



8 Cumberland St 1308			Sold: \$907,000	
Toronto Ontario M4W 0B6			List: \$950,000	
Toronto C02 Annex Toronto % Dif: 95				
Taxes: \$5,002.43 / 2024		For: Sale	SPIS: N	DOM: 60
Condo Apt	#Shares%:	Rms: 5		
Apartment	Locker#:	Bedrooms: 2		
Unit#: 08	Locker Lev/Unit:	Washrooms: 2		
Corp#: TSCC / 3030	Locker Unit:	1x3, 1x4		
	Level: 13			
Dir/Cross St: Yonge/Bloor				
Prop Mgmt: Tse Management Services				

MLS#: C11950648		Sold Date: 04/01/2025			
PIN#:					
Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$626.23	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Fan Coil / Other	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:	0-5	UFFI:		Park/Drive:	None
Apx Sqft:	700-799	Elev/Lift:		Park Type:	None
Sqft Source:	per builder plan	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Ne	Heat Incl:	Y	Water Incl:	Y
Assessment:		Cable TV Incl:		Y Hydro Incl:	
Spec Desig:	Unknown	Bldg Ins Incl:		CAC Incl:	
Phys Hdcap-Eqp:		Prkg Incl:		Prk Lvl/Unit:	
		Cert Level:		Bldg Amen:	
		Energy Cert:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Gorgeous 2 Bed 2 Bath Corner Unit with Raised High Smooth Ceiling. Open Concept Layout. Kitchen With Modern Cabinetry, S.S Appliances, Quartz Countertops. Full range of Amenities Include Private Party, Outdoor BBQ Lounge, Yoga Area And Pet Park With Spa Access. Mins To University of Toronto and TTC. Step to Shopping, Restaurants, Entertainment **EXTRAS** Custom blinds, B/I Fridge, Stove, B/I Microwave, Integrated Dishwasher, Washer And Dryer					
Extras:					
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. 905-305-1600					


88 Cumberland St 1403
Toronto Ontario M5R 1A3

Toronto C02 Annex Toronto % Dif: 92

Taxes: \$5,071.39 / 2024 **For:** Sale**SPIS:** N**Sold:** \$920,000**List:** \$999,999**DOM:** 33

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 03**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2776**Locker Unit:**

1x3xFlat, 1x4xFlat

Level: 14**Dir/Cross St:** Cumberland & Bellair**Directions:** Cumberland & Bellair**Prop Mgmt:** Forest Hill Kipling**MLS#:** C12116491**Sold Date:** 06/03/2025**PIN#:** 000767760

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$821.37	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Alum Siding
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:	New	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	600-699	Elev/Lift:		Park Type:	None
Sqft Source:	Builder Floorplans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Exposure:	W	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Gym, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden
Survey Type:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	8.2	x 10.01	Stainless Steel Appl Stone Counter Modern Kitchen
2	Dining	Ground	7.71	x 10.01	Hardwood Floor Combined W/Living Open Concept
3	Living	Ground	7.71	x 10.01	Hardwood Floor W/O To Balcony West View
4	Prim Bdrm	Ground	10.6	x 7.97	Hardwood Floor W/I Closet Ensuite Bath
5	2nd Br	Ground	10.99	x 8.99	Hardwood Floor Closet

Client Remks: Experience refined city living in this stunning 2 bedrooms, 2 full bathroom suite at Minto Yorkville Park, one of Torontos most prestigious addresses. Perched on the 14th high floor, this unit offers an open-concept layout with floor-to-ceiling windows with breathtaking west facing views, wide plank hardwood floors, upgraded chefs kitchen featuring premium appliances, Stone counters in kitchen and bathrooms, custom cabinetry and built-in island breakfast bar w/outlet. Enjoy sweeping Yorkville city views from your private balcony, a serene primary suite with spa-like ensuite and a versatile second bedroom ideal for guests or a home office. Includes access to top-tier amenities including: 24-hr concierge, fitness centre, rooftop terrace, party room, guest suites and more. All just steps from Bay and Bloor subway stations, luxury shops, fine dining, and cultural landmarks.

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



18 Yorkville Ave 302
Toronto Ontario M4W 3Y8
 Toronto C02 Annex Toronto % Dif: 92
Taxes: \$5,758.08 / 2024 **For:** Sale **SPIS:** N **DOM:** 28

Sold: \$950,000
List: \$1,029,000

Condo Apt **#Shares%:** Rms: 5
 Apartment **Locker#:** 21 **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** 3rd **Washrooms:** 2
Corp#: TSCC / 1724 **Locker Unit:** L3-2 1x3xMain, 1x4xMain
Level: 3

Dir/Cross St: Bloor & Yonge
Directions:
 Just North of Bloor St on Yonge, head West on Yorkville Ave. The property will be on the North side.
Prop Mgmt: Del Property Management Inc.

MLS#: C12074355**Sold Date:** 05/08/2025**PIN#:** 127240033

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,018.98	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Year Built:	2005	Elev/Lift:		Park Type:	Owned
Yr Built Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Apx Sqft:	900-999	Heat Incl:	Y Hydro Incl:	#:	#84
Sqft Source:	Builder's Floor Plans	Cable TV Incl:		Park \$/Mo:	
Exposure:	Se	Bldg Ins Incl:	Y Prkg Incl:	Prk Lvl/Unit:	P3
Assessment:	2024	Cert Level:		Bldg Amen:	
Spec Desig:	Unknown	GreenPIS:		Com Elem Incl:	Y
Survey Type:	None	Prop Feat:			
Phys Hdcap-Eqp:		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.09	x 9.97	
2	Dining	Main	10.37	x 9.28	
3	Living	Main	11.38	x 13.29	
4	Prim Bdrm	Main	9.68	x 8.99	
5	2nd Br	Main	11.38	x 10.01	

Client Remks: This bright beautifully updated 2-bed, 2- bath corner unit offers over 900 sq ft of functional living space with a coveted split bedroom floor plan, balcony, parking & locker. Enjoy a newly renovated primary bathroom, updated kitchen, and floor-to-ceiling windows that fill the space with natural light. Thoughtfully designed layout with open-concept living and dining area, amazing for entertaining and everyday living. Steps to all that Yorkville has to offer; subway, luxury shops, top restaurants, the Four Seasons Hotel, and cultural landmarks like the ROM and the Gardner Museum. 24-hour concierge, fitness centre, party room, media room, rooftop terrace with BBQs, and visitor parking. This is refined Yorkville living at its best. Don't miss your chance to call it home.

Extras:**Listing Contracted With:** RE/MAX HALLMARK REALTY LTD. 416-462-1888


225 Davenport Rd 514
Toronto Ontario M5R 3R2

Toronto C02 Annex Toronto % Dif: 87

Taxes: \$5,865.38 / 2024 **For:** Sale**SPIS:** N**Sold:** \$950,000**List:** \$1,098,000**DOM:** 116

Comm Element Condo

#Shares%:**Rms:** 12

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 14**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 795**Locker Unit:**


2x4xFlat

Level: 5**Dir/Cross St:** Davenport Rd & Avenue Rd**Prop Mgmt:** 360 Community Management 416-925-9347**MLS#:** C9373950**Sold Date:** 01/24/2025**PIN#:** 117950088

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Encl
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,654.99	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1800-1999	Elev/Lift:		Park Type:	Owned
Sqft Source:	Real Vision	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ns	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:	N	Prop Feat:	
				Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Discover a Rare Gem at The Dakota a boutique condo nestled in the heart of Yorkvilles lively, upscale neighbourhood. Just steps from Whole Foods, the renowned shopping on Torontos very own "Fifth Avenue," and a quick stroll to the University of Toronto and the subway, this location is the epitome of convenience and urban sophistication. Where else can you find nearly 2,000 sq ft of living space with 4 bedrooms, prime parking, and a spacious locker? Enjoy both North and South-facing views over lush gardens, offering a serene escape in the heart of the city. Lovingly cared for by the same owner for almost 50 years, this suite is ready for your creative touch and modern renovation ideas. With all utilities included in the maintenance fees, this vacant canvas is yours to transform into the home of your dreams.					
Extras: Check out the rare, inviting floor plan and start envisioning your new home at The Dakota a timeless blend of luxury and urban charm!					

Listing Contracted With: ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-236-1871



8 Cumberland St 4807
Toronto Ontario M4W 0B6
Toronto C02 Annex Toronto % Dif: 96
Taxes: \$0 / 2024 **For:** Sale **SPIS:** N **DOM:** 18

Sold: \$960,000
List: \$999,000

Condo Apt
Apartment
Unit#: 48
Corp#: TSCC / 3030

#Shares%:
Locker#:
Locker Lev/Unit:
Locker Unit:
Level: 07

Rms: 5
Bedrooms: 2
Washrooms: 2
1x5xMain, 1x3xMain

Dir/Cross St: Cumberland St/Yonge St
Directions: Cumberland St/Yonge St
Prop Mgmt: TBD

MLS#: C12166913
Sold Date: 06/09/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: Builder Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$762.99 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	24.84	x 15.42	Open Concept W/O To Balcony
2	Dining	Main	24.84	x 15.42	Open Concept Combined W/Kitchen
3	Kitchen	Main	24.84	x 15.42	Stainless Steel Coun Stone Counter
4	Prim Bdrm	Main	9.09	x 9.91	5 Pc Ensuite Closet Window
5	2nd Br	Main	6.56	x 9.91	Closet Window

Client Remks: Amazing Opportunity At 8 Cumberland in Yorkville. This New Building is situated in The Heart Of Toronto's Most Sought After Location - Cumberland And Yonge With A Perfect Walk And Transit Score .Steps From Toronto's Exclusive Shops And Culinary Delights. Floor to Ceiling windows and Generous Balcony. Just Moments From The Don Valley Parkway, The Gardiner Expressway And The 401. Building Amenities Include: Fitness Center, Party Rm, Outdoor garden + More! Practical Open-Concept Unit Feature 2 Bed, 2 Bath W/ Balcony. N/E Exposure. Parking Included! This is a no miss chance.

