.74	x 3.58	3 Pc Bath	Limestone Flooring	Closet	
2	Living	Main	19	x 15.58	O/Looks Garden	Pot Lights	Large Window	
3	Dining	Main	19	x 15.58	Combined W/Living	Crown Moulding	B/I Bookcase	
4	Kitchen	Main	13.42	x 6.17	Stainless Steel Appl	Breakfast Bar	Stone Counter	
5	Prim Bdrm	Main	12.66	x 11.15	4 Pc Ensuite	W/I Closet	Walk Through	
6	Office	Main	14.24	x 8.99	Sliding Doors	B/I Desk	Pot Lights	
Client Remks: - 'A Touch of Manhattan in Midtown Toronto' - Luxury, privacy, and style define this rare 2-bedroom suite in one of Midtowns premier boutique buildings. With just one shared wall and soaring 10-foot ceilings, natural light pours in through oversized windows overlooking a quiet, landscaped courtyard. Custom Hunter Douglas blinds, Italian-imported tiles, designer European lighting, and built-in speaker columns create a refined, move-in-ready space. The second bedroom, currently used as a dining area and office, easily converts to a second bedroom .Highlights include: Upgraded kitchen with ceiling-height cabinetry, granite breakfast bar, and full pantry. Custom Japanese-style sliding doors with opaque glass for flexible entertaining. Solid-core, extended-height doors and detailed crown moulding. Set away from St. Clair's bustle, this suite offers peace, privacy, and timeless design in one of Midtown's most sought-after buildings. Underground parking access from both Delisle Avenue or St. Clair.								
Inclusions: Stainless Steel: Fridge, Dacor Induction Cooktop (2024) and Oven (2025), Bosch built-in microwave (2024), Bosch built-in dishwasher (2025). Miele built in coffee station. Built in speaker insets for surround sound (stereo/TV). Hunter Douglas blackouts and blinds on all windows. All Custom European Light Fixtures. Miele stacked washer/dryer. Custom built-in cabinetry in the living room, Built-in desk in the 2nd bedroom.								
Listing Contracted With: REAL ESTATE HOMEWARD 416-698-2090								



47 St Clair Ave W 406
Toronto Ontario M4V 3A5
 Toronto C02 Yonge-St. Clair Toronto % Dif: 105
Taxes: \$4,471.73 / 2025 **For:** Sale **SPIS:** N **DOM:** 4
Sold: \$1,150,000
List: \$1,100,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 41 **Bedrooms:** 2
Unit#: 1 **Locker Lev/Unit:** 2 **Washrooms:** 2
Corp#: MTCC / 778 **Locker Unit:** 3 1x4xFlat, 1x3xFlat
Level: 4
Dir/Cross St: Yonge and St Clair W
Directions: West of Yonge South side of St Clair
Prop Mgmt: Royale Grande Property Management 416-945-7902

MLS#: C12388769 **Sold Date:** 09/12/2025
PIN#: 117780080

Kitchens: 2 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Lot Size Source: MPAC Roof: Unknown Foundation: Unknown Sqft Source: MPAC Exposure: Se Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,780.97 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: N Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Rec Centre Exterior Feat: Controlled Entry, Landscaped Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 22 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Concierge, Gym, Rooftop Deck/Garden, Sauna, Visitor Parking, Community BBQ Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.04	x 3.71	Ceramic Floor Large Closet
2	Living	Flat	11.48	x 18.41	Hardwood Floor South View Large Window
3	Dining	Flat	9.51	x 18.41	Hardwood Floor Carpet Free Open Concept
4	Kitchen	Flat	8.46	x 11.71	South View Large Window Pantry
5	Prim Bdrm	Flat	15.12	x 10.43	East View W/I Closet 4 Pc Ensuite
6	2nd Br	Flat	11.98	x 10.4	East View Hardwood Floor Large Closet

Client Remks: Renovated, oversized, and exceptionally well located - this corner suite at Yonge & St Clair checks boxes that most condos in the city simply cant. Unit 406 is a beautifully renovated, southeast-facing corner unit offering 1060 square feet of smart, functional living in one of Midtowns most walkable neighbourhoods. This extensively updated 2-bedroom, 2-bathroom condo features a layout that truly works: an eat-in kitchen for everyday meals, a dedicated dining area that easily accommodates a six-seater table, and a built-in pantry that adds rare, valuable storage. Both bedrooms are generously sized with excellent closet space. The primary bedroom retreat includes a large walk-in closet and a private ensuite bathroom, offering privacy and comfort. Renovations throughout the suite include upgraded flooring, modern finishes, and a stunning feature wall with a fireplace that creates an inviting focal point in the living space. Natural light fills the suite thanks to the southeast exposure, with bright mornings and soft light throughout the day - without the overheating of afternoon sun. Your view is quiet and leafy, and when winter rolls around and the trees shed their leaves, you'll even catch a view of the CN Tower. The building offers thoughtful amenities, including a rooftop terrace with BBQs, a fitness centre, multi-purpose room, sauna, and beautifully maintained outdoor spaces. And when it comes to convenience, this location is hard to beat: just a 3-minute walk to St Clair Station, with the streetcar at your doorstep. You're surrounded by three major grocery stores, pharmacies, clinics, and all the essential services you need - making day-to-day living incredibly easy. This is a rare opportunity to own a move-in-ready condo in a professionally run building, in a neighbourhood that offers the best of Midtown living.

Inclusions: All existing appliances, all window coverings, all bathroom mirrors, all electric light fixtures
Listing Contracted With: BOSLEY REAL ESTATE LTD. 416-322-8000



38 Avoca Ave LPH08			Sold: \$1,040,000
Toronto Ontario M4T 2B9			List: \$1,120,000
Toronto C09 Rosedale-Moore Park Toronto			% Dif: 93
Taxes: \$5,263.53 / 2025	For: Sale	SPIS: N	DOM: 14
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 05	Locker Lev/Unit:	Level A	Washrooms: 2
Corp#: MTCP / 1190	Locker Unit: #47	2x4xFlat	
	Level: 15		
Dir/Cross St: Yonge and St. Clair			
Directions: Follow your GPS			
Prop Mgmt: Pro-House Management Ltd. 416-783-7676			

MLS#: C12410382 **Sold Date:** 10/01/2025
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,189.96	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI: No	Park/Drive: None
Year Built: 1998	Elev/Lift: Retirement:	Drive: None
Apx Sqft: 900-999	HST Applicable to: Included In	Park Type: Owned
Sqft Source: MPAC	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Nw	Taxes Incl: Water Incl: Y	#: 30
Assessment:	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Cable TV Incl: Y CAC Incl: Y	Prk Lvl/Unit: Level B
Survey Type: None	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	Concierge, Gym, Party/Meeting Room, Visitor Parking
	GreenPIS:	Com Elem Incl: Y
	Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine	
	Interior Feat: None	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Marble Floor Double Closet
2	Living	Flat	16.01	x 12.01	Hardwood Floor Gas Fireplace Combined W/Dining
3	Dining	Flat	10.01	x 13.75	Hardwood Floor W/O To Balcony Combined W/Living
4	Kitchen	Flat	13.42	x 7.51	Tile Floor Galley Kitchen Eat-In Kitchen
5	Prim Bdrm	Flat	12.83	x 11.15	Hardwood Floor W/I Closet Ensuite Bath
6	2nd Br	Flat	9.25	x 10.99	Hardwood Floor Double Closet

Client Remks: Experience sophisticated living at the prestigious Residences at Avoca Vale. This exquisite 2-bedroom, 2-bathroom lower penthouse suite features an ideal split-plan layout, offering incredible cityscape and strikingly beautiful ravine views that can be enjoyed from your private glassed-in observation kitchen nook. A spacious balcony, herringbone hardwood floors, 9-foot ceilings, a functional gas fireplace, and convenient en-suite laundry complement this outstanding condominium unit. Located in the desirable neighbourhood of Yonge and St. Clair, this incredible property is steps away from the TTC, a variety of restaurants, boutiques, schools, the library, and numerous other urban amenities. 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!

Inclusions: All Appliances: Fridge, Range, Dishwasher, Washer & Dryer. All ELF's, Curtain Rods .

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



47 St Clair Ave W 705			Sold: \$1,130,000		
Toronto Ontario M4V 3A5			List: \$1,149,000		
Toronto C02 Yonge-St. Clair Toronto % Dif: 98					
Taxes: \$4,486.82 / 2024		For: Sale		SPIS: N	DOM: 42
Condo Apt		#Shares%:		Rms: 5	
Apartment		Locker#:		Bedrooms: 2	
Unit#: 6		Locker Lev/Unit: 1		Washrooms: 2	
Corp#: MTCC / 778		Locker Unit: 43		1x3, 1x4	
		Level: 7			
Dir/Cross St: Yonge St/St Clair Ave W.					
Directions: Yonge St/St Clair Ave W.					
Prop Mgmt: Royale Grande 416-945-7902 http://royalegrande.com					

MLS#: C12409908 **Sold Date:** 10/27/2025
PIN#: 117780103

Kitchens:	1	Pets Perm:	Yes-with Restrictions		Balcony:	Open
Fam Rm:	N	Locker:	Owned		Ens Lndry:	Y
Basement:	None	Maint:	\$1,787.20		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:	
Year Built:	1987	Elev/Lift:	Retirement:		Drive:	
Yr Built Source:	MPAC	HST Applicable to	Included In		Park Type:	Owned
Apx Sqft:	1000-1199	Sale Price:			Park/Drv Spcs:	0 Tot Prk Spcs: 1
Lot Size Source:	MPAC	Taxes Incl:	Water Incl:	Y	#:	13
Sqft Source:	MPAC	Heat Incl:	Y Hydro Incl:	Y	Park \$/Mo:	
Exposure:	S	Cable TV Incl:	CAC Incl:	Y	Prk Lvl/Unit:	B
Assessment:	2024	Bldg Ins Incl:	Y Prkg Incl:	Y	Bldg Amen:	
Spec Desig:	Unknown	Cert Level:	Energy Cert:		Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking	
Survey Type:	None	GreenPIS:				
Phys Hdcap-Eqp:		Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School			Com Elem Incl:	Y
		Interior Feat: Primary Bedroom - Main Floor				

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.44	x 15.26	Parquet Floor	Large Window	W/O To Balcony
2	Dining	Main	11.91	x 4.89	Open Concept	Mirrored Walls	Pass Through
3	Kitchen	Main	15.09	x 8.89	Eat-In Kitchen	W/O To Balcony	Large Window
4	Prim Bdrm	Main	10.43	x 14.9	Parquet Floor	W/I Closet	Ensuite Bath
5	Br	Main	10.07	x 11.75	Parquet Floor	Double Closet	Large Window

Client Remks: Welcome to Suite 705 at The Westclair, a rarely offered south-facing gem in one of Midtown Toronto's most desirable boutique buildings. This spacious two-bedroom, two-bathroom suite offers unobstructed, one-of-a-kind views of the Downtown Toronto skyline, a breathtaking panorama that truly sets this unit apart. Inside, you'll find a thoughtfully designed floor plan with generous principal rooms, ideal for both daily living and entertaining. The sun-drenched living and dining areas boast sunny windows, flooding the space with natural light and showcasing the spectacular city views from every angle. The updated kitchen features ample cabinetry and breakfast area while the primary bedroom includes a walk-in closet and a private four-piece ensuite. A second full bathroom and spacious second bedroom make this suite perfect for downsizers, professionals, or anyone seeking the vibrancy of city living with the comfort of a quiet, well-managed building. Located steps from St. Clair Subway Station, Yonge Street, shops, cafes, and restaurants, The Westclair offers a sought-after urban lifestyle with all the conveniences at your doorstep.