Extras:

Listing Contracted With: RE/MAX GOLD REALTY INC. 905-673-8500


32 Davenport Rd 1107
Toronto Ontario M5R 0B5

Toronto C02 Annex Toronto % Dif: 87

Taxes: \$5,643.34 / 2024 **For:** Sale**SPIS:** N**Sold:** \$960,000**List:** \$1,100,000**DOM:** 57

Condo Apt

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

Apartment

Locker#: D#58**Bedrooms:** 2 + 1**Unit#:** 1107**Locker Lev/Unit:** P4**Washrooms:** 2**Corp#:** TSCC / 2451**Locker Unit:** 58

1x4xFlat, 1x3xFlat

Level: 11**Dir/Cross St:** Yonge St. /Bay St. and Davenport Road / Yorkville**Directions:** Yonge St. /Bay St. and Davenport Road / Yorkville**Prop Mgmt:** ICC Property Management Ltd**MLS#:** C12054068**Sold Date:** 05/28/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$955.33	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Other
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	As per builder's floor plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Exercise Room, Lap Pool, Media Room, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School, Sloping		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.06	x 10.37	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	12.11	x 10.37	Hardwood Floor	Combined W/Kitchen	Centre Island
3	Kitchen	Flat	12.11	x 10.37	Hardwood Floor	B/I Appliances	Open Concept
4	Prim Bdrm	Flat	11.81	x 9.19	Hardwood Floor	Double Closet	4 Pc Ensuite
5	2nd Br	Flat	10.5	x 7.22	Hardwood Floor	Double Closet	East View
6	Den	Flat	9.19	x 5.91	Hardwood Floor	Window Flr to Ceil	Open Concept
7	Foyer	Flat	17.16	x 4.13	Hardwood Floor	Closet	Combined W/Laundry

Client Remks: A Rare Opportunity in the Luxurious 'The Yorkville Condominium,' nestled in the heart of Toronto's most prestigious enclave. Just steps away from Yorkville, Bloor Street West, the subway, high-end shopping, fine dining, Pusateri's, and Whole Foods, and right across from the Four Seasons Hotel. This stunning, sun-drenched 2-bedroom + den, 2-bathroom corner suite features a balcony with beautiful southeast views, 9-foot ceilings, gleaming floors, sleek cabinetry, and a contemporary designer kitchen with a signature dining island and Miele appliances. Enjoy abundant natural light throughout this elegant space. The building offers hotel-style amenities, including a magnificent rooftop garden with a BBQ area, a gorgeous plunge pool, a luxurious party room/club lounge with a kitchen and dining area, a top-of-the-line gym and yoga studio, and 24-hour concierge and security.

Extras:**Listing Contracted With:** ARDENT REAL ESTATE INC. 416-897-5767


346 Davenport Rd 503
Toronto Ontario M5R 1K6

Toronto C02 Annex Toronto % Dif: 98

Taxes: \$7,937.73 / 2024 **For:** Sale**SPIS:** N**Sold:** \$975,000**List:** \$999,900**DOM:** 8

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 3**Locker Lev/Unit:** P3**Washrooms:** 2**Corp#:** TSCC / 3006**Locker Unit:** 14

1x4xFlat, 1x3xFlat

Level: 5**Dir/Cross St:** Avenue Rd/Davenport**Directions:** Avenue Rd / Davenport**Prop Mgmt:** First Service Residential - (416) 293-5900**MLS#:** C12126789**Sold Date:** 05/14/2025**PIN#:** 770060019

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,372.98	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete / Stone
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	Floorplan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P3/38
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge
Survey Type:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Arts Centre, Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		


Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19.39	x 12.4	Combined W/Dining Bay Window Hardwood Floor
2	Dining	Flat	19.39	x 12.4	Combined W/Living W/O To Balcony Window Flr to Ceil
3	Kitchen	Flat	19.39	x 8.86	Open Concept Stone Counter B/I Appliances
4	Prim Bdrm	Flat	14.76	x 8.5	4 Pc Ensuite Double Closet Hardwood Floor
5	2nd Br	Flat	10.56	x 9.51	Window Hardwood Floor Closet
6	Foyer	Flat	7.02	x 5.51	Closet Hardwood Floor

Client Remks: Spectacular location between the Annex and Yorkville, this luxury 1,000+ sqft open-concept unit offers an abundance of natural light and modern elegance. Enjoy stunning views of Casa Loma from the floor to ceiling windows and balcony. No detail has been overlooked, with high-end upgrades and finishes throughout, including top-of-the-line Miele appliances. The redesigned open plan includes a spacious living area, with the second bedroom wall removed for flexibility, though it can easily be added back. This unit includes an oversized parking space with direct access to the extra large locker. This recently completed boutique building offers a perfect blend of style, convenience, and location. Chic restaurants and high end shopping at your doorstep!

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-929-4343



	8 Cumberland St 4502		Sold: \$978,000
	Toronto Ontario M4W 0B6		List: \$999,800
	Toronto C02 Annex Toronto % Dif: 98		
	Taxes: \$0 / 2024	For: Sale	SPIS: N
	DOM: 37		
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 02	Locker Lev/Unit:	Washrooms: 2	
Corp#: TSCC / 3030	Locker Unit:	1x3xMain, 1x3xMain	
	Level: 45		
Dir/Cross St: Yonge & Cumberland			
Prop Mgmt: TSE Management Service Inc			

MLS#: C11430870	Sold Date: 01/03/2025
PIN#:	

Kitchens: 2 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: Builder Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$539.28 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Y 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, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: None / 0 Park/Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Bus Ctr (Wifi Bldg), Gym, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.1	x 10.17	W/O To Balcony Nw View
2	Kitchen	Main	23.1	x 10.17	Combined W/Dining Modern Kitchen
3	Dining	Main	23.1	x 10.17	West View Open Concept
4	Prim Bdrm	Main	11.32	x 8.66	Large Window Large Closet 4 Pc Ensuite
5	2nd Br	Main	9.25	x 8.83	Large Window Large Closet

Client Remks: Envision yourself living on the 45th floor in Yorkville when golden hour hits! Enjoy stunning unobstructed sunset views all the way to the lake every day in this corner split 2 bedroom, 2 bathroom unit overlooking Yorkville. With a modern, designer kitchen, spacious living and dining areas, this is the epitome of luxury. Be the first to live in this exciting, brand new building right on Cumberland in the most prestigious neighbourhood in Toronto.
Extras: Fridge, Stove, Built-in Dishwasher, Washer/ Dryer, All Electrical Light Fixtures, Internet included
Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 416-203-8838


15 McMurrich St 1202
Toronto Ontario M5R 3M6
Sold: \$1,000,000
List: \$1,100,000

Toronto C02 Annex Toronto % Dif: 91

Taxes: \$5,336 / 2024 **For:** Sale**SPIS:** N**DOM:** 21

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 02**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 562**Locker Unit:**

1x4, 1x3

Level: 12**Dir/Cross St:** Yonge St/Davenport**Prop Mgmt:** ICC Property Management 416-485-5300**MLS#:** C11918268**Sold Date:** 01/31/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,115	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned
Sqft Source:	1,619 Floor Plan	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Nw	Heat Incl:	Y	#:	8
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	B
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	23.98	x 19	Parquet Floor	Open Concept	Combined W/Dining
2	Dining	Flat	23.98	x 19	Parquet Floor	Mirrored Walls	Open Concept
3	Kitchen	Flat	13.88	x 12.01	Separate Rm	Double Sink	Parquet Floor
4	Prim Bdrm	Flat	15.98	x 14.99	W/I Closet	Ensuite Bath	Large Window
5	Br	Flat	14.5	x 13.88	Closet	Broadloom	Large Window
6	Den	Flat	10.33	x 8.5	Window Flr to Ceil	Parquet Floor	

Client Remks: Welcome to Suite 1202 at 15 McMurrich Street, an exquisite condominium residence nestled in a boutique building in one of Toronto's most desirable neighborhoods. Offering approximately 1,619 square feet of well-designed living space. As you step into the suite, youre greeted by a spacious open-concept living and dining area. The fluid layout creates an ideal space for entertaining guests. The living room is complemented by expansive windows that bathe the room in natural light. Adjacent to the living area, the solarium is a serene retreat surrounded by windows, perfect for relaxing with a book or savoring your morning coffee. This versatile space can also serve as an additional seating area, office, or a charming sunlit dining nook. The primary bedroom is a sanctuary of comfort, complete with a walk-in closet providing ample storage. Residents of 15 McMurrich Street enjoy an array of premium amenities that enhance the lifestyle experience. A 24-hr concierge service provides security and convenience, while the gym, sauna, and party room offer opportunities for wellness and socializing. Situated just steps away from the vibrant Yonge Street corridor, and the upscale boutiques, fine dining, and cultural attractions of Yorkville which are just a short stroll away. ****EXTRAS**** 2 Parking + Locker. Floor Plans Attached.

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


8 Cumberland St 4603
Toronto Ontario M4W 0B6
Sold: \$1,022,990
List: \$1,022,990

Toronto C02 Annex Toronto % Dif: 100

Taxes: \$0 / 2025 **For:** Sale**SPIS:** N**DOM:** 64

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#: TBA**Bedrooms:** 2**Unit#:** 03**Locker Lev/Unit:** TBA**Washrooms:** 2**Corp#:** TSCC / 3030**Locker Unit:** TBA

1x4xFlat, 1x3xFlat


Level: 46**Dir/Cross St:** Bloor St and Yonge St**Directions:** North West of Bloor St and Yonge St**Prop Mgmt:** TSE MANAGEMENT SERVICES INC**MLS#:** C12070886**Sold Date:** 06/12/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$710.04	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	New	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	700-799	Elev/Lift:		Park Type:	Compact
Sqft Source:	717SF+Balcony as per floor plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Water Incl:	Y
Assessment:		Cable TV Incl:		Hydro Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	CAC Incl:	
Survey Type:	Unknown	Cert Level:		Prkg Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:		Energy Cert:	
		Prop Feat:	Ensuite Laundry, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	23.1	x 10.17	Laminate
2	Dining	Flat	23.1	x 10.17	Laminate
3	Living	Flat	23.1	x 10.17	Laminate
4	Prim Bdrm	Flat	11.32	x 8.66	Laminate
5	2nd Br	Flat	9.25	x 8.83	Laminate

Client Remks: Welcome to 8 Cumberland, a stunning address nestled in the heart of the prestigious Yorkville community. This spacious and sunlit 2 Bedroom 2 Bathroom unit offers 717 square feet + Balcony of luxurious living space with breathtaking South West-facing views - Corner unit with 10' Foot Ceiling. Located within a striking 51-storey high-rise, this modern condo embodies urban living at its finest, situated at the iconic intersection of Cumberland and Yonge. With an unbeatable walk and transit score, just steps away from world-class shopping, dining, and entertainment. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. The open-concept layout invites you to enjoy panoramic city vistas, while the chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, and high-end stainless-steel appliances, is perfect for culinary enthusiasts. Every moment at 8 Cumberland feels like home.

Extras:**Listing Contracted With:** RE/MAX EXCEL ALLIANCE REALTY 905-475-4750



3 Mcalpine St E 705
Toronto Ontario M5R 3T5
 Toronto C02 Annex Toronto % Dif: 95
Taxes: \$5,028.48 / 2025 **For:** Sale **SPIS:** N **DOM:** 43
Sold: \$1,040,000
List: \$1,099,000

Condo Apt **#Shares%:** **Rms:** 6
 1 Storey/Apt **Locker#:** **Bedrooms:** 2
Unit#: 5 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 1474 **Locker Unit:** 1x4xFlat, 1x3xFlat
Level: 6
Dir/Cross St: Davenport/ Church
Directions: E
Prop Mgmt: Crossbridge Condominium Services Ltd.

MLS#: C12065676 **Sold Date:** 05/20/2025
PIN#: 124740078

Kitchens: 1	Pets Perm: Restrict	Balcony: Jlte
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$1,736.39	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI: No	Park/Drive:
Year Built: 2002	Elev/Lift: Y Retirement: N	Park Type: Exclusive
Yr Built Source: MPAC	Taxes Incl: Water Incl: Y	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Apx Sqft: 1000-1199	Heat Incl: Y Hydro Incl:	#: 19
Sqft Source: MPAC	Cable TV Incl: CAC Incl: Y	Park \$/Mo: \$0
Exposure: E	Bldg Ins Incl: Y Prkg Incl: Y	Prk Lvl/Unit: B
Assessment:	Cert Level: Energy Cert: N	Bldg Amen:
Spec Desig: Unknown	GreenPIS: N	Com Elem Incl: Y
Survey Type: None	Prop Feat:	
Phys Hdcap-Eqp: N	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.73	x 11.15	Hardwood Floor	Window Flr to Ceil	Combined W/Dining
2	Dining	Flat	16.73	x 8.66	Hardwood Floor	Window Flr to Ceil	Combined W/Living
3	Prim Bdrm	Flat	17.32	x 13.16	Hardwood Floor	5 Pc Ensuite	His/Hers Closets
4	2nd Br	Flat	11.32	x 9.81	Hardwood Floor	Closet	
5	Kitchen	Flat	11.81	x 9.97	Granite Counter	Stainless Steel Appl	Breakfast Bar
6	Foyer	Flat	9.06	x 5.25	Marble Floor	Closet	

Client Remks: Welcome to Domus, an iconic building in Yorkville that blends the grandeur of the past with sophisticated modern elegance. Unit 705 is a two bedroom, sun drenched home with stunning floor-to ceiling windows, large, open spaces and exquisite finishes. At over 1000 square feet, these are rooms you can actually live in. Beautiful solid hardwood floors throughout. The expansive, open plan living/dining room overlooks the building's rare private garden and has unimpeded views towards the East. The huge master bedroom features his and hers closets with built-ins, a luxurious ensuite and more easterly views. The second bedroom, also with double closets, can be opened to the living space for more flexible options. Imagine a real kitchen in a condo! Tons of storage, high end appliances and stone countertops make entertaining a real delight. The two full bathrooms have been recently renovated with new vanities and marble clad showers. All new custom lighting throughout, as well as new doors, hardware and faucets. Close to 100K spent on recent upgrades. A laundry room and two more closets in the entrance hall allow for tons of storage. Nine foot ceilings throughout. Domus is truly a unique offering in Yorkville. At only ten storeys and 73 units, it is an intimate, exclusive, pet friendly building with 24 hour concierge, a gym, a party room and private garden, on a quiet street but steps from all the amenities Yorkville has to offer. Come and visit!

Extras:

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



942 Yonge St 701
Toronto Ontario M4W 3S8
Sold: \$1,055,000
List: \$849,880

Toronto C02 Annex Toronto % Dif: 124

Taxes: \$4,436.40 / 2024 **For:** Sale

SPIS: Y

DOM: 8

Condo Apt

#Shares%:

Rms: 5 + 1

Unit#: 1

Locker#:

Bedrooms: 2 + 1

Corp#: MTCC / 1019

Locker Lev/Unit:

Washrooms: 2

Locker Unit:

1x5, 1x3

Level: 7

Dir/Cross St: Yonge & Davenport

Directions: Yonge & Davenport

Prop Mgmt: 360 Community Management

MLS#: C11996373

Sold Date: 03/11/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,230.23	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Stucco/Plaster
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	1000-1199	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	As Per Builder's Plan	Taxes Incl:		Park/Drv Spcs:	1
Exposure:	Se	Heat Incl:	Y	#:	91
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	B
Survey Type:	None	Bldg Ins Incl:	Y	Bldg Amen:	Gym, Media Room, Sauna
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	0	0	
2	Dining	Flat	0	0	
3	Kitchen	Flat	0	0	
4	Prim Bdrm	Flat	0	0	
5	2nd Br	Flat	0	0	
6	Den	Flat	0	0	

Client Remks: Step into a home where style, sophistication, and comfort blend seamlessly in one of Toronto's most coveted neighbourhoods. Just steps from the charm of Yorkville and The Annex, this fully renovated condo has been thoughtfully transformed with over \$\$\$100K in upgrades, creating an elegant urban retreat. From the moment you walk into this 2-bedroom plus den, 2-bath condo, natural light pours through expansive windows, highlighting the rich hardwood floors that flow throughout. The open-concept layout is designed for both relaxation and entertaining, with a chef-inspired kitchen at its heart. Featuring high-end stainless steel appliances, an oversized center island, and sleek custom cabinetry, this kitchen is as functional as it is beautiful, perfect for hosting guests or enjoying quiet mornings with coffee in hand. The primary bedroom is a true sanctuary, complete with a spa-like 5-piece ensuite and a walk-in closet that offers ample storage for all your wardrobe essentials. Need extra space? The versatile den is ideal for a home office, creative studio, or guest suite tailored to your lifestyle. Every detail has been carefully considered, from the custom-designed laundry room to the upgraded pot lights that set the perfect ambiance. Storage is never an issue, with thoughtfully integrated solutions throughout the unit. Beyond the home itself, experience the best of city living, renowned boutiques, fine dining, and vibrant nightlife are just steps away. With easy access to transit, major highways, and lush green spaces, this location offers both convenience and excitement. This isn't just a condo it's a lifestyle. A rare opportunity to own something truly special in the heart of Toronto. Don't miss your chance to call it home!

Extras:

Listing Contracted With: RARE REAL ESTATE 416-233-2071



77 Avenue Rd 506
Toronto Ontario M5R 3R8
Sold: \$1,136,000
List: \$1,170,000

Toronto C02 Annex Toronto % Dif: 97

Taxes: \$5,278.83 / 2024 **For:** Sale **SPIS:** N **DOM:** 43

Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** 157 **Bedrooms:** 1
Unit#: 6 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: MTCC / 985 **Locker Unit:** 1x2xFlat, 1x5xFlat
Level: 4

Dir/Cross St: Avenue Road and Bloor St West

Prop Mgmt: Crossbridge Condominium Services

MLS#: C11959426

Sold Date: 03/21/2025

PIN#: 119850045

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,679.19	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	31-50	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	1,170 SQ FT as per attached floor plans	Taxes Incl:	Water Incl: Y	Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	E	Heat Incl:	Y Hydro Incl: Y	#:	65
Assessment:		Cable TV Incl:	CAC Incl: Y	Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Prkg Incl: Y	Prk Lvl/Unit:	A
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Bldg Amen:	Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.1	x 14.53	Open Concept	Combined W/Dining	W/O To Balcony
2	Dining	Flat	21.1	x 14.53	Combined W/Living	Open Concept	Large Window
3	Sitting	Flat	12.07	x 9.94	Open Concept	Recessed Lights	
4	Kitchen	Flat	8.76	x 8.43	Stone Counter	Stainless Steel Appl	Tile Floor
5	Prim Bdrm	Flat	17.16	x 9.32	W/O To Balcony	W/I Closet	5 Pc Ensuite
6	Bathroom	Flat	0	0	5 Pc Ensuite	Separate Shower	Soaker

Client Remks: Perfection At Exclusive Oasis In The Heart of Yorkville. Updated & Outstanding, Sun-Filled & Spacious 1,170 Sq. Ft. Suite Adjacent to Whole Foods Market, Equinox Fitness, Restaurants & Chic Boutiques. Rare Suite w/Brilliant Layout -- Large Open Living Space, Ideal To Entertain Both Family & Friends w/The Option of Creating Separate Den/Office. Boasting Floor-to-Ceiling Windowed Walls, Walk-Outs From Both Living Room & Primary Bedroom Lead To A Private Balcony & Magnificent Garden Views. Suite #506 Is Uniquely Oriented w/Both East & South Views, Overlooking Beautifully Landscaped Garden, Courtyard Retreat An Impressive Amenity For Party & Entertaining Facilities (BBQs, Umbrellas, Clubhouse). Fabulous Large Party Space Includes: Large TV, Full Kitchen, Opening Onto Courtyard. 24 Hrs Concierge. Visitor Parking. Monthly Maintenance Fees Include all Utilities Costs (Hydro Etc..), Rogers Ignite TV, & Hi Speed Internet. An Exceptional Place to Call Home. ****EXTRAS**** New Quartz Kitchen Counter, Faucet & Undermount Sink. White Marble Generous 5-pc Ensuite w/Jacuzzi Off Large Primary Bedroom & Walk-In Closet. Extra Storage. Yorkville Boutique Building Only Steps to U of T, 3 Subway Stations, ROM, & More!