Inclusions: All existing light fixtures, All window coverings, stainless steel fridge, stove, dishwasher, stacked clothes washer and dryer, primary bedroom walk-in closet organizers, add wine refrigerator, and all ceiling light fixtures and electric wall sconces

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



105 Heath St W 9
Toronto Ontario M4V 1T5
 Toronto C02 Yonge-St. Clair Toronto % Dif: 96
Taxes: \$4,916.65 / 2025 **For:** Sale **SPIS:** N **DOM:** 88
Sold: \$1,100,000
List: \$1,150,000
 Condo Apt **#Shares%:** **Rms:** 6
 Apartment **Locker#:** 9 **Bedrooms:** 2
Unit#: 3 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: MTCC / 715 Basement 2x3xFlat
Locker Unit: 9
Level: 3
Dir/Cross St: Yonge and St Clair
Directions: Driveway is accessed via Oriole Rd.
Prop Mgmt: Cape Property Management

MLS#: C12347579 **Sold Date:** 11/11/2025
Assignment: N **Fractional Ownership:** N **PIN#:** 117150011

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: Year Built: 1978 Yr Built Source: MPAC Apx Sqft: 1200-1399 Sqft Source: Floorplan Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,487.03 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Under Contract: Hot Water Tank-Electric HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Fireplace/Stove, Grnbelt/Conserv, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine Exterior Feat: Landscaped, Patio Interior Feat: Separate Hydro Meter Security Feat: Security System	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.26	x 13.85	Fireplace	Irregular Rm	Combined W/Family
2	Family	Flat	15.62	x 12.11	W/O To Balcony	Irregular Rm	Combined W/Living
3	Dining	Flat	14.3	x 9.55	Parquet Floor	Large Window	
4	Kitchen	Flat	9.94	x 8.33	Renovated	Galley Kitchen	Large Window
5	Br	Flat	19.98	x 17.49	Irregular Rm	3 Pc Ensuite	W/O To Balcony
6	2nd Br	Flat	11.81	x 10.76	Parquet Floor	Double Closet	Large Window
7	Other	Flat	10.79	x 10.07	O/Looks Garden	South View	
8	Other	Flat	8.3	x 7.22	O/Looks Garden	Sw View	

Client Remks: Welcome to this perfect blend of comfort, elegance and convenience . This exceptional 2-bedroom, 2-bathroom condo is in a low rise boutique building and overlooks a large garden and mature trees and is a perfect respite from the nearby bustling St. Clair and Yonge. You're an easy walk to shopping, services, restaurants, cafes and coffee shops. This is a transit hub so travel is easy to anywhere in the city. You're surrounded by green space - ravines, parks, and walking trails. There are sports facilities and tennis clubs in the neighbourhood. The building has been well and conscientiously maintained and has a healthy reserve fund. An outdoor patio is an ideal spot for entertaining. This spacious unit has a lovely flow, generous room sizes, and easily transitions from entertaining space to quiet bedroom retreats. The apartment was painted in 2023 and updates in lighting and bathrooms have been done over the past few years. Flooring in the principal rooms is a lovely parquet There is generous natural light. Step from the entry foyer to an inviting living space . Large windows open onto a deep south west facing balcony, perfect for morning coffee or evening sunsets. The fireplace creates the perfect atmosphere for relaxing evenings. The kitchen is well fitted, with some newer appliances and perfectly located to make entertaining easy. The dining room accommodates a large table and has west light from a large window. The primary suite fits a king size bed and has additional space to lounge comfortably by the electric fireplace. A deep balcony, large enough to accommodate generous seating, opens off this room and overlooks green space. There is ample closet space and an ensuite bath with a soaker tub. The roomy second bedroom has a large closet and steps to the second bathroom, with a large shower. "Other" is two balconies.

Inclusions: Heat pump (heating and air conditioning) installed in 2022. Miele combination oven/electric stovetop installed in 2025, combo clothes washer/ dryer, Bosch dishwasher. Window coverings, electric light fixtures.

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



67 Pleasant Blvd
Toronto Ontario M4T 1K2
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 98
Taxes: \$5,500.58 / 2024 **For:** Sale **SPIS:** N **DOM:** 1
Sold: \$1,155,000
List: \$1,175,000
 Condo Townhouse **#Shares%:**
 2-Storey **Locker#:** 65 **Rms:** 6
Unit#: 6 **Locker Lev/Unit:** A **Bedrooms:** 2
Corp#: TSCP / 1940 **Locker Unit:** 65 **Washrooms:** 3
Level: 1
Dir/Cross St: Yonge St & St Clair Ave
Directions:
 1st street South of St. Clair Ave E, on the east side of Yonge St. St. Clair Subway Stn.
Prop Mgmt: Performance Property Management

MLS#: C12301524 **Sold Date:** 07/24/2025
PIN#: 129400006

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1290 SqFt(As per MPAC) + 115 SqFt Private Outdoor Space Exposure: Ns Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$693.75 A/C: Central Air Central Vac: N UFFI: Elev/Lift: N Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Countertop Range, On Demand Water Heater	Balcony: Terr Ens Lndry: Y Lyndy Lev: Lower Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: #58 #: #59 Park \$/Mo: Prk Lvl/Unit: A58 / A59 Bldg Amen: Bbqs Allowed, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.51	x 15.03	Hardwood Floor	Pot Lights	W/O To Deck
2	Dining	Main	20.51	x 15.03	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	11.75	x 10.5	Renovated	Granite Counter	Breakfast Bar
4	Prim Bdrm	Lower	15.03	x 10.43	W/I Closet	3 Pc Ensuite	W/O To Patio
5	Bathroom	Lower	4.99	x 7.68	Renovated	Heated Floor	Bidet
6	2nd Br	Lower	11.84	x 8.99	3 Pc Ensuite	Closet	Large Window
7	Laundry	Lower	4.99	x 3.38	Tile Floor	Separate Rm	

Client Remks: Welcome HOME to 67 Pleasant Blvd. Nestled in the heart of Deer Park, one of Toronto's most desirable neighbourhoods, this upgraded townhome offers outstanding value. It boasts premium finishes, 9-ft ceilings, hardwood flooring, 2 spacious bedrooms- each with its own ensuite baths, updated kitchen, high ceilings, open concept layout, LED lighting throughout, premium custom roller blinds, laundry room, and 2 private outdoor spaces. The updated modern kitchen offers premium stainless steel appliances, lots of counter & cupboard space, granite countertops, and a large centre island with a breakfast bar - perfect for home cooks and entertainers alike. From the bright & spacious Living room, step out onto your private balcony, where you can sit & relax or BBQ. Two generously-sized bedrooms, each with its own ensuite bathroom, offering ultimate privacy and comfort. The primary bedroom features an oversized walk-in closet, private terrace, and a fully renovated bathroom with heated floors, heated towel rack, premium vanity & storage cabinetry, LED & pot lights, brand new sink, and a custom luxury spa shower with an in-ceiling rain showerhead. Enjoy the convenience of 2 owned side by side underground parking spaces (each with a bike bar) and an owned locker for additional storage. A stones throw to St. Clair Subway Station, David A. Balfour Park & trail, Farm Boy & Loblaws grocery stores, boutique shopping, fitness studios, cafes, pickleball courts, and a variety dining options. Catchment for the Top Schools in the City (see attached list of schools). Did we mention how wonderful and friendly the neighbours are? Please see attached floor plan and full list of improvements. 1290 SqFt as per MPAC + 115 SqFt Private outdoor space. Floor Plan, list of improvements, inclusions, and list of schools are attached.

Inclusions: Stainless Steel Kitchen Appliances (Fridge, Dishwasher, Gas Stove & Burner, and Hood vent), countertop microwave, custom roller blinds (dual roller blinds in both bedrooms - blackout & valence), LED light fixtures, Newer LG Energy Star Front Loading Washer & Dryer, Bidet toilet seats in all 3 bathrooms, and the Custom Murphy Bed / Desk set in the 2nd bedroom with bookshelf, mattress storage & filing cabinet. 2 owned side by side underground parking spaces (with bike bar) & 1 owned locker for additional storage. The following items can also be included: Entertainment Unit & TV in the Living Room, Weber BBQ on the upper balcony, and outdoor table & chairs in the lower terrace.