Extras:

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



164 Cumberland St 503
Toronto Ontario M5R 1A8
Toronto C02 Annex Toronto % Dif: 96
Taxes: \$6,094.26 / 2024 **For:** Sale **SPIS:** N **DOM:** 36

Sold: \$1,150,000
List: \$1,200,000

Condo Apt
Apartment
Unit#: 3
Corp#: MTCC / 616

#Shares%:
Locker#: 6
Locker Lev/Unit: P3
Locker Unit:
Level: 2

Rms: 5 + 2
Bedrooms: 2
Washrooms: 2
2x4xMain

Dir/Cross St: Bloor/Avenue Rd
Directions: Bloor/Avenue Rd
Prop Mgmt: Tse Management Company 905 764-9166

MLS#: C12032797
PIN#:

Sold Date: 04/25/2025

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 31-50 Apx Sqft: 1600-1799 Sqft Source: Builder Exposure: S Assessment: Spec Desig: Accessibility Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$2,605.44 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: N GreenPIS: Prop Feat: Electric Car Charger, Ensuite Laundry, Fireplace/Stove, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Park/Drive: None Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.17	x 5.91	Hardwood Floor	Mirrored Ceiling	Double Closet
2	Living	Main	19.03	x 14.76	Fireplace	Hardwood Floor	O/Looks Garden
3	Dining	Main	14.11	x 11.15	Hardwood Floor	Combined W/Living	
4	Kitchen	Main	8.86	x 8.53	Ceramic Floor	Eat-In Kitchen	
5	Breakfast	Main	8.2	x 7.87	Ceramic Floor		
6	Solarium	Main	11.15	x 9.84	Hardwood Floor	O/Looks Garden	
7	Prim Bdrm	Main	16.73	x 12.47	Hardwood Floor	4 Pc Ensuite	Walk-Thru
8	2nd Br	Main	13.78	x 10.83	Hardwood Floor	4 Pc Bath	

Client Remks: Welcome to Renaissance Court, one of Yorkville's Premier Boutique Residences. The exquisite & spacious layout overlooking the Courtyard is a sunny retreat from life's hectic pace yet in the Heart of All the Action: ROM, Koerner Hall, Art Galleries, Mink Mile, Whole Foods and Eataly are an easy walk away. Curl up with a good book in front of the wood-burning fireplace. With Over 1,720 square feet and Designer Ready for creative input. IF SIZE MATTERS, this is a must-see retreat for professionals, singles or Downsizers. Priced to Sell!!!
LOCATION LOCATION LOCATION

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


295 Davenport Rd 213
Toronto Ontario M5R 1K5

Toronto C02 Annex Toronto % Dif: 115

Taxes: \$4,788.13 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,150,000**List:** \$999,000**DOM:** 6

Condo Apt

#Shares%:**Rms:** 7

Loft

Locker#: 5**Bedrooms:** 1 + 1**Unit#:** 11**Locker Lev/Unit:** A**Washrooms:** 2**Corp#:** MTCC / 1234**Locker Unit:**

1x2xMain, 1x5x2nd

Level: 2**Dir/Cross St:** Davenport & Bedford**Directions:** Davenport & Bedford**Prop Mgmt:** Kung Property Management**MLS#:** C12196760**Sold Date:** 06/10/2025**PIN#:** 122340031

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,218	Lndy Lev:	Upper
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Sw	Heat Incl:		Tot Prk Spcs:	1
Assessment:		Cable TV Incl:		#:	1
Spec Desig:	Unknown	Water Incl:	Y	Park \$/Mo:	
Survey Type:	Unknown	CAC Incl:		Prk Lvl/Unit:	Main
Phys Hdcap-Eqp:		Y Prkg Incl:	Y	Bldg Amen:	Bbqs Allowed, Bike Storage, Visitor Parking
		Energy Cert:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	3.28	x 5.25	Hardwood Floor
2	Kitchen	Main	14.11	x 9.28	Renovated
3	Dining	Main	19.82	x 17.81	Hardwood Floor
4	Living	Main	19.82	x 17.81	Hardwood Floor
5	Prim Bdrm	2nd	24.34	x 11.32	5 Pc Ensuite
6	Sitting	2nd	24.34	x 11.32	Hardwood Floor
7	Laundry	2nd	6	x 3.97	Laundry Sink

Client Remks: Stunning 2-Storey Loft Living In The Annex. Located In Toronto's Historic Creed Building. This Unit Is A Must-Show!! Spacious, Renovated Kitchen With Top Of The Line Appliances, And An Oversized Island. Open Concept Living And Dining Room Are Perfect For Entertaining. Second Floor Includes Master Bedroom with a Sitting Room/Office space and a walk-out to the Terrace. 5-Piece Primary Ensuite. Parking And Locker Included. Show With Confidence! **EXTRAS** Fabulous Location In The Heart Of The Annex & Minutes To Yorkville. Close To Some Of The Best Shops And Restaurants In The City. TTC At Your Doorstep. Exclusive Building With Only 19 Residences. See Feature Sheet For Inclusions/Exclusions.

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



77 McMurrich St 302
Toronto Ontario M5R 3V3
Toronto C02 Annex Toronto % Dif: 98
Taxes: \$5,607.86 / 2025 **For:** Sale **SPIS:** N **DOM:** 8
Sold: \$1,180,000
List: \$1,199,000
Condo Apt **#Shares%:** **Rms:** 7
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 2 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 1572 **Locker Unit:** 1x6xFlat, 1x3xFlat
Level: 3
Dir/Cross St: Yonge & Davenport
Directions: Yonge & Davenport
Prop Mgmt: 360 COMMUNITY MANAGEMENT LIMITED LTD 905-604-3602

MLS#: C12196191 **Sold Date:** 06/12/2025
PIN#:

Kitchens: 2	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,394	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1000-1199	Elev/Lift:	Park Type: Owned
Sqft Source: As per Owner	Taxes Incl: Water Incl: Y	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: W	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Assessment:	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Survey Type: None	Cert Level: Energy Cert:	Com Elem Incl: Y
Phys Hdcap-Eqp:	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	12.99	x 4.99	Hardwood Floor Closet Led Lighting
2	Bathroom	Flat	0	0	Separate Rm 3 Pc Bath
3	Br	Flat	13.85	x 8.01	Closet Organizers Mirrored Closet
4	Kitchen	Flat	14.01	x 8.01	Eat-In Kitchen Pantry Stainless Steel Appl
5	Living	Flat	19.39	x 16.99	Hardwood Floor Combined W/Dining W/O To Balcony
6	Prim Bdrm	Flat	17.81	x 8.99	Ensuite Bath W/I Closet Closet Organizers
7	Bathroom	Flat	0	0	Ensuite Bath Whirlpool Separate Shower

Client Remks: Tranquil and verdant corner suite in this 1178sf sun-drenched 2-bedroom, 2-bath within an exclusive 7-storey boutique building ideally located between dynamic Yorkville and prestigious Rosedale. This residence showcases tons of natural light with open-concept living and dining area featuring oversized windows, gleaming hardwood floors, cornice molding, marble foyer, and a walk-out to the wraparound balcony where peaceful city views and outdoor relaxation space awaits you. The open-concept living with fully windowed dining area, dining nook and den features oversized windows, gleaming hardwood floors, and a bright, airy atmosphere perfect for entertaining. The galley kitchen offers honey-toned cabinetry and granite countertops. Retreat to the spa-inspired primary ensuite, with marble and stone finishes, a glass-enclosed shower, and a deep jacuzzi soaking tub. This suite includes underground parking and storage locker. Premium building amenities offer 24-hour concierge service, visitor parking, fitness centre, meeting room, party room, and guest suite. This unbeatable location puts you steps from TTC, Ramsden Park, boutique shopping on in Summerhill and Yorkvilles finest dining, fashion, and entertainment venues.

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



8 Cumberland St 4207			Sold: \$1,199,990		
Toronto Ontario M4W 0B6			List: \$1,199,990		
Toronto C02 Annex Toronto % Dif: 100					
Taxes: \$0 / 2025		For: Sale		SPIS: N	
			DOM: 5		
Condo Apt		#Shares%:		Rms: 5	
Apartment		Locker#: TBA		Bedrooms: 2	
Unit#: 07		Locker Lev/Unit: TBA		Washrooms: 2	
Corp#: TSCC / 3030		Locker Unit: TBA		1x4xFlat, 1x3xFlat	
		Level: 42			
Dir/Cross St: Yonge St and Bloor St					
Directions: North West Corner of Bloor St and Yonge St					
Prop Mgmt: TSE MANAGEMENT SERVICES INC					

MLS#: C12070884	Sold Date: 04/14/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$866.95	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift:	Park Type: Owned
Sqft Source:	Taxes Incl:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
918SF + Balcony as per floor plan	Heat Incl: Y	#: TBA
Exposure: Ne	Cable TV Incl:	Park \$/Mo:
Assessment:	CAC Incl:	Prk Lvl/Unit: TBA
Spec Desig: Unknown	Bldg Ins Incl: Y	Bldg Amen:
Survey Type: Unknown	Cert Level:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Energy Cert:	
	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	24.84	x 15.42	Laminate	Stone Counter	Stainless Steel Appl
2	Dining	Flat	24.84	x 15.42	Laminate	Ne View	Combined W/Kitchen
3	Living	Flat	24.84	x 15.42	Laminate	Combined W/Dining	East View
4	Prim Bdrm	Flat	9.91	x 9.09	Laminate	4 Pc Ensuite	Large Window
5	2nd Br	Flat	10.5	x 9.09	Laminate	East View	Closet

Client Remks: Welcome to 8 Cumberland, a stunning address nestled in the heart of the prestigious Yorkville community. This spacious and sunlit 2 Bedroom 2 Bathroom unit offers 918 square feet + Balcony of luxurious living space with breathtaking North East-facing views - Corner unit. Located within a striking 51-storey high-rise, this modern condo embodies urban living at its finest, situated at the iconic intersection of Cumberland and Yonge. With an unbeatable walk and transit score, just steps away from world-class shopping, dining, and entertainment. Conveniently connected to the Don Valley Parkway and Gardiner Expressway, the city's best is always within reach. The open-concept layout invites you to enjoy panoramic city vistas, while the chef-inspired kitchen, featuring sleek cabinetry, quartz countertops, and high-end stainless-steel appliances, is perfect for culinary enthusiasts. Every moment at 8 Cumberland feels like home.