Listing Contracted With: KELLER WILLIAMS REFERRED URBAN REALTY 416-572-1016



10 Delisle Ave 1101
Toronto Ontario M4V 3C6
 Toronto C02 Yonge-St. Clair Toronto % Dif: 98
Taxes: \$5,450 / 2025 **For:** Sale **SPIS:** N **DOM:** 36
Sold: \$1,180,000
List: \$1,200,000
Condo Apt **#Shares%:** **Rms:** 7
1 Storey/Apt **Locker#:** **Bedrooms:** 2 + 1
Unit#: 01 **Locker Lev/Unit:** Level 2 **Washrooms:** 2
Corp#: TSCC / 1591 **Locker Unit:** 188 1x5xFlat, 1x4xFlat
Level: 11
Dir/Cross St: Yonge and St Clair Ave W.
Directions: Please, follow your GPS
Prop Mgmt: Del Property Management 416-323-3540

MLS#: C12410301 **Sold Date:** 10/23/2025
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: 1120 sq. ft / 104 sq meters Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,290 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Accessibility Feat: Accessible Public Transit Nearby, Doors Swing In HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: 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, Family Room, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine Interior Feat: Carpet Free, Primary Bedroom - Main Floor	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Stucco/Plaster Gar/Gar Spcs: Built-In / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level D #74 Bldg Amen: Gym, Party/Meeting Room, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer		12.86	x 9.48	Hardwood Floor Closet
2	Living		11.61	x 15.91	Hardwood Floor Fireplace East View
3	Dining		9.25	x 9.71	Hardwood Floor
4	Kitchen		12.86	x 8.92	Hardwood Floor Quartz Counter East View
5	Prim Bdrm		10.04	x 19.06	Hardwood Floor Ensuite Bath W/I Closet
6	2nd Br		8.56	x 12.86	Hardwood Floor Double Closet Window
7	Den		8.76	x 9.94	Hardwood Floor Double Doors French Doors

Client Remks: Enjoy Clear and Lush Views over the eastern tree canopy, from this breathtaking 11th floor suite at "The St Clair"! This premium split bedroom floor plan with 2 bedrooms, 2 bathrooms and a rare and generous size den/office/3rd bedroom, is a coveted and masterfully designed layout! With over 1060 sq ft of interior living space, this highly functional suite with a large dining room, oversized primary bedroom and 5-piece ensuite, incredible storage and full size kitchen appliances is fitting for families, downsizers, entertainers and working professionals alike. If a home office is a priority in your search then this suite is a must see! This prime Delisle Ave location offers hyper convenient access to transit, downtown, top schools and an array of amenities at your doorstep-literally! Elaborate building amenities include a well-equipped on-site gym and two expansive event rooms featuring a full kitchen with TVs, a fireplace, a grand piano, and a pool table! An outdoor patio with mature foliage and BBQ facilities make for an ideal summer entertaining spot.
Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, TV Wall Brackets, All Electric Light Fixtures, All Window Coverings and hardware, Blinds, Bathroom Mirrors.
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



10 Delisle Ave 1404			Sold: \$1,175,000		
Toronto Ontario M4V 3C6			List: \$1,250,000		
Toronto C02 Yonge-St. Clair Toronto % Dif: 94					
Taxes: \$6,304.17 / 2025		For: Sale		SPIS: N	
		DOM: 45			
Condo Apt		#Shares%:		Rms: 6	
1 Storey/Apt		Locker#:		Bedrooms: 2 + 1	
Unit#: 04		Locker Lev/Unit: Level 1		Washrooms: 2	
Corp#: TSCC / 1591		Locker Unit: 39		1x5xFlat, 1x4xFlat	
		Level: 13			
Dir/Cross St: West of Yonge St/North of St Clair Av					
Directions: West of Yonge St/North of St Clair Av					
Prop Mgmt: DEL Property Mgmt 416-323-3540					

MLS#: C12460947 **Sold Date:** 11/28/2025
PIN#: 125910472

Kitchens:	1	Pets Perm:	Yes-with Restrictions	Balcony:	Jlte
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,552.80	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete / Stucco/Plaster
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Year Built:	2004	Elev/Lift:		Drive:	Underground
Yr Built Source:	MPAC	Retirement:		Park Type:	Owned / Owned
Apx Sqft:	1200-1399	HST Applicable to	Not Subject to HST	Park/Drv Spcs:	0 Tot Prk Spcs: 2
Sqft Source:	MPAC	Sale Price:		#:	8 #: 7
Exposure:	W	Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Assessment:		Heat Incl:	Hydro Incl:	Prk Lvl/Unit:	D / D
Spec Desig:	Unknown	Cable TV Incl:	CAC Incl:	Bldg Amen:	
Survey Type:	None	Bldg Ins Incl:	Y Prkg Incl: Y	Bike Storage, Bus Ctr (Wifi Bldg), Games Room,	
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Gym, Party/Meeting Room, Community BBQ	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine		
		Interior Feat:	Carpet Free		
		Security Feat:	Alarm System, Concierge/Security, Smoke Detector		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	23.69	x 11.81	Juliette Balcony	Gas Fireplace	Crown Moulding
2	Dining	Flat	10.01	x 9.74	Separate Rm	Hardwood Floor	
3	Kitchen	Flat	13.32	x 9.45	Eat-In Kitchen	Window	Tile Floor
4	Prim Bdrn	Flat	17.09	x 14.99	5 Pc Ensuite	W/I Closet	Hardwood Floor
5	2nd Br	Flat	13.35	x 9.15	Juliette Balcony	Closet	Hardwood Floor
6	Den	Flat	9.12	x 8.37	Separate Rm	Closet	Track Lights
7	Foyer	Flat	8.4	x 7.91	Double Closet	Combined W/Laundry	Marble Floor

Client Remks: Luxury living at the heart of Yonge and St Clair. This sun-filled suite offers 1,277 sq ft of thoughtfully designed space with high smooth ceilings, hardwood flooring and spectacular unobstructed west views from every window. The L-shaped Living and Dining Room layout provides plenty of space for house-sized furniture. Enjoy the comfort of a gas fireplace in the cooler months and throw open the Juliette balcony doors to welcome the outside in during the warmer months. The kitchen has ample working space, added cupboards and a lovely eat-in area by the window. The spacious primary bedroom features a walk-in closet and a spa-inspired 5-piece ensuite. A second bedroom comes with a closet and Juliette balcony, with the main bathroom conveniently located across the hall, not across the suite. A separate den with double doors makes for a perfect home office or additional sleeping area. The unit comes with a storage locker and 2 underground parking spots, located close to the elevator. Located in a well-managed mid-rise building with amenities that include a 24-hour concierge, gym, party room, games room, library with Wi-Fi, car rinse station and a lush courtyard with BBQ and seating area. Enjoy both the pulse of Yonge+St Clair and the tranquil vibe of the prestigious Deer Park neighbourhood. Mere steps to local shops, services, restaurants, TTC, top schools, parks, and Kms of ravine walking trails. Come and see this beautiful unit at The St Clair, where luxury and lifestyle meet.

Inclusions: Integrated Sub-Zero Fridge, Thermador Gas Stove Cooktop, Thermador B/I Oven, Frigidaire B/I Microwave, Miele B/I Dishwasher, Stacked Washer & Dryer. All window coverings and hardware. All Electric light fixtures. Bathroom Mirrors.

Listing Contracted With: RE/MAX PRIME PROPERTIES - UNIQUE GROUP 416-928-6833




20 Avoca Ave 1706
Toronto Ontario M4T 2B8
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 93
Taxes: \$0 / 2025 **For:** Sale **SPIS:** N **DOM:** 44
Sold: \$1,350,000
List: \$1,450,000
 Co-Op Apt **#Shares%:** 30 **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 6 **Locker Lev/Unit:** B **Washrooms:** 2
Corp#: N/A / 0 **Locker Unit:** 49 2x3xFlat
Level: 17
Dir/Cross St: E. of Yonge/St. Clair Ave. E.
Directions: Use GPS
Prop Mgmt: First Service Residential 416-964-7133


MLS#: C12257846 **Sold Date:** 08/15/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Houssmax Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$2,273.16 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Grnbelt/Conserv, Library, Park, Public Transit, School Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: \$80 Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	10.01	x 3.67	Mirrored Closet
2	Living	Flat	19.32	x 14.01	L-Shaped Room
3	Dining	Flat	10.07	x 8.76	Combined W/Living
4	Kitchen	Flat	9.25	x 8.33	Granite Counter
5	Prim Bdrm	Flat	16.4	x 11.75	W/I Closet
6	2nd Br	Flat	12.6	x 9.58	Double Closet
7	Other	Flat	27.99	x 8.01	Balcony
8	Other	Flat	50.49	x 7.15	Balcony

Client Remks: Soaring above the tree-tops with clear views of the south city skyline and David Balfour Park, this stunning corner suite offers an exceptional lifestyle in a coveted midtown location. Rarely offered, this 2-bedroom, 2-bathroom residence boasts approximately 1,106 sq.ft. of interior living space plus 474 sq.ft. of outdoor space. A beautifully proportioned layout includes multiple walk-outs to a wraparound balcony, perfect for enjoying morning coffee or evening sunsets. Floor-to-ceiling windows flood the open-concept living and dining area with natural light, enhancing the airy, inviting atmosphere. The modern kitchen is both stylish and functional, outfitted with black granite countertops, a sideboard for extra storage and prep space, and an integrated eating counter. The spacious primary bedroom includes a walk-in closet and a renovated 3-piece ensuite bath. The second bedroom, complete with a double closet, enjoys access to its own updated 3-piece bathroom perfect for guests or shared living. Residents of this well-managed co-op building enjoy an array of luxury amenities: 24-hour concierge, on-site property management, a serene outdoor pool surrounded by mature trees and manicured grounds, an exercise room, hobby room, library, party/meeting room, laundry facilities, EV charging stations, car wash bay, bike storage, and ample visitor parking. Underground rental parking space, as available and the use of one out-of-suite storage locker for added convenience. Ideally located just steps to the Yonge/St. Clair subway, shops, cafes, dining, the public library, and nearby ravine trails, this home blends the best of urban living with the tranquility of a park-side setting. The maintenance fee includes: property taxes, hydro, heat, water, central air, basic cable TV, internet, building insurance and common elements. Note: Avoca Apartments Limited does not permit pets, rentals, or ensuite laundry.
Inclusions: LG Stainless Steel Refrigerator, Jenn-Air Stove, Sideboard with Granite Counter in Kitchen, Jenn-Air Stainless Steel Microwave, Whirlpool Dishwasher
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995

			1430 Yonge St 705 Toronto Ontario M4T 1Y6 Toronto C02 Yonge-St. Clair Toronto % Dif: 90 Taxes: \$9,470.43 / 2024 For: Sale SPIS: N DOM: 87			Sold: \$1,575,000 List: \$1,749,000		
			Condo Apt Apartment Unit#: 5 Corp#: TSCC / 1932			#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 7		
Dir/Cross St: Yonge / St. Clair Directions: South of St. Clair on the West side of Yonge Prop Mgmt: First Service Residential								
MLS#: C12080208 PIN#:			Sold Date: 07/09/2025					
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,450.06 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: None			Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y		
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Living	Main	21.13	x 21				
2	Dining	Main	21	x 21				
3	Prim Bdrm	Main	15.91	x 14.34				
4	Kitchen	Main	11.35	x 8.76				
5	Prim Bdrm	Main	11.35	x 10.07				
Client Remks: Experience five-star boutique living at 1430 Yonge St, Toronto. This executive corner unit has been fully renovated with premium upgrades and high-end finishes throughout. The contemporary layout spans three sides of the building, offering breathtaking panoramic S, E, and N views from three private balconies. Enjoy unobstructed downtown skyline views, protected by the nearby park. Both master bedrooms feature walk-in closets and 4-piece ensuites with TVs. Set the perfect mood with custom lighting and automated shades throughout, then unwind with a glass of wine by the stunning Starfire Aquarium. The unit includes 2 premium parking spaces, 2 lockers, and a gas line hook-up. Amenities encompass guest parking, a gym, and a 24-hour concierge. Located steps from premier dining, upscale shops, and transit, with Oriole Park and David A. Balfour Park at your doorstep.								
Listing Contracted With: RIGHT AT HOME REALTY 416-383-9525								

	99 Foxbar Rd 2110 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 92 Taxes: \$2,803.94 / 2024 For: Sale SPIS: N DOM: 60			Sold: \$1,650,000 List: \$1,798,000		
	Condo Apt Apartment Unit#: 10 Corp#: TSCP / 2928		#Shares%: Locker#: D107 Locker Lev/Unit: D Locker Unit: 107 Level: 21		Rms: 5 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x5xFlat	
	Dir/Cross St: St Clair Ave W/Avenue Rd Directions: Yonge & St Claire Prop Mgmt: Forest Hill Kipling Residential Management					
	MLS#: C12210986 Sold Date: 08/09/2025 PIN#: 769280218					
	Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Electric Apx Age: 0-5 Year Built: 2021 Yr Built Source: MPAC Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: MPAC Exposure: Se Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,352.54 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: D/21 Bldg Amen: Com Elem Incl: Y	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	21.65	x 20.47	Combined W/Dining	Window Flr to Ceil Laminate
2	Dining	Flat	21.65	x 20.47	Combined W/Living	Window Flr to Ceil W/O To Balcony
3	Kitchen	Flat	21.65	x 20.47	Combined W/Dining	B/I Appliances Balcony
4	Prim Bdrm	Flat	13.91	x 12.01	Window Flr to Ceil	Large Closet 5 Pc Ensuite
5	2nd Br	Flat	11.25	x 10.4	Window Flr to Ceil	Large Closet Laminate
Client Remks: Blue Diamond Offers Breathtaking Suites In The Heart Of Imperial Village At Avenue Rd & St. Clair With Private Access To The Unprecedented Amenities Of The 20,000 Sf Imperial Club, Residents Will Enjoy A Stunning Roster Of Incredible Lifestyle Amenities, Street-Level Retail (Longo's, LCBO, Starbucks & More). This Luxurious 2 Bed Offers Engineered Laminate Plank Floors, Custom-Designed Kitchen Cabinetry With Stone Counters & Built-In Appliances. Spectacular view of Downtown Toronto.						
Inclusions: Management fee Includes Rogers Bulk Ultra High Speed Internet Package, Parking & Locker, All Existing Appliances (Not owned by the tenant), All Existing Electrical Light Fixtures and window coverings (Not owned by the tenant).						
Listing Contracted With: RIGHT AT HOME REALTY 905-695-7888						



20 Avoca Ave 1502/03
Toronto Ontario M4T 2B8
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 100
Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 21
Sold: \$1,899,000
List: \$1,899,900
 Co-Op Apt **#Shares%:** 50 **Rms:** 6
 Apartment **Locker#:** #72 **Bedrooms:** 3
Unit#: 03 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: N/A / 1 **Locker Unit:** 1x4xMain, 1x3xMain
Level: 15
Dir/Cross St: Yonge St./St.Clair Ave. E.
Directions: East Of Yonge St./South Of St. Clair Ave. E.
Prop Mgmt: First Service Residential 416-964-7133

MLS#: C12326567 **Sold Date:** 08/27/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Floor Plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$3,788.59 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: N GreenPIS: Prop Feat: Public Transit, Ravine Interior Feat: None Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Outdoor Pool, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.68	x 9.09	Closet Broadloom
2	Living	Main	23.03	x 17.55	Window Flr to Ceil Ne View W/O To Balcony
3	Dining	Main	23.03	x 17.55	Combined W/Living Broadloom W/O To Balcony
4	Kitchen	Main	13.19	x 10.4	Double Sink Cork Floor W/O To Balcony
5	Prim Bdrm	Main	14.3	x 18.9	3 Pc Ensuite North View W/W Closet
6	2nd Br	Main	13.68	x 14.11	W/I Closet North View W/O To Balcony
7	3rd Br	Main	14.11	x 10.1	Double Closet B/I Shelves W/O To Balcony

Client Remks: Rarely offered coveted 3 bedroom suite at the award winning Avoca apartments. This spacious corner unit boasts 1778 sq ft of living space (was originally 2 separate units) w large principal rooms, floor to ceiling windows w walkouts from every room & an expansive wrap around terrace with gorgeous green ravine views. Building Amenities include 24 hr concierge, fitness rm, sauna, outdoor pool amidst manicured landscaping, party rm, library, & ample visitor parking at grade level. This is a tight knit community steps to ravines, parks, subway, shopping, restaurants & all the best Toronto has to offer.

Inclusions: Fridge, Stove, Microwave & Dishwasher. Patio Table & Chair Set & Planters on Balcony. All Window Coverings & ELFs
Listing Contracted With: ROYAL LEPAGE URBAN REALTY 416-461-9900



111 St Clair Ave W 1908
Toronto Ontario M4V 1N5
Toronto C02 Yonge-St. Clair Toronto % Dif: 100
Taxes: \$8,826.67 / 2024 **For:** Sale **SPIS:** N **DOM:** 7

Sold: \$2,149,900
List: \$2,149,900

Condo Apt
Apartment
Unit#: 8
Corp#: TSCC / 2565

#Shares%:
Locker#:
Locker Lev/Unit: D
Locker Unit: 148
Level: 18

Rms: 7
Bedrooms: 2 + 1
Washrooms: 3
1x2, 1x3, 1x5

Dir/Cross St: St Clair Ave West / Avenue Road
Directions: St Clair Ave West / Avenue Road
Prop Mgmt: Forest Hill Kipling

MLS#: C12563408
PIN#:

Sold Date: 11/27/2025

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Heat: Heat Pump / Gas
Apx Age:
Apx Sqft: 1400-1599
Sqft Source: Plans
Exposure: N
Assessment:
Spec Desig: Unknown
Survey Type: None
Phys Hdcap-Eqp:

Pets Perm: Yes-with Restrictions
Locker: Owned
Maint: \$1,610.14
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift:
HST Applicable to: Included In
Sale Price:
Taxes Incl:
Heat Incl: Y
Cable TV Incl: Y
Bldg Ins Incl: Y
Cert Level:
GreenPIS:
Prop Feat: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, Rec Centre, School
Exterior Feat: Built-In-BBQ, Patio, Privacy
Interior Feat: Carpet Free
Security Feat: Concierge/Security

Balcony: Open
Ens Lndry: Y
Lndy Lev: Main
Exterior: Stone
Gar/Gar Spcs: Underground / 1
Park/Drive:
Drive:
Park Type: Owned
Park/Drv Spcs: 0 **Tot Prk Spcs:** 1
#: 116
Park \$/Mo:
Prk Lvl/Unit: C
Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Indoor Pool, Squash/Racquet Court, Visitor Parking
Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.91	x 6	Double Closet
2	Living	Main	22.51	x 16.01	W/O To Balcony
3	Dining	Main	22.51	x 16.01	W/O To Balcony
4	Kitchen	Main	12.93	x 10.99	Modern Kitchen
5	Prim Bdrm	Main	12.76	x 9.91	W/O To Balcony
6	2nd Br	Main	11.68	x 7.41	W/I Closet
7	Den	Main	10.93	x 9.68	Combined W/Office
8	Laundry	Main	5.51	x 4.33	Separate Rm
9	Other	Main	48	x 3.58	W/O To Balcony

Client Remks: Rising above the city on the 19th floor, this residence is more than a home-it's a statement. A full-width balcony with gas line spans the suite, with four walkouts that open to forever views over Forest Hill. Dramatic 11-foot ceilings and walls of floor-to-ceiling glass flood the space with natural light, creating a seamless connection between the interior and skyline beyond. Inside, thoughtful design meets uncompromising luxury. The custom Cameo kitchen-appointed with Wolf and Sub-Zero appliances-anchors the home as both a showpiece and a chef's delight. A floor-to-ceiling custom stone biofuel fireplace adds warmth and quiet sophistication to the expansive living and dining area, setting the tone for evenings spent in style. With 1,471 sq. ft., the layout balances flexibility and flow with the ideal two bedroom split plan plus a versatile den or office with stunning custom millwork, three spa-inspired baths inclusive of a powder room, and a full laundry room. The balcony offers a gas line for a BBQ, blurring the line between indoor and outdoor living. This rare offering includes private elevator access (exclusive to the 19th floor and above) and direct elevator access to your parking and locker room. (Ask about additional parking). Enjoy exclusive access to a private gym reserved solely for residents for the 19th floor and above + unlimited access to the 20,000 square foot Imperial Club complete with golf simulator, indoor pool, gym, party room, media room, sound studio, theatre room ++. Enhanced pet policy allows pets up to 40 kg (88lbs) for residences on the 19th floor and above. Longos, LCBO and Starbucks on the ground level! Streetcar at your front door! This is a lifestyle defined by elegance, comfort, and meticulous attention to detail.
Inclusions: All existing appliances, window coverings and light fixtures. Furniture negotiable.