Extras:
Listing Contracted With: RE/MAX EXCEL ALLIANCE REALTY 905-475-4750



170 Avenue Rd 601
Toronto Ontario M5R 0A4
Sold: \$1,204,000
List: \$1,249,900

Toronto C02 Annex Toronto % Dif: 96

Taxes: \$5,849.80 / 2024 **For:** Sale

SPIS: N

DOM: 91

Condo Apt

#Shares%:

Rms: 6

Apartment

Locker#:

Bedrooms: 2

Unit#: 601

Locker Lev/Unit:

Washrooms: 2

Corp#: TSCC / 2478

Locker Unit:

1x3xFlat, 1x4xFlat

Level: 6

Dir/Cross St: Avenue Road/Davenport

Directions: ave & dav

Prop Mgmt: Forest Hill Kipling

MLS#: C12014463

Sold Date: 06/11/2025

PIN#: 764780054

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	
Basement:	None	Maint:	\$964.38	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	None
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	1020in+240ext (1,260)	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y	#:	64
Assessment:		Water Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	B
Survey Type:	None	Y Prkg Incl:	Y	Bldg Amen:	Concierge, Guest Suites, Indoor Pool, Media Room, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Energy Cert:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	10.17	x 3.81	Hardwood Floor	3 Pc Bath	Closet
2	Kitchen	Flat	5.91	x 10.99	Granite Counter	Double Sink	Breakfast Bar
3	Dining	Flat	20.41	x 14.5	W/O To Balcony	Sliding Doors	Combined W/Living
4	Living	Flat	20.41	x 14.5	W/O To Balcony	Combined W/Dining	South View
5	Prim Bdrm	Flat	13.45	x 11.15	4 Pc Ensuite	His/Hers Closets	W/O To Balcony
6	2nd Br	Flat	10.56	x 9.45	Double Closet	Hardwood Floor	Sliding Doors
7		Flat	33.33	x 8.79	Balcony	South View	Concrete Floor

Client Remks: Welcome to 601 at Pears On The Avenue! Situated at Avenue Road and Davenport, the virtual entranceway into the core of midtown and downtown Toronto, Pears sits at the very apex of two of Toronto's most commanding neighbourhoods; Yorkville and The Annex. Such an extraordinary location demanded corresponding architecture - which was flawlessly delivered by Page+Steele/IBI Group. An intimate end-user driven condominium of 170 units with exceptionally attentive management. This makes Pears a flawless fit for any would-be downsizer staying in the area or a young professional couple looking to take advantage of the nearby schools. Great quality of life amenities such as visitor parking for family & friends, building guest suite for longer stays, and a resort style pool & fitness facility. Suite finishes to surpass expectations for a condo - hardwood floors, porcelain tile in bathrooms - miele appliance package. Heat pump allows for year-round heat+cooling control. 601 features an exceptionally deep enclosed balcony/terrace which offers skyline south exposure. See our video tour for more on neighbourhood hot spots! ****EXTRAS**** Miele Stainless steel fridge, stove, induction cooktop, built-in coffee machine, dishwasher. Stacker washer/dryer. Panasonic microwave/exhaust fan. *Heat pump allows for year-round heat+cooling control*

Extras:

Listing Contracted With: RARE REAL ESTATE 416-233-2071



77 McMurrich St 502
Toronto Ontario M5R 3V3
Sold: \$1,205,000
List: \$1,218,000

Toronto C02 Annex Toronto % Dif: 99

Taxes: \$5,617.94 / 2025 **For:** Sale

SPIS: N

DOM: 3

Condo Apt

#Shares%:

Rms: 8

Apartment

Locker#:

Bedrooms: 2

Unit#: 02

Locker Lev/Unit:

Washrooms: 2

Corp#: TSCC / 1572

Locker Unit:

1x3, 1x6

Level: 5

Dir/Cross St: Yonge & Davenport

Directions: Yonge & Davenport

Prop Mgmt: 360 COMMUNITY MANAGEMENT LIMITED LTD 905-604-3602

MLS#: C12222831

Sold Date: 06/19/2025

PIN#: 125720074

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$1,342	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:	
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	As Per Owner	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Nw	Heat Incl:	Y Hydro Incl:	Park \$/Mo:	
Assessment:		Cable TV Incl:	CAC Incl:	Prk Lvl/Unit:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Bldg Amen:	
Survey Type:	None	Cert Level:	Energy Cert:	Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	9.35	x 5.38	Closet	Pot Lights	Tile Floor
2	Bathroom	Flat	7.78	x 7.32	3 Pc Bath	Separate Rm	
3	Br	Flat	11.15	x 8.73	Juliette Balcony	Double Closet	
4	Kitchen	Flat	18.54	x 12.83	Open Concept	Double Sink	Breakfast Bar
5	Dining	Flat	15.19	x 9.02	Large Window	Combined W/Living	
6	Living	Flat	13.94	x 13.19	Hardwood Floor	Juliette Balcony	Combined W/Dining
7	Prim Bdrm	Flat	19.49	x 9.45	Juliette Balcony	Double Closet	Ensuite Bath
8	Bathroom	Flat	9.78	x 8.23	6 Pc Ensuite	Ensuite Bath	Bidet

Client Remks: Stunning corner suite in a quiet boutique 7-storey building in Yorkville. Thoughtfully designed with 2 bedrooms and 2 full bathrooms. Sun-filled open-concept layout featuring generous living and dining areas and a well-appointed kitchen with ample storage and prep space. Four Juliette balconies invite natural light and fresh air throughout. Spacious primary suite complete with excellent storage and a spa-inspired ensuite featuring a jacuzzi tub. The second bedroom offers versatility to accommodate guests, a dedicated office, or personalized use. Premium building amenities offer 24-hour concierge service, visitor parking, fitness centre, meeting room, party room, and guest suite. Parking and locker included. Perfectly positioned on a quiet tree-lined street, just steps to Yorkville's luxury shopping, 5-star dining, galleries, lush parks, and convenient transit options.

Extras:

Listing Contracted With: KELLER WILLIAMS REAL ESTATE ASSOCIATES 905-812-8123


32 Davenport Rd 313
Toronto Ontario M5R 0B5
Sold: \$1,247,450
List: \$1,269,900

Toronto C02 Annex Toronto % Dif: 98

Taxes: \$6,639.26 / 2023 **For:** Sale**SPIS:** N**DOM:** 80

Condo Apt

#Shares%:**Rms:** 7

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 13**Locker Lev/Unit:** P5**Washrooms:** 2**Corp#:** TSCC / 2451**Locker Unit:** 66

1x3xFlat, 1x4xFlat

Level: 3**Dir/Cross St:** Davenport & Yonge**Prop Mgmt:** ICC Property Management**MLS#:** C11548992**Sold Date:** 02/17/2025**PIN#:** 764510018

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,116.92	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Other
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	As Per Floorplan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	7.91	x 5.74	Double Closet		
2	Living	Flat	8.4	x 9.91	Open Concept	Window Flr to Ceil	Combined W/Dining
3	Dining	Flat	12.14	x 6.99	Open Concept	Window Flr to Ceil	Combined W/Kitchen
4	Kitchen	Flat	12.14	x 6.99	Open Concept	Breakfast Bar	Quartz Counter
5	Media/Ent	Flat	10.07	x 5.41	Open Concept	Window Flr to Ceil	W/O To Balcony
6	Prim Bdrm	Flat	14.73	x 10.07	Double Closet	Large Window	4 Pc Ensuite
7	2nd Br	Flat	11.75	x 9.81	Closet	Large Window	

Client Remks: Welcome To Yorkville! Discover This Stunning 1114 Sqf. 2-Bed, 2-Bath, Southeast-Facing Corner Unit, Transformed Into A Contemporary Dream Home. Enter A Luminous Living Space, Where Towering 9-Foot Ceilings Create A Sense Of Grandeur, Enhancing The Room's Airy, Expansive Feel. The Open-Concept Layout, Adorned With Thoughtful Finishes And Upgrades, Provides A Perfect Backdrop For Both Relaxation And Entertainment. Venture Onto The Private Balcony For Beautiful Views Of The Neighborhood. A Perfect Spot For Cozy Fall Reading Or Enjoying A Glass Of Wine Under The Moonlight. At The Heart Of This Residence Lies A State-Of-The-Art Kitchen, Complete With Sleek, High-End, Built-In Appliances, Inviting Culinary Exploration And Epicurean Delights. The Primary Bedroom Is A Serene Retreat, Featuring A Full 4-Piece Bath And A Spacious Closet, Meticulously Crafted For Your Comfort. The Second Bedroom Also Offers Ample Space And Storage. Indulge In An Array Of Exceptional Amenities, Including A Full Gym, A Spacious Party Room, Kitchen Facilities, And An On-Site Boardroom For Entertaining Or Work. All This, Just Steps From Yorkville's Finest Shops, World-Class Fine Dining, Luxury Hotels, The ROM, TTC Access, Schools, And Parks.