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



99 Foxbar Rd 2410 Toronto Ontario M4V 0B2 Toronto C02 Yonge-St. Clair Toronto % Dif: 96 Taxes: \$8,876.74 / 2025 For: Sale SPIS: N DOM: 7		
Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2928	#Shares%: Locker#: 2 Locker Lev/Unit: Locker Unit: Level: 24	Rms: 4 Bedrooms: 2 + 1 Washrooms: 3 3x5xMain
Dir/Cross St: Avenue Rd & St. Clair Ave Directions: St Clair Ave/Foxbar Rd Prop Mgmt: Forest Hill Kipling		

MLS#: C12290180 **Sold Date:** 07/24/2025
PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1800-1999 Sqft Source: Builder Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,114.90 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: None	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete / Metal/Side Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Spectacular Southwest Corner Unit with Unobstructed Skyline Views in One of Torontos Most Prestigious Neighbourhoods! This sun-filled, brand-new, never-lived-in suite features a rare split-bedroom layout, open-concept living, and premium finishes throughout. The upgraded kitchen is equipped with high-end appliances, a spacious island ideal for entertaining, and abundant storage. The stunning primary suite includes a large walk-in closet and a beautifully appointed ensuite. The second bedroom also offers a private ensuite, perfect for family or guests. A large den with floor-to-ceiling windows provides the ideal space for a home office or optional third bedroom. Step out onto the oversized balcony and enjoy breathtaking panoramic southwest views of Torontos skyline. Enjoy five-star amenities including 24-hr concierge, direct underground access to Longos, LCBO, and Starbucks, and the exceptional Imperial Club: a 20,000 sq. ft. fitness and lifestyle centre with an indoor pool, hot tub, gym, yoga room, squash courts, golf simulator, media lounge, and more. Located just steps from the St. Clair subway, TTC streetcar, fine dining, boutique shopping, top schools, and lush parks this is city living at its finest. Inclusions: All Existing built-in Appliances, Existing Electric Light Fixtures, 2 Combined Storage Units, 2 Premium Parking Spo Listing Contracted With: SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995					



6 Jackes Ave 301 Toronto Ontario M4T 0A5 Toronto C09 Rosedale-Moore Park Toronto % Dif: 97 Taxes: \$10,672.11 / 2024 For: Sale SPIS: N DOM: 0		
Condo Apt Apartment Unit#: 1 Corp#: TSCC / 2804	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 22, Level: 3	Rms: 7 Bedrooms: 2 Washrooms: 3 1x5xMain, 1x3xMain, 1x2xMain
Dir/Cross St: Yonge St & St Clair Ave W Directions: Yonge St & St Clair Ave W Prop Mgmt: ICC Property Management		

MLS#: C12511334 **Sold Date:** 11/05/2025
PIN#: 768040016

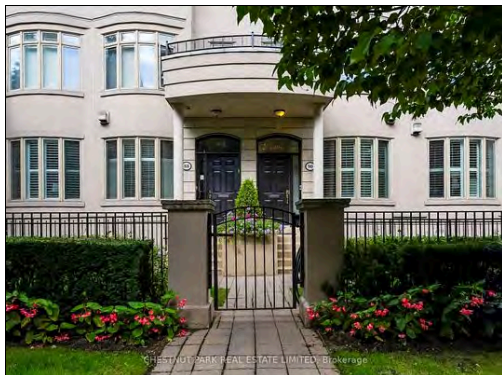
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2019 Apx Sqft: 1800-1999 Lot Size Source: MPAC Sqft Source: Builder Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,200.54 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: 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, Family Room, Pets Allowed with Restrictions Interior Feat: Storage	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19	x 3.74	Hardwood Floor Large Closet 2 Pc Bath
2	Living	Main	16.99	x 11.84	Hardwood Floor Open Concept W/O To Balcony
3	Dining	Main	14.34	x 11.84	Hardwood Floor Open Concept Combined W/Living
4	Kitchen	Main	13.42	x 8.33	Hardwood Floor Centre Island B/I Appliances
5	Family	Main	12.5	x 18.9	Hardwood Floor Large Window W/O To Balcony
6	Prim Bdrm	Main	21.59	x 14.5	Hardwood Floor 5 Pc Ensuite W/O To Balcony
7	2nd Br	Main	12.07	x 10.01	Hardwood Floor 3 Pc Ensuite W/O To Balcony

Client Remks: Experience luxurious living in this stunning two-bedroom, three-bathroom condo in one of Midtown's most desired buildings. Designed for both comfort and style, this rare layout includes a spacious family room in addition to the living and dining areas ideal both for entertaining and for relaxed, comfortable daily life. The oversized primary suite offers the feel of a grand home, making this suite the perfect choice for downsizers and professionals who refuse to compromise. In addition to an expansive bedroom, the primary suite features two walk-in closets and a contemporary ensuite bathroom with two vanities, a large shower, a bathtub, and a private water closet. The highly desirable split plan allows for privacy, and the quiet second bedroom features its own ensuite bathroom. A discreet powder room, a large entryway closet, and in-suite laundry complete the interior space. Superior finishes throughout add to the refined elegance, while two private balconies provide the perfect places to unwind. Three storage lockers allow for uncluttered living, and the underground parking is well-located, steps from the elevator. Enjoy the convenience of a gracious concierge, along with the world-class amenities, including a gym, party room, and beautiful rooftop terrace. Steps from the best of Yonge & St. Clair, this is upscale urban living at its finest.

Inclusions: See Schedule B

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

			90 Pleasant Blvd Toronto Ontario M4T 1J8 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99 Taxes: \$11,694.97 / 2024 For: Sale SPIS: N DOM: 20 Sold: \$2,275,000 List: \$2,295,000																																																																																																																																				
			Condo Townhouse 3-Storey Unit#: 4 Corp#: MTCC / 1188		#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: Level: 1		Rms: 6 + 1 Bedrooms: 3 Washrooms: 3 1x2xMain, 1x6x2nd, 1x3x3rd																																																																																																																																
			Dir/Cross St: Yonge & St. Clair Directions: Yonge & St. Clair Prop Mgmt: Prohouse Property Management																																																																																																																																				
MLS#: C12377655 Sold Date: 09/23/2025 PIN#:																																																																																																																																							
Kitchens: 1 Fam Rm: N Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 2250-2499 Sqft Source: Plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Common Maint: \$2,185.33 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Central Vacuum, Ensuite Laundry, Fireplace/Stove, Other, Park, Pets Allowed with Restrictions, Public Transit, Ravine, Rec Centre, School Interior Feat: Central Vacuum, Other Security Feat: Smoke Detector, Security System, Carbon Monoxide Detectors, Concierge/Security			Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Concierge, Party/Meeting Room, Visitor Parking Com Elem Incl: Y																																																																																																																																	
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th><th></th><th></th></tr><tr><td>1</td><td>Kitchen</td><td>Main</td><td>18.34</td><td>x 14.07</td><td>Hardwood Floor</td><td>Granite Counter</td><td>Stainless Steel Appl</td></tr><tr><td>2</td><td>Dining</td><td>Main</td><td>14.6</td><td>x 10.5</td><td>Hardwood Floor</td><td>Built-In Speakers</td><td>Crown Moulding</td></tr><tr><td>3</td><td>Living</td><td>Main</td><td>16.57</td><td>x 14.07</td><td>Hardwood Floor</td><td>Fireplace</td><td>South View</td></tr><tr><td>4</td><td>Powder Rm</td><td>Main</td><td>6.92</td><td>x 3.18</td><td>2 Pc Bath</td><td>Tile Floor</td><td></td></tr><tr><td>5</td><td>Foyer</td><td>Main</td><td>6.33</td><td>x 3.9</td><td>Tile Floor</td><td>Closet</td><td></td></tr><tr><td>6</td><td>Br</td><td>2nd</td><td>17.91</td><td>x 14.07</td><td>Hardwood Floor</td><td>6 Pc Ensuite</td><td>Combined W/Laundry</td></tr><tr><td>7</td><td>Bathroom</td><td>2nd</td><td>14.07</td><td>x 8.66</td><td>6 Pc Ensuite</td><td>Separate Shower</td><td>Soaker</td></tr><tr><td>8</td><td>Laundry</td><td>2nd</td><td>3.67</td><td>x 3.51</td><td>Combined W/Br</td><td>Closet</td><td></td></tr><tr><td>9</td><td>2nd Br</td><td>3rd</td><td>16.93</td><td>x 14.07.48</td><td>Hardwood Floor</td><td>Closet</td><td>Built-In Speakers</td></tr><tr><td>10</td><td>3rd Br</td><td>3rd</td><td>16.73</td><td>x 14.24</td><td>Hardwood Floor</td><td>Closet</td><td>Built-In Speakers</td></tr><tr><td>11</td><td>Bathroom</td><td>3rd</td><td>12.24</td><td>x 4.59</td><td>Renovated</td><td>3 Pc Bath</td><td>Separate Shower</td></tr><tr><td>12</td><td>Rec</td><td>Lower</td><td>14.99</td><td>x 14.24</td><td>Hardwood Floor</td><td>Built-In Speakers</td><td>Wainscoting</td></tr><tr><td>13</td><td>Mudroom</td><td>Lower</td><td>5.91</td><td>x 4.66</td><td>Tile Floor</td><td>Walk-Out</td><td></td></tr><tr><td>14</td><td>Other</td><td>Lower</td><td>6.5</td><td>x 4.43</td><td></td><td></td><td></td></tr><tr><td>15</td><td>Utility</td><td>Lower</td><td>10.07</td><td>x 6.92</td><td></td><td></td><td></td></tr></table>								#	Room	Level	Length (ft)	Width (ft)	Description			1	Kitchen	Main	18.34	x 14.07	Hardwood Floor	Granite Counter	Stainless Steel Appl	2	Dining	Main	14.6	x 10.5	Hardwood Floor	Built-In Speakers	Crown Moulding	3	Living	Main	16.57	x 14.07	Hardwood Floor	Fireplace	South View	4	Powder Rm	Main	6.92	x 3.18	2 Pc Bath	Tile Floor		5	Foyer	Main	6.33	x 3.9	Tile Floor	Closet		6	Br	2nd	17.91	x 14.07	Hardwood Floor	6 Pc Ensuite	Combined W/Laundry	7	Bathroom	2nd	14.07	x 8.66	6 Pc Ensuite	Separate Shower	Soaker	8	Laundry	2nd	3.67	x 3.51	Combined W/Br	Closet		9	2nd Br	3rd	16.93	x 14.07.48	Hardwood Floor	Closet	Built-In Speakers	10	3rd Br	3rd	16.73	x 14.24	Hardwood Floor	Closet	Built-In Speakers	11	Bathroom	3rd	12.24	x 4.59	Renovated	3 Pc Bath	Separate Shower	12	Rec	Lower	14.99	x 14.24	Hardwood Floor	Built-In Speakers	Wainscoting	13	Mudroom	Lower	5.91	x 4.66	Tile Floor	Walk-Out		14	Other	Lower	6.5	x 4.43				15	Utility	Lower	10.07	x 6.92			
#	Room	Level	Length (ft)	Width (ft)	Description																																																																																																																																		
1	Kitchen	Main	18.34	x 14.07	Hardwood Floor	Granite Counter	Stainless Steel Appl																																																																																																																																
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6	Br	2nd	17.91	x 14.07	Hardwood Floor	6 Pc Ensuite	Combined W/Laundry																																																																																																																																
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10	3rd Br	3rd	16.73	x 14.24	Hardwood Floor	Closet	Built-In Speakers																																																																																																																																
11	Bathroom	3rd	12.24	x 4.59	Renovated	3 Pc Bath	Separate Shower																																																																																																																																
12	Rec	Lower	14.99	x 14.24	Hardwood Floor	Built-In Speakers	Wainscoting																																																																																																																																
13	Mudroom	Lower	5.91	x 4.66	Tile Floor	Walk-Out																																																																																																																																	
14	Other	Lower	6.5	x 4.43																																																																																																																																			
15	Utility	Lower	10.07	x 6.92																																																																																																																																			
Client Remks: Architectural elegance in Midtown. This four-level townhome redefines city living with nearly 2500 sq.ft. of thoughtfully composed space. Designed with proportion and flow in mind, the residence balances architectural clarity with everyday functionality. On the main floor, nine ft ceilings and an open -concept-plan create volume and light. The living and dining space is anchored by an elegant gas fireplace, establishing a focal point for entertaining. The adjoining updated Chefs kitchens boasts Dacor double wall ovens, gas cooktop, ample cabinetry, and a large, streamlined breakfast bar. From here French doors extend the living space outward to a private garden terrace, complete with BBQ gas hookup. The second floor is dedicated to the primary suite, conceived as a private retreat. A built-in fireplace adds warmth, while dual closets and a walk-in dressing room maximize organization. The ensuite-with its steam shower, deep soaker tub, and five-piece configuration-is designed as a spa like environment. The third floor introduces two oversized bedrooms with treetop perspectives, paired with a fully renovated contemporary three-piece bathroom. The lower level features a finished family room with custom built-ins, hardwood floors, a third fireplace and direct access to two parking spaces and two large lockers. All this in a vibrant midtown community step to boutique shopping, acclaimed restaurants, lush trails and David Balfour Park. This home blends the excitement of midtown living and the																																																																																																																																							

comforts of a private elegant retreat. In addition there 2 Lockers and 2 underground parking spots with direct access to the Townhouse. How good is that...

Inclusions: See Schedule C

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



108 Pleasant Blvd
Toronto Ontario M4T 1J8
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 99
Taxes: \$11,590.32 / 2025 **For:** Sale **SPIS:** N **DOM:** 6
Sold: \$2,470,000
List: \$2,488,000
 Condo Townhouse **#Shares%:** **Rms:** 6 + 1
 3-Storey **Locker#:** **Bedrooms:** 3
Unit#: 13 **Locker Lev/Unit:** Lower **Washrooms:** 4
Corp#: MTCC / 1108 **Locker Unit:** 1 Ro 1x2xMain, 1x2xLower,
Level: 1 1x5x2nd, 1x4x3rd
Dir/Cross St: Yonge and St. Clair
Directions: Just west of Avoca
Prop Mgmt: Prohouse Property Management

MLS#: C12436268 **Sold Date:** 10/07/2025
Assignment: N **Fractional Ownership:** N **PIN#:**

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Other Apx Age: 16-30 Year Built: 1998 Yr Built Source: MPAC Apx Sqft: 2500-2749 2945 total as per floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,185.33 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: N Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Central Vacuum, Ensuite Laundry, Family Room, Fireplace/Stove, Grnbelt/Conserv, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Patio, Privacy Interior Feat: Central Vacuum Security Feat: Alarm System	Balcony: Terr Ens Lndry: Y Lndy Lev: Lower Exterior: Stucco/Plaster Gar/Gar Spcs: Underground / 2 Park/Drive: None Drive: None Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 108 #: 13 Park \$/Mo: Prk Lvl/Unit: A / A Bldg Amen: Bbqs Allowed, Concierge Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	7.68	x 16.24	Gas Fireplace	Hardwood Floor	Crown Moulding
2	Dining	Main	11.42	x 16.24	Hardwood Floor	Combined W/Living	Crown Moulding
3	Kitchen	Main	7.51	x 10.66	Breakfast Bar	Quartz Counter	Eat-In Kitchen
4	Family	Main	14.24	x 7.09	Hardwood Floor	Gas Fireplace	W/O To Patio
5	Prim Bdrm	2nd	14.24	x 18.01	5 Pc Ensuite	Gas Fireplace	W/I Closet
6	2nd Br	3rd	14.24	x 16.99	W/I Closet	O/Looks Backyard	Hardwood Floor
7	3rd Br	3rd	14.24	x 14.07	Double Closet	O/Looks Park	Hardwood Floor
8	Rec	Lower	14.24	x 10.99	2 Pc Bath	Access To Garage	Hardwood Floor
9	Other	Main	14.24	x 21			

Client Remks: This exceptional 3 bedroom, 4 bathroom executive townhouse at Yonge & St Clair combines refined living with a lush, private outdoor escape. A coveted location within the complex, beside David Balfour Park, with beautiful ravine & park views, it boasts one of the largest & most private gardens in the complex, framed by greenery. Enjoy almost 3,000 sq. ft. of stylishly updated interiors & thoughtful upgrades. The open concept living & dining spaces feature 9 ft ceilings, a gas fireplace & lead to a modern kitchen with sleek finishes, a breakfast bar, desk area, additional storage & offers a flexible floor plan that you can use as a casual eat in area or a cozy family room with a 2nd gas fireplace & a walkout to the patio. The entire 2nd floor is dedicated to a luxurious primary suite a private sanctuary with a gas fireplace, 2 walk-in closets & a stunningly renovated ensuite with a standalone soaker tub, heated floors, double vanity & oversized shower. Upstairs, 2 additional bedrooms are bright & versatile, with the front bedroom having beautiful ravine views, plus a skylight over the staircase that fills the home with natural light. The lower level has been upgraded to include another bathroom, additional living space, a laundry room & direct access to 2 car parking, a private locker room & a 2nd storage area in front of the parking. Renovations include: an updated Kitchen, 3 renovated bathrooms, engineered hardwood on 3 levels, Solid Core Wood doors throughout with new hardware, Custom Patio French Doors, crown moulding & programmable lighting. A sought-after complex with the best of both worlds-a private townhouse entrance, with the perks of a 24 hr concierge. maintenance covers common elements, water, Rogers Ignite Service & Internet. This elegant home combines convenience, privacy, & a prime location steps to Yonge Street, Rosedale's charm & Summerhill's finest shops & restaurants. OPEN HOUSE CANCELLED

Inclusions: as per Schedule C
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



20 Avoca Ave 2004		Sold: \$2,100,000
Toronto Ontario M4T 2B8		List: \$2,500,000
Toronto C09 Rosedale-Moore Park Toronto % Dif: 84		
Taxes: \$0 / 2025	For: Sale	SPIS: N
		DOM: 134
Co-Op Apt	#Shares%: 50	Rms: 7
1 Storey/Apt	Locker#:	Bedrooms: 1 + 1
Unit#: 4	Locker Lev/Unit:	Washrooms: 2
Corp#: N/A / 0	Locker Unit:	1x2xMain, 1x3xMain
	Level: 20	
Dir/Cross St: Yonge Street / St Clair Avenue East		
Directions: Off St Clair, East of Yonge		
Prop Mgmt: First Service Residential 416-964-7133		

MLS#: C12160414 **Sold Date:** 10/01/2025
PIN#:


Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: Plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$3,788.59 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Y Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Family Room	Water Incl: Y Hydro Incl: Y CAC Incl: Y Prkg Incl: Energy Cert: Interior Feat: None	Balcony: Terr Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: \$80 Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.68	x 9.51	Hardwood Floor	Large Closet	Recessed Lights
2	Office	Main	9.15	x 4.43	Broadloom	Wainscoting	Recessed Lights
3	Kitchen	Main	10.5	x 7.41	Marble Counter	Recessed Lights	Built-In Speakers
4	Breakfast	Main	10.5	x 7.74	Combined W/Kitchen	W/O To Balcony	Crown Moulding
5	Dining	Main	12.99	x 10.43	Crown Moulding	Window Flr to Ceil	Wainscoting
6	Living	Main	18.83	x 16.01	Hardwood Floor	Crown Moulding	Wainscoting
7	Library	Main	14.4	x 12.83	Broadloom	B/I Bookcase	Wainscoting
8	Prim Bdrm	Main	18.57	x 15.42	B/I Bookcase	Double Closet	3 Pc Ensuite
9	Other	Main	16.4	x 6.66	W/O To Balcony	Wainscoting	Crown Moulding

Client Remks: This spacious 1813 square foot corner penthouse has a wow factor! This suite offers rare 9' ceilings with floor to ceiling windows and incredible panoramic south and east views of the Vale of Avoca ravine and the city skyline over David Balfour Park. The amazing 638 square foot wraparound balcony is perfect for dining, lounging, and watching the seasons change. This custom designed suite by an internationally acclaimed designer offers a formal living room, dining room, kitchen with breakfast area, library (could be second bedroom), and primary suite. Signature features include exquisite millwork, built-ins, raised paneling, crown moulding, and excellent walls for displaying art. 20 Avoca Avenue is a well managed building with excellent amenities including 24 hour concierge, outdoor pool, fitness room (LifeFitness equipment), party room, excellent laundry facilities, and ample visitor parking. Enjoy the convenience of this location at Yonge and St Clair, close to transit, shops, restaurants, and private clubs. Large locker included, underground rental parking available at \$80/month.