Extras:**Listing Contracted With:** ROYAL LEPAGE TERREQUITY REALTY 416-366-8800


88 Cumberland St 1907
Toronto Ontario M5R 0C8
Sold: \$1,250,000
List: \$1,358,000

Toronto C02 Annex Toronto % Dif: 92

Taxes: \$7,582.06 / 2024 **For:** Sale**SPIS:** N**DOM:** 48

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:** C**Washrooms:** 2**Corp#:** TSCP / 2776**Locker Unit:** 30

1x4xFlat, 1x3xFlat

Level: 19**Dir/Cross St:** Bay St And Bloor St**Prop Mgmt:** Forest Hill Kipling**MLS#:** C11975844**Sold Date:** 04/07/2025**PIN#:** 767760212

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,214.05	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	900-999	Elev/Lift:		Park Type:	Owned
Sqft Source:	Builder's Floor Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	LEVEL A UNIT 14
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Bldg Amen:	Concierge, Gym, Party/Meeting Room
		Prop Feat:		Com Elem Incl:	Y
			Arts Centre, Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.56	x 4.92	Hardwood Floor Closet
2	Living	Flat	17.32	x 19.16	Hardwood Floor Open Concept W/O To Balcony
3	Dining	Flat	17.32	x 19.16	Hardwood Floor Open Concept Combined W/Living
4	Kitchen	Flat	10.01	x 8.99	Hardwood Floor Stainless Steel Appl B/I Fridge
5	Prim Bdrm	Flat	9.32	x 11.84	Hardwood Floor W/I Closet 3 Pc Ensuite
6	2nd Br	Flat	8.99	x 10.01	Hardwood Floor Large Closet Large Window

Client Remks: Welcome to Minto Yorkville Park, where elegance meets convenience in one of Toronto's most prestigious neighborhoods. This bright and spacious 2-bedroom condo offers a functional layout with no wasted space, soaring 9-ft ceilings, and hardwood floors throughout. Enjoy breathtaking unobstructed views from your large private balcony, perfect for relaxing with your morning coffee or unwinding after a day in the city. The modern kitchen is a chef's dream, featuring a sleek kitchen island, built-in fridge, cooktop, hood fan, dishwasher, microwave, and oven, along with ample storage space for a clutter-free look. The primary bedroom boasts a walk-in closet with built-in organizers, adding to the home's thoughtful design. Live steps away from world-class restaurants, luxury boutiques, and vibrant nightlife, with easy access to groceries, the subway, and the DVP. This prestigious building offers 24-hour concierge service, ensuring security and convenience at all times. Includes 1 parking space and 1 locker. Don't miss this opportunity to experience the ultimate Yorkville lifestyle sophisticated, stylish, and truly luxurious. Book your showing today!

Extras:**Listing Contracted With:** EXP REALTY 866-530-7737

**8 Cumberland St 3406****Toronto Ontario M4W 0B6**

Toronto C02 Annex Toronto % Dif: 97

Taxes: \$7,024.14 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,255,000**List:** \$1,298,000**DOM:** 206

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 06**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 3030**Locker Unit:**

1x5, 1x3

Level: 34**Dir/Cross St:** Yonge & Cumberland**Prop Mgmt:** TSE Management Services**MLS#:** C9231822**Sold Date:** 02/20/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$869.90	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:	New	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	Developer	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	#:	43
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	P2
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Exercise Room, Party/Meeting Room
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	16.17	x 24.51	Open Concept	B/I Appliances	O/Looks Living
2	Living	Flat	16.17	x 24.51	Open Concept	Window Flr to Ceil	W/O To Balcony
3	Dining	Flat	16.17	x 24.51	Open Concept	O/Looks Dining	Window Flr to Ceil
4	Den	Flat	9.15	x 6.76	Laminate	Sliding Doors	3 Pc Bath
5	Prim Bdrm	Flat	11.71	x 9.42	5 Pc Ensuite	W/I Closet	Window Flr to Ceil
6	2nd Br	Flat	9.51	x 9.15	Laminate	Double Closet	Sliding Doors

Client Remks: Fabulous brand new condo by Great Gulf and Phantom Developments in the heart of Yorkville!! Split 2 bedrooms and den. 2 full bathrooms include mirrored medicine cabinets with integrated lighting and glass shower doors. Open concept kitchen, dining and living room. Spectacular views. Balcony. Beautiful grey laminate floors. Quartz counters. Floor to ceiling windows. Wonderful amenities: yoga room, lounge/bar, outdoor terrace and BBQ, pet spa, state of the art gym, 24 hour concierge. Steps to TTC, great shops, restaurants, cafes, Yorkville Village, Eataly and all you need and desire!! Move right in!! **EXTRAS** Great parking spot close to the elevator. Maintenance fee includes basic internet with Bell*** 3 FLAT SCREEN TELEVISIONS.

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

**128 Pears Ave 507****Toronto Ontario M5R 0A9**

Toronto C02 Annex Toronto % Dif: 96

Taxes: \$7,782.35 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,300,000**List:** \$1,355,000**DOM:** 30

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 7**Locker Lev/Unit:****Washrooms:** 2**Corp#:** TSCC / 2752**Locker Unit:**

1x4xFlat, 1x3xFlat

Level: 5**Dir/Cross St:** Avenue Rd/Davenport Rd**Prop Mgmt:** ICC Property Management**MLS#:** C11933361**Sold Date:** 02/20/2025**PIN#:** 767520024

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,710.46	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	As per builder	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	Level C Unit 2
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge, Guest Suites, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:	N		
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Library, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	14.34	x 12.4	Open Concept B/I Appliances Centre Island
2	Dining	Flat	15.49	x 9.58	Combined W/Living Hardwood Floor South View
3	Living	Flat	25.33	x 13.85	Combined W/Dining Hardwood Floor Window Flr to Ceil
4	Prim Bdrm	Flat	25.33	x 13.85	4 Pc Ensuite Hardwood Floor Window Flr to Ceil
5	2nd Br	Flat	19.59	x 9.71	Large Closet Hardwood Floor Large Window

Client Remks: Discover an unparalleled residence in a prestigious boutique building that redefines luxury living. This expansive 2-bedroom, 2-bathroom home offers a sophisticated retreat, perfectly situated just in the heart of Toronto's most desirable neighborhoods bordering Summerhill, Yorkville and the Annex. The essence of The Perry lies in its luxurious design-driven details. Everything has been meticulously reviewed and carefully selected for each of the spacious, contemporary suites in the development. The open-concept layout is bathed in natural light, accentuated by soaring ceilings that enhance the sense of grandeur. The sleek Italian Poliform kitchen, featuring premium Gaggenau appliances, is a culinary masterpiece designed for entertaining. Step outside to your private balcony, complete with a gas line for effortless outdoor grilling, all while enjoying city views. Unlike typical condo units, this residence boasts generously sized bedrooms, ensuring comfort and tranquility. Residents enjoy exclusive access to exceptional amenities, including a 24-hour concierge, a fully equipped gym, party room/lounge with pool table opens to large outdoor terrace, private dining room with caterer's kitchen, an entertainment lounge, guest suites, and a tranquil garden oasis. Nestled in an upscale, walkable neighborhood in the heart of the city, this home is surrounded by fine dining, high-end shopping, and a dog park conveniently located across the street. Indulge in a lifestyle of elegance and convenience in this award-winning building that truly stands apart. ****EXTRAS**** Exceptional quality awaits you at this exclusive boutique residence. Luxury amenities include 24-hour concierge, gym, piano lounge, outdoor serenity terrace, party room, and so much more.

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

**102 Bloor St W 503****Toronto Ontario M5S 1M8**

Toronto C02 Annex Toronto % Dif: 100

Taxes: \$4,985.56 / 2024 **For:** Sale**SPIS:** N**Sold: \$1,350,000****List: \$1,350,000****DOM:** 11

Condo Apt

#Shares%:**Rms:** 4

Apartment

Locker#:**Bedrooms:** 1**Unit#:** 3**Locker Lev/Unit:** 4**Washrooms:** 2**Corp#:** MTCC / 1149**Locker Unit:** 10

1x4xMain, 1x2xMain

Level: 4**Dir/Cross St:** Bay // Bloor**Prop Mgmt:** Pro House Management**MLS#:** C11919880**Sold Date:** 01/24/2025**PIN#:** 121490043

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,160	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1000-1199	Elev/Lift:		Park Type:	Owned
Sqft Source:	1,011 per MPAC	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	N	Heat Incl:		#:	19
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	A-19
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Concierge, Gym, Rooftop Deck/Garden, Sauna
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	24.67	x 11.25	O/Looks Park	Hardwood Floor	Open Concept
2	Kitchen	Main	20.57	x 8.5	Combined W/Dining	Custom Counter	B/I Appliances
3	Dining	Main	6.17	x 4.76	Combined W/Living	Hardwood Floor	O/Looks Park
4	Prim Bdrm	Main	20.57	x 8.5	4 Pc Ensuite	W/I Closet	Large Window
5	Foyer	Main	9.45	x 4.76	Closet	Hardwood Floor	

Client Remks: Just does not get more Yorkville than this -- Renovated top to bottom, this corner unit overlooking the Village of Yorkville Park and Cumberland Street is a delight to the discerning, premium condo seeker. Sitting between Avenue Road and Bay Street, the Mink Mile and Shops + Restaurants of Yorkville are your daily playground. Unit 503 offers panoramic views and the regenerating natural light that comes with it. With raised ceilings to over 10 feet, creating a loft feel with exposed painted pipe, the suite lives larger than its counterparts and adds a uniqueness to the prestige of the location and finish. Within the condo space the attention to detail, workmanship, and high quality selection of finishes is apparent. Wide plank European oak flooring, custom cabinetry throughout, elegant Italian light fixtures, remote blinds, and added in-unit humidification system. Chef's Kitchen outfitted with Miele integrated appliances, Black Tempest Brazilian quartzite waterfall island, reverse osmosis filter, instant hot water, and all overlooks the incredible living spaces and views. The large, open living area can be set to easily accommodate ample dining, working, entertaining, and relax + restore spaces -- each adorned with the windows throughout the unit. The primary suite features a walk-in closet with custom closets and cabinetry. An ensuite bath with rain shower, smart toilet, and fine fixtures is completed in a contemporary fashion + palette. Included is an owned underground parking space, a rarity as one of only twenty in the building. Further conveniences include 8ft custom solid-core doors throughout, an additional powder room, full sized laundry, and a proper + hidden entry foyer w/ custom closet. A locker located on the same floor adds storage without adding inconvenience. Lastly, 102 Bloor walks out to The Mink Mile on Bloor or to Yorkville Village making it mere steps to the TTC, cafes, fine dining, boutique shops, Whole Foods, and so much more. Come Have a Look!