Inclusions: All kitchen appliances, all electric light fixtures, all window coverings, all custom built-ins.

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

	10 Avoca Ave 704/05 Toronto Ontario M4T 2B7 Toronto C09 Rosedale-Moore Park Toronto % Dif: 96 Taxes: \$0 / 2024 For: Sale SPIS: N DOM: 15			Sold: \$2,650,000 List: \$2,750,000
	Co-Op Apt Apartment Unit#: 04/0 Corp#: NA / 0	#Shares%: 50 Locker#: Locker Lev/Unit: Locker Unit: Level: 7	Rms: 8 Bedrooms: 3 Washrooms: 3 1x2xFlat, 1x3xFlat, 1x4xFlat	Dir/Cross St: Yonge & St Clair Directions: Yonge & St Clair Prop Mgmt: First Service 416-964-7133

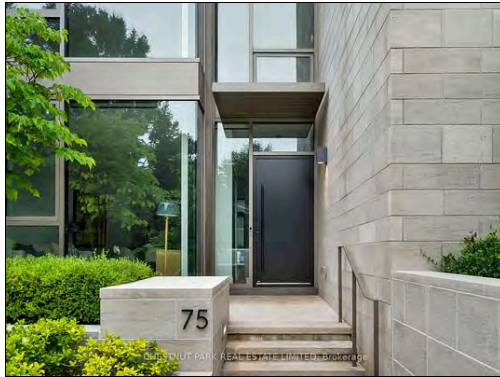
MLS#: C12366606 **Sold Date:** 09/11/2025
PIN#:

Kitchens: 2 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: Floor Plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Exclusive Maint: \$3,788.59 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Electric Car Charger, Family Room, Grnbelt/Conserv, Park, Public Transit, Ravine Interior Feat: Carpet Free, In-Law Capability, Separate Heating Controls, Wheelchair Access Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: \$80 Prk Lvl/Unit: Bldg Amen: Car Wash, Concierge, Exercise Room, Outdoor Pool, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.88	x 12.3	Balcony	Se View	O/Looks Ravine
2	Kitchen	Flat	9.78	x 10.24	Open Concept	O/Looks Dining	Se View
3	Dining	Flat	10.1	x 10.27	O/Looks Park	O/Looks Ravine	Se View
4	Prim Bdrm	Flat	11.32	x 16.31	4 Pc Ensuite	Double Closet	East View
5	2nd Br	Flat	9.58	x 12.47	W/O To Balcony	O/Looks Living	East View
6	3rd Br	Flat	15.26	x 11.12	South View	W/I Closet	Parquet Floor
7	Family	Flat	19.09	x 18.27	W/O To Balcony	South View	Parquet Floor
8	Kitchen	Flat	6.46	x 8.23	Open Concept	O/Looks Family	Tile Floor

Client Remks: Stunning Southeast views from this coveted corner of the remarkable Avoca Apartments. Floor-to-ceiling windows overlooking the Ravine, Balfour Park, and City skyline enhance the panoramic views from every room, creating unparalleled privacy. Approximately 1800 sq ft plus 700 sq ft wraparound balcony with two adjoining suites combined into one, with each renovated, intact and with an access door to allow flexibility of use. Multigenerational living is possible, with two private suites, 2 bedroom/2 bath, and a 1 bedroom/1bath suite. You can live in one large suite or divide use as needed. Currently for sale as one large 3-bedroom suite, however, the seller will consider the sale of each suite individually as well. Located in an oasis of calm yet steps away from the shops, subway, library, services, cappuccino bars, and restaurants at Yonge and St. Clair, this building is perfectly situated in the city. It is the best of urban living in a park-like setting. The friendly, welcoming community is another asset of this first-class Co-op. Book clubs, tai chi, knitting groups, coffee get-togethers, movie nights, hobby room, men's club, walking groups, and more. Located close to the gardens and walking paths of Balfour Park, a morning or evening stroll is easily accessible. Generous visitor parking, concierge, 24/7 security, and management on site are further benefits of the Avoca Apartments. Rarely offered, this 3-bedroom suite has been renovated with open concept kitchens, wheelchair accessible washroom, designer lighting and more. Luxury finishes and upgraded appliances are detailed in the feature sheet. All-inclusive maintenance fees include property taxes, hydro, heat, A/C, cable TV, internet, common elements, and building insurance. There are no pets, rentals, or ensuite laundry allowed. Bedrooms are virtually staged

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



75 Foxbar Rd			Sold: \$2,900,000
Toronto Ontario M4V 2G5			List: \$2,995,000
Toronto C02 Yonge-St. Clair Toronto % Dif: 97			
Taxes: \$13,669.17 / 2024	For: Sale	SPIS: N	DOM: 10
Condo Townhouse	#Shares%:	Rms: 7 + 1	
3-Storey	Locker#: 74	Bedrooms: 3 + 1	
Unit#: 4	Locker Lev/Unit: Level C	Washrooms: 3	
Corp#: TSCC / 2905	Locker Unit: 74	1x2xMain, 1x6x2nd,	
	Level: 1	1x4x3rd	
Dir/Cross St: Yonge and St Clair			
Directions: South of St Clair			
Prop Mgmt: Kipling Property Management			


MLS#: C12375385 **Sold Date:** 09/12/2025
PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: Finished	Maint: \$801.58	Ndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Stone
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age: New	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 2750-2999	Elev/Lift:	Drive: Underground
Sqft Source: Floor Plans	Retirement: Included In	Park Type: Owned / Owned
Exposure: S	HST Applicable to Sale Price:	Park/Drv Spcs: 2 Tot Prk Spcs: 2
Assessment:	Taxes Incl:	#: 3
Spec Desig: Unknown	Water Incl:	Park \$/Mo:
Survey Type: None	Hydro Incl:	Prk Lvl/Unit:
Phys Hdcap-Eqp:	CAC Incl: Y	Built-in Garage / Lvl A, Unit 3
	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level:	Concierge, Gym, Indoor Pool, Media Room,
	GreenPIS:	Sauna, Squash/Racquet Court
	Prop Feat: Ensuite Laundry, Family Room, Fenced Yard, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School	Com Elem Incl: Y
	Exterior Feat: Landscaped, Year Round Living, Patio	
	Interior Feat: Auto Garage Door Remote	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0	Double Closet	2 Pc Bath	Hardwood Floor
2	Living	Main	0	0	South View	Combined W/Dining	Hardwood Floor
3	Dining	Main	0	0	O/Looks Living	Open Concept	Hardwood Floor
4	Kitchen	Main	0	0	Centre Island	Marble Counter	W/O To Terrace
5	Prim Bdrm	2nd	0	0	W/I Closet	Combined W/Sitting	6 Pc Ensuite
6	2nd Br	3rd	0	0	W/O To Terrace	South View	Double Closet
7	3rd Br	3rd	0	0	4 Pc Bath	Double Closet	Hardwood Floor
8	Office	3rd	0	0	Combined W/Den	Large Window	Hardwood Floor
9	Family	Lower	0	0	Combined W/Rec	Hardwood Floor	
10	Laundry	Lower	0	0	Laundry Sink		
11	Mudroom	Lower	0	0	Access To Garage	Tile Floor	

Client Remks: Tucked away on a quiet, tree-lined street, this rare condo townhome offers the best of both worlds: the space and feel of a private home with the security, ease, and amenities of condo living. Move-in ready and impeccably maintained, its a true turnkey opportunity in one of Torontos most desirable neighbourhoods. Steps from Summerhill, Yonge & St. Clair, Forest Hill, and Deer Park, enjoy unmatched access to transit, shopping, dining, and top schools - all just minutes from your front door. Inside, the open-concept main floor features soaring ceilings, oak hardwood floors, and expansive windows. The chef-inspired kitchen boasts marble countertops, premium appliances, and a large centre island with breakfast bar. Walk out to your private terrace and enjoy the convenience of a main floor powder room. Upstairs, the luxurious primary suite offers floor-to-ceiling windows, a lounge area, two walk-in closets, and a spa-like 6-pc ensuite. The upper level adds two more bedrooms (one with a south facing terrace), a bright office or den, and a 4-pc bathroom. The finished lower level features a large family room, full laundry, and direct access to a private garage plus a second underground parking space. Enjoy 20,000+ sq ft of resort-style amenities including a gym, pool, spa, 24/7 concierge, and underground access to Longos, LCBO, and Starbucks. A low-maintenance, lock-and-leave lifestyle without compromise. Streetcar stop at your front door & just a 5-minute walk to Yonge St. Top-rated schools nearby: Brown PS, BSS, UCC, The York School, De La Salle. Walk to BNR Tennis Club in 5 minutes and Forest Hill Village in under 10.