Extras: Please Include: One Underground Park Space, One Locker, All Appliances, All Electrical Light Fixtures, All Blinds, All Custom Closets and Storage. Building Holds a Gym, Sauna, Rooftop Deck, Conference Room, and Concierge.

Listing Contracted With: REALOSOPHY REALTY INC. 647-347-7325

Prepared By: MAGGIE LIND

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE

Printed on 06/26/2025 3:13:37 PM



1 Yorkville Ave 4503
Toronto Ontario M4W 0B1
Toronto C02 Annex Toronto % Dif: 97
Taxes: \$8,161.86 / 2024 For: Sale
SPIS: N
DOM: 64

Sold: \$1,360,000
List: \$1,399,000

Condo Apt
Apartment
Unit#: 3
Corp#: TSCC / 2842

#Shares%:
Locker#: 5
Locker Lev/Unit: 50
Locker Unit: 50
Level: 45

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

Dir/Cross St: Yonge St / Yorkville Ave
Directions: Yonge St / Yorkville Ave
Prop Mgmt: First Service Residential 416-546-3670

MLS#: C11984951
PIN#:

Sold Date: 04/29/2025

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age: 1000-1199
Apx Sqft: 1000-1199
Sqft Source: 1,155 as per the builder's floor plan
Exposure: W
Assessment: Unknown
Spec Desig: None
Survey Type: None
Phys Hdcap-Eqp:

Pets Perm: Restrict
Locker: Owned
Maint: \$974.03
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift:
Taxes Incl:
Heat Incl:
Cable TV Incl:
Bldg Ins Incl: Y
Cert Level:
GreenPIS:
Prop Feat:

Retirement:
Water Incl:
Hydro Incl:
CAC Incl:
Y Prkg Incl: Y
Energy Cert:
Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit

Balcony: Open
Ens Lndry: Y
Lndy Lev:
Exterior: Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive: None
Park Type: Owned
Park/Drv Spcs: 0
Park \$/Mo: C/14
Prk Lvl/Unit:
Bldg Amen: Concierge, Games Room, Guest Suites, Outdoor Pool, Rooftop Deck/Garden, Sauna
Com Elem Incl: Y

1

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Hardwood Floor Closet
2	Living	Flat	18.5	x 12.5	Combined W/Dining Hardwood Floor W/O To Balcony
3	Dining	Flat	18.5	x 12.5	Combined W/Living Hardwood Floor Window Flr to Ceil
4	Kitchen	Flat	12.07	x 8.01	B/I Appliances Track Lights Quartz Counter
5	Prim Bdrm	Flat	14.3	x 8.99	Ensuite Bath W/I Closet W/O To Balcony
6	2nd Br	Flat	10.17	x 9.09	Hardwood Floor Window Flr to Ceil Mirrored Closet

Client Remks: Experience unparalleled sophistication and space at One Yorkville Residences, featuring 1,155 sq ft of luxury living and a private balcony. Indulge in a sleek kitchen equipped with top-tier Sub-Zero and Wolf appliances, quartz countertops, and a dine-in center island. The open-concept design seamlessly blends the kitchen with the living space, creating an inviting atmosphere. Nestled in the heart of Yorkville, Toronto's elite neighborhood, enjoy premier amenities including indoor and outdoor pools, a gym, a rooftop lounge, and 24-hour concierge service. With Only Steps Away From The City's Best Designer Boutiques, Shopping, Dining, And Entertainment, This Is A Rare Opportunity To Experience Luxury Living At Its Finest.

Extras:

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

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	1 Yorkville Ave 4603		Sold: \$1,370,000
	Toronto Ontario M4W 0B1		List: \$1,399,000
	Toronto C02 Annex Toronto % Dif: 98		
	Taxes: \$8,421.70 / 2024	For: Sale	SPIS: N
	DOM: 147		
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#:	Bedrooms: 2	
Unit#: 3	Locker Lev/Unit: 5	Washrooms: 2	
Corp#: TSCC / 2842	Locker Unit: 100	1x4xFlat, 1x4xFlat	
	Level: 46		
Dir/Cross St: Yonge St/Yorkville Ave			
Prop Mgmt: First Service Residential 416-546-3670			

MLS#: C9366650	Sold Date: 02/19/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1000-1199 Sqft Source: 1,155 As per builder's floor plan Exposure: W Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$953.28 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B/23 Bldg Amen: Concierge, Games Room, Guest Suites, Outdoor Pool, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	0	0	Hardwood Floor Closet
2	Living	Flat	18.5	x 12.5	Combined W/Dining Hardwood Floor W/O To Balcony
3	Dining	Flat	18.5	x 12.5	Combined W/Living Hardwood Floor Window Flr to Ceil
4	Kitchen	Flat	12.07	x 8.01	B/I Appliances Track Lights Quartz Counter
5	Prim Bdrm	Flat	14.3	x 8.99	Ensuite Bath W/I Closet W/O To Balcony
6	2nd Br	Flat	10.17	x 9.09	Hardwood Floor Window Flr to Ceil Mirrored Closet

Client Remks: Experience unparalleled sophistication and expansive living at One Yorkville Residences, offering 1,155 sq ft of luxury complemented by a private balcony. Step into a sleek kitchen outfitted with top-of-the-line Sub-Zero & Wolf appliances, quartz countertops, and a dine-in center island perfect for entertaining. The open-concept design effortlessly merges the kitchen with the living area, creating an inviting and harmonious atmosphere. Nestled in the heart of Yorkville, Toronto's most prestigious neighborhood, you'll have access to exclusive amenities such as indoor and outdoor pools, a state-of-the-art gym, a rooftop lounge, and 24-hour concierge service. This residence embodies the perfect blend of elegance and modern convenience, making it an ideal home for those seeking the best of city living. ****EXTRAS**** With Only Steps Away From The City's Best Designer Boutiques, Shopping, Dining, And Entertainment, This Is A Rare Opportunity To Experience Luxury Living At Its Finest.

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



28 Admiral Rd TH4
Toronto Ontario M5R 2L5
Toronto C02 Annex Toronto % Dif: 94
Taxes: \$5,028 / 2024 **For:** Sale **SPIS:** N **DOM:** 29
Sold: \$1,400,000
List: \$1,485,000
Condo Townhouse **#Shares%:** **Rms:** 7
Multi-Level **Locker#:** **Bedrooms:** 3
Unit#: 04 **Locker Lev/Unit:** **Washrooms:** 3
Corp#: YCC / 131 **Locker Unit:** 1x2xGround, 1x3x2nd,
Level: 01 1x3x3rd
Dir/Cross St: Avenue & Bloor
Directions:
West on bloor if coming from Youngie. Right Turn onto Bedford Rd., Until Lowther Ave. Left on Lowther and Immediately right onto Admiral St.
Prop Mgmt: Self-Managed

MLS#: C12140988 **Sold Date:** 06/10/2025
PIN#:

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$808	Lndy Lev:
Fireplace/Stv: N	A/C: Wall Unit	Exterior: Brick Front
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1800-1999	Elev/Lift:	Park Type: Exclusive
Sqft Source: MPAC	Taxes Incl:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: S	Heat Incl:	Park \$/Mo:
Assessment:	Cable TV Incl:	Prk Lvl/Unit:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Survey Type: None	Cert Level:	Com Elem Incl: Y
Phys Hdcap-Eqp:	GreenPIS:	
	Prop Feat:	
	Ensuite Laundry, Pets Allowed with Restrictions	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Ground	18.01	x 14.99	Combined W/Dining W/O To Terrace Stainless Steel Appl
2	Dining	Ground	18.01	x 14.99	Combined W/Kitchen South View
3	Living	Main	18.01	x 14.99	Juliette Balcony South View Hardwood Floor
4	2nd Br	2nd	14.01	x 8.99	South View Hardwood Floor
5	3rd Br	2nd	14.01	x 8.83	South View Hardwood Floor
6	Prim Bdrm	3rd	18.67	x 18.01	3 Pc Ensuite Combined W/SolariumSouth View
7	Solarium	3rd	18.67	x 18.01	Combined W/Br South View Skylight

Client Remks: Discover the perfect blend of luxury and comfort in this 1,814sq ft. townhome in the Annex.This serene residence captures the essence of a house with none of the maintenance. The heartof the home is a recently renovated chefs kitchen, equipped with Bosch induction cooktop, stunning quartz countertops w/ waterfall edges, and custom solid wood cabinetry crafted with nodetail overlooked. Sophistication extends throughout the home with professionally installedglass railings, modernized bathrooms featuring sleek stand-up showers, and luxuriouslarge-format tiles. Top floor is a dedicated master retreat, offering a private sanctuary w/the added convenience of rough-in wiring for a potential kitchen, providing future flexibility.With 3 separate entrances, this versatile property is designed to accommodate a variety ofneeds and lifestyles. Exceptionally low maintenance at \$0.45PSF Which Includes Water. LowMonthly Electricity Bills As A Result of A Modern High Efficiency Heat Pump. Short 5-Min Walkto St George Subway, Yorkville Shops & Restaurants. Oversized Locker Room Included. SecureBike Storage Room, Heated Ramp to Underground Parking Garage With 1 Owned Parking, VisitorParking Avai