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

	63 St Clair Ave W 907/908 Toronto Ontario M4V 2Y9 Toronto C02 Yonge-St. Clair Toronto % Dif: 92 Taxes: \$8,833.81 / 2024 For: Sale SPIS: N DOM: 16			Sold: \$2,850,000 List: \$3,100,000				
	Condo Apt Apartment Unit#: 7/8 Corp#: YCC / 472	#Shares%: Locker#: Locker Lev/Unit: B Locker Unit: B26 Level: 9	Rms: 9 Bedrooms: 3 Washrooms: 3 1x4xMain, 2x3xMain	Dir/Cross St: Yonge And St Clair Directions: South side of St Clair Ave. W. West of Yonge Street Prop Mgmt: Crossbridge Condominium Services Ltd. 416-922-0196				
MLS#: C12460172 Sold Date: 10/30/2025 PIN#:								
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: Plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,177.22 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: N Prop Feat: Ensuite Laundry, Family Room, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: None Security Feat: Concierge/Security			Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 57 #: 76 Park \$/Mo: Prk Lvl/Unit: A / B Bldg Amen: Concierge, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y		
Waterfront: None								
#	Room	Level	Length (ft)	Width (ft)	Description			
1	Foyer	Main	12.17	x 4.82	Marble Floor	Double Closet		
2	Living	Main	22.34	x 18.5	Hardwood Floor	Crown Moulding		
3	Dining	Main	22.34	x 18.5	Hardwood Floor	Crown Moulding		
4	Kitchen	Main	16.4	x 9.91	Porcelain Floor	Breakfast Bar		
5	Family	Main	19.32	x 13.58	Broadloom	Crown Moulding		
6	Prim Bdrm	Main	17.26	x 11.42	Hardwood Floor	W/I Closet		
7	2nd Br	Main	17.42	x 10.93	Broadloom	His/Hers Closets		
8	3rd Br	Main	14.5	x 9.91	Hardwood Floor	B/I Bookcase		
9	Laundry	Main	8.76	x 8.07	Hardwood Floor	Double Sink		
Client Remks: Welcome to Suite 907/908 at Granite Place, an expansive, light-filled southeast-facing corner suite offering stunning skyline and treetop views in one of midtown Torontos most prestigious buildings. With over 2,100 square feet of thoughtfully designed space, this beautifully upgraded three-bedroom residence blends elegance, comfort, and convenience in a location that defines walkable city living. From the moment you enter, hardwood floors and crown moulding guide you through a generous floor plan that effortlessly balances formal and informal living. The open-concept living and dining area offers a seamless flow for entertaining, with walk-out access to a private 200 sq.ft terrace showcasing breathtaking south-facing views of the city. The separate oversized family room, drenched in natural light, provides a versatile retreat for relaxing, reading, or hosting guests. An updated four piece bathroom adds convenience to the main living space. The renovated kitchen features clean contemporary lines, stainless steel appliances, and ample storage, perfect for daily function or hosting with ease. The homes three bedrooms are each generously scaled, including two potential primary retreats, both offering ensuite bathrooms and excellent closet space for modern comfort. The third bedroom adds versatility for a home office with built-ins, a den or guest bedroom. Residents of Granite Place enjoy a host of premium, resort-style amenities, including an indoor saltwater pool and whirlpool, well-equipped exercise room, yoga studio, saunas, and a multi-purpose room with a catering kitchen and walk-out patio. A beautifully landscaped garden creates a quiet, green setback from St. Clair, while attentive 24-hour concierge service and welcoming building staff elevate everyday comfort and security. The suite also includes two parking spaces and two oversized lockers.								
Inclusions: See Schedule B								
Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM 416-424-4910								

		70 Rosehill Ave 604 Toronto Ontario M4T 2W7 Toronto C09 Rosedale-Moore Park Toronto % Dif: 95 Taxes: \$18,497 / 2025 For: Sale SPIS: N DOM: 11		Sold: \$3,550,000 List: \$3,750,000			
		Condo Apt Apartment Unit#: 4 Corp#: MTCC / 646		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 7			
		Dir/Cross St: E. of Yonge/S. Of St. Clair Directions: Use GPS Prop Mgmt: First Service Residential (On-Site): 416-968-3092		Rms: 7 Bedrooms: 3 Washrooms: 3 1x3xFlat, 1x4xFlat, 1x6xFlat			
MLS#: C12505884 PIN#:		Sold Date: 11/14/2025					
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 2250-2499 Sqft Source: Approx. 2389 s.f. as per Houssmax Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,831.05 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Included In HST Applicable to Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free, Sauna Security Feat: Concierge/Security		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: A/36 / A/37 Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	14.99	x 7.68	Elevator	Hardwood Floor	Mirrored Ceiling
2	Living	Flat	23.26	x 14.07	Fireplace	Hardwood Floor	South View
3	Dining	Flat	17.59	x 14.34	Separate Rm	South View	W/O To Balcony
4	Kitchen	Flat	11.68	x 11.09	Eat-In Kitchen	Hardwood Floor	
5	Breakfast	Flat	11.68	x 7.41	Hardwood Floor	South View	W/O To Balcony
6	Prim Bdrm	Flat	18.77	x 14.4	W/I Closet	6 Pc Ensuite	W/O To Balcony
7	2nd Br	Flat	16.01	x 11.32	Double Closet	Hardwood Floor	4 Pc Ensuite
8	3rd Br	Flat	14.5	x 10.99	Double Closet	3 Pc Bath	W/O To Balcony
9	Other	Flat	41.08	x 6.66	Balcony	East View	
Client Remks: Nestled in the coveted Yonge and St. Clair neighbourhood, The Rosehill stands as a boutique mid-rise condominium that embodies refined urban living. Suite 604 is positioned in the South Tower, with direct elevator access opening into approximately 2,389 square feet of elegant interiors. The expansive living room is anchored by a wood-burning fireplace, creating a warm and inviting atmosphere for relaxed evenings. A generous dining room with walk-out to the balcony complements both the living room and the spacious kitchen, offering seamless flow for entertaining. The kitchen provides abundant cabinetry along with a sunlit breakfast area, achieving the perfect balance of function and comfort. The private quarters offer serenity and space. The primary suite features two walk-in closets and a luxurious six-piece ensuite complete with sauna, along with a walk-out to the balcony where sweeping south-east views extend over the Rosedale Reservoir and city skyline. The second bedroom includes two double closets, large picture windows, and a four-piece ensuite. A third bedroom, outfitted with built-ins and two double closets, opens to a large open balcony, approx. 319 sq.ft., capturing prime south-east vistas. A dedicated laundry room with sink and ample storage enhances everyday convenience. This residence showcases remarkable unobstructed views from nearly every principal room. Two underground parking spaces and one out-of-suite locker are included. The Rosehill is a premier full-service building offering 24-hour concierge, gatehouse security, on-site superintendent, valet parking, fitness centre, indoor pool, events room, and visitor parking - ensuring elevated comfort, service, and peace of mind in one of Midtown's most desirable locations. Inclusions: Refrigerator, Cook-Top, Wall Oven, Oven, Microwave, Dishwasher, Electric Light Fixtures, Window Coverings, Built-Ins Listing Contracted With: SOTHEYB'S INTERNATIONAL REALTY CANADA 416-960-9995							



33 Jackes Ave 902
Toronto Ontario M4T 1E2
 Toronto C09 Rosedale-Moore Park Toronto % Dif: 100
Taxes: \$36,165.01 / 2024 **For:** Sale **SPIS:** N **DOM:** 178
Sold: \$10,500,000
List: \$10,500,000
Condo Apt **#Shares%:** **Rms:** 9
2-Storey **Locker#:** LA67 **Bedrooms:** 2 + 1
Unit#: 2 **Locker Lev/Unit:** L1 **Washrooms:** 4
Corp#: MTCC / 802 **Locker Unit:** 01
Level: 9
1x2xMain, 1x4xMain,
1x2x2nd, 1x4x2nd
Dir/Cross St: Yonge & Summerhill
Directions: Via google maps
Prop Mgmt: Crossbridge Condominium Services

MLS#: C12057709 **Sold Date:** 09/27/2025
PIN#: 118020056

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 31-50 Year Built: 1988 Yr Built Source: MPAC Apx Sqft: 4250-4499 Sqft Source: Floor plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: Y	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$6,289.30 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: Accessibility Elevator Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit, Ravine Exterior Feat: Landscaped Interior Feat: Other Security Feat: Alarm System, Concierge/Security	Balcony: Terr Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 1 #: 2 Park \$/Mo: Prk Lvl/Unit: Level A / Level A Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Recreation Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	23.26	x 20.01	Closet	2 Pc Bath	Elevator
2	Living	Main	25.43	x 19.09	W/O To Terrace	Fireplace	South View
3	Dining	Main	22.67	x 16.5	Formal Rm	Bay Window	O/Looks Park
4	Kitchen	Main	21.92	x 15.09	Eat-In Kitchen	W/O To Balcony	Centre Island
5	Family	Main	15.49	x 15.26	O/Looks Park	B/I Shelves	South View
6	2nd Br	Main	15.85	x 12.83	W/O To Balcony	4 Pc Ensuite	Double Closet
7	Prim Bdrm	2nd	25.66	x 16.5	W/O To Balcony	4 Pc Ensuite	W/I Closet
8	Office	2nd	15.49	x 15.49	South View	Murphy Bed	B/I Shelves
9	Other	2nd	6.92	x 6.33	Pot Lights	B/I Shelves	Pocket Doors
10	Laundry	Main	6.92	x 6.33	B/I Shelves	Stainless Steel Sink	Hardwood Floor

Client Remks: Truly one of the finest luxury condominiums in Toronto, Penthouse 902 at 33 Jackes Avenue is an awe-inspiring world class residence perched at the crest of Summerhill and overlooking the treetops of Rosedale. With interiors curated by Powell & Bonnell, the 4482 square foot suite is paired with 1255 square feet of exterior terraces capturing the most unbelievable, unobstructed views of the city every day. A direct private elevator expands into the grand foyer of this suite that is illuminated from the tiered skylight above. Surrounding a wood burning fireplace in the living room, floor-to-ceiling windows connect the unobstructed city landscape to the contemporary spaces within. Stepping out to the nearly 1000 SF terrace (one of four accompanying this suite), the garden beds have been masterfully curated by Mark Hartley Landscape Architects, offering a subtle and elegant array of local trees and shrubs. The views will quite literally give pause to each of your guests, soaking in the inspiring vistas of the city skyline and the treetops of Rosedale. Back in the suite, a custom Neff kitchen was designed to allow for large-scale preparations, and includes a quiet breakfast room recessed into one of the architectural bays of the building. The kitchen connects to the 22-foot dining room with a bay window that absorbs the view of David Balfour reservoir, and further flows to the family room to watch the evening news with cascading views down to the lake as a back drop. A full bedroom suite is revealed on this level, equipped with an ensuite and its own private terrace. To the second level, via ensuite elevator or the custom designed staircase, a broad landing branches to the primary bedroom suite or the home office (equipped with a Murphy bed). Two terraces flank the primary bedroom which is also serviced by an exquisite ensuite bath, a walk-in closet, and exercise space. The home office can easily be converted to a third bedroom, as required.

Prepared By: MAGGIE LIND, Salesperson
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CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE
1300 Yonge St Ground Flr, Toronto ON M4T1X3

Inclusions: See schedule B
Listing Contracted With: <u>CHESTNUT PARK REAL ESTATE LIMITED</u> 416-925-9191