Extras:
Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988


80 Cumberland St 909
Toronto Ontario M5R 3V1

Toronto C02 Annex Toronto % Dif: 100

Taxes: \$6,115.72 / 2024 For: Sale

SPIS: N

Sold: \$1,450,000**List: \$1,450,000****DOM: 3**

Condo Apt

#Shares%:

Rms: 6

2-Storey

Locker#:

Bedrooms: 3

Unit#: 9

Locker Lev/Unit: E8

Washrooms: 3

Corp#: TSCC / 1472

Locker Unit:

1x3xFlat, 2x4xFlat

Level: 6

Dir/Cross St: Bay & Bloor

Prop Mgmt: Goldview Property Management

MLS#: C11940089

Sold Date: 01/27/2025

PIN#: 124720044

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,766.48	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	1310 Sqf Per Mpac	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Ne	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	P5 - #69
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:	Bbqs Allowed, Concierge, Gym, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Arts Centre, Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.93	x 20.08	Large Window	Hardwood Floor	W/O To Balcony
2	Dining	Main	18.93	x 20.08	Track Lights	Open Concept	Combined W/Living
3	Kitchen	Main	8.17	x 10.07	Stainless Steel Appl	Stone Counter	Combined W/Dining
4	2nd Br	Main	10.66	x 13.75	Double Closet	Hardwood Floor	W/O To Balcony
5	Other	Main	8.17	x 6.99	Balcony	Se View	
6	Prim Bdrm	2nd	15.68	x 13.75	4 Pc Ensuite	Hardwood Floor	W/O To Balcony
7	3rd Br	2nd	13.09	x 12.17	4 Pc Bath	Hardwood Floor	O/Looks Living
8	Other	2nd	7.51	x 2.99	Balcony	Se View	

Client Remks: Experience the pinnacle of Yorkville living in this exclusive boutique residence, where luxury and sophistication converge. Step into this extraordinary suite, a true masterpiece spanning over 1,300 square feet, oozing with style and masterful design. Breathtaking natural light cascades through dramatic double-story, floor-to-ceiling windows, illuminating the thoughtfully designed two-story floor plan. Boasting 3 bed and 3 bath, this unit features sleek hardwood flooring, loft-inspired features & finishes, and two balconies. The expansive open concept living and dining area with custom built-ins provides the perfect setting to host loved ones, with space to accommodate a grand dining table for unforgettable gatherings. The chefs kitchen is a delight, showcasing generous storage, granite countertops, and s/s appliances. The spacious primary suite offers a private sanctuary, complete with built-in closets, a spa-like 4-piece ensuite, and a walkout to balcony. Two additional bedrooms provide ample space, each featuring closets, their own baths, and stunning views of the charming Yorkville neighborhood. This home is nothing short of perfection, effortlessly blending luxury with practicality in a way that few properties can rival. This unit is generously upgraded with automated blinds on all windows, custom-built-ins in the living area, a sleek glass railing on the staircase, and upgraded light fixtures throughout. Nestled in the heart of prime Yorkville, this residence places you steps away from Toronto's finest cultural and culinary destinations. Explore chic boutiques, indulge in world-class dining, and revel in the vibrant lifestyle Yorkville is celebrated for. Enjoy the buildings exceptional amenities, crafted to elevate your daily living experience.

Extras:Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY 416-366-8800


80 Cumberland St 304
Toronto Ontario M5R 3V1

Toronto C02 Annex Toronto % Dif: 102

Taxes: \$6,390.38 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,482,000**List:** \$1,449,000**DOM:** 56

Condo Apt

#Shares%:**Rms:** 7

Loft

Locker#: #18**Bedrooms:** 2**Unit#:** 4**Locker Lev/Unit:** D**Washrooms:** 3**Corp#:** TSCC / 1472**Locker Unit:**

1x4xFlat, 1x5x2nd,

Level: 3

1x4x2nd

Dir/Cross St: Bay St / Bloor St**Prop Mgmt:** Goldview Property Management**MLS#:** C11913857**Sold Date:** 03/05/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,684.13	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	As Per Floor Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	S	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.37	x 15.49	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	17.58	x 15.49	Hardwood Floor	Combined W/Living	Centre Island
3	Foyer	Flat	9.12	x 4.63	Hardwood Floor	Pot Lights	
4	Kitchen	Flat	15.09	x 11.71	Hardwood Floor	Open Concept	W/O To Terrace
5	Breakfast	Flat	15.09	x 11.71	Hardwood Floor	Combined W/Kitchen	Breakfast Bar
6	Br	2nd	20.18	x 12.63	Hardwood Floor	5 Pc Ensuite	Large Closet
7	2nd Br	2nd	10.99	x 9.68	Hardwood Floor	4 Pc Ensuite	Closet

Client Remks: Welcome To 80 Cumberland St #304, An Updated & Luxury 1336 Sq.Ft 2-Level Condo In Yorkville. 2 South Facing Balconies, Added Bonus To Quiet And Large Terrace Off The Kitchen. Custom Designed Kitchen W/ Centre Island & Breakfast Bar. Huge Master Bedroom W/ Sitting Area, Balcony, Large Closet, Ensuite & Steam Bath. Walk To Supermarket, Restaurants, Bloor & Yorkville Shopping. Subway Stations At Door Step. Don't Miss This Great Opportunity To Live Toronto's Most Sought After High Living Yorkville Neighbourhood. 1 Parking & 1 Locker Included. Must See!! **EXTRAS** Miele Fridge, Cook Top, B/I Dishwasher, Oven, Washer & Dryer. Automated Blinds In M/F & Master Bedroom, All Elfs.

Extras:**Listing Contracted With:** CENTURY 21 KING'S QUAY REAL ESTATE INC. 905-940-3428



77 Avenue Rd 306 Toronto Ontario M5R 3R8 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$6,752.33 / 2024 For: Sale SPIS: Y DOM: 6		Sold: \$1,500,000 List: \$1,499,000
Condo Apt Unit#: 5 Corp#: MTCC / 985	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 200 Level: 2	Rms: 7 Bedrooms: 2 + 1 Washrooms: 2 1x5xFlat, 1x4xFlat
Dir/Cross St: Avenue Rd and Yorkville Ave Directions: Avenue Rd and Yorkville Ave Prop Mgmt: Crossbridge Condominium Services		

MLS#: C12026755	Sold Date: 03/24/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 31-50 Apx Sqft: 1400-1599 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Ensuite+Owned Maint: \$2,165.59 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	Retirement: Water Incl: Y Hydro Incl: Y CAC Incl: Y Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: 1 / A 37 Bldg Amen: Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	21.16	x 9.55	Large Closet
2	Living	Flat	21.1	x 14.01	Large Window
3	Dining	Flat	12.11	x 9.12	Open Concept
4	Kitchen	Flat	8.79	x 9.81	Corian Counter
5	Prim Bdrm	Flat	12.01	x 22.11	Large Window
6	Den	Flat	12.01	x 22.11	Large Window
7	2nd Br	Flat	9.12	x 6.56	Large Closet

Hardwood Floor	
W/O To Balcony	Hardwood Floor
Combined W/Living	Hardwood Floor
Pot Lights	Pass Through
5 Pc Ensuite	W/I Closet
Combined W/Br	Hardwood Floor
W/O To Balcony	Hardwood Floor

Client Remks: Discover a residence of enduring elegance nestled in the heart of Yorkville, Toronto's most distinguished enclave. Here, art, culture, and sophisticated living converge to create an unparalleled lifestyle. This expansive condominium encompasses a total of over 1,500 square feet of meticulously designed living space, offering a tranquil sanctuary bathed in natural light from expansive east-facing windows overlooking a lush, private courtyard garden. Imagine entertaining in the generously proportioned living and dining areas, where a seamless flow creates an ideal setting for both intimate gatherings and grander affairs. Enjoy your morning coffee or evening glass of wine on the private balcony, easily accessible from both the living area and the serene second bedroom. The primary suite is a true retreat, featuring custom built-ins, a spacious walk-in closet, and a large five-piece ensuite bathroom. Currently combined with a comfortable sitting area, this space offers flexibility and can easily be transformed into a den or home office. The Residence of 77 Avenue Rd. presents a rare opportunity to embrace a refined, effortless lifestyle in a truly iconic setting, just moments from Yorkville's world-class boutiques, galleries, and restaurants. An exceptionally well managed building with efficient 24 hour concierge services, a lounge/party room opening onto the courtyard and of course the convenience of being moments from Yorkville Village, Whole Foods and Equinox, not to mention all of Yorkville's luxury shops including Chanel, Saint Laurent, Louis Vuitton, Gucci, Burberry, Hermes, Lora Piana, Holt Renfrew and many more. Dine at Buca, Osteria Guilia, Sofia, STK, Blu, Joso's, Kasa Moto, Enigma, Sassafras and of course The One at The Hazelton Hotel - excellent for people watching! The Manulife Centre, Eataly and the Varsity Cinema's are all just a short walk away. Be ready to experience the allure of Yorkville living!

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


1 Bedford Rd 521
Toronto Ontario M5R 2B5
Sold: \$1,500,000
List: \$1,550,000

Toronto C02 Annex Toronto % Dif: 97

Taxes: \$5,894 / 2024 **For:** Sale**SPIS:** N**DOM:** 39

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 21**Locker Lev/Unit:** Lev**Washrooms:** 2**Corp#:** TSSC / 2139**Locker Unit:** 169

1x4xFlat, 1x3xFlat

Level: 05**Dir/Cross St:** Bloor / Avenue / Bedford**Directions:** Bloor / Avenue / Bedford**Prop Mgmt:** Crossbridge Condominium Services 416-925-8794**MLS#:** C12085904**Sold Date:** 05/25/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,007.58	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	900-999	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
946 sq ft + balcony as per Seller		Heat Incl:	Y	Park \$/Mo:	
Exposure:	N	Cable TV Incl:		Prk Lvl/Unit:	Level D/Unit 31
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Sauna, Visitor Parking
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Survey Type:	None	GreenPIS:			
Phys Hdcap-Eqp:		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	14.93	x 16.24	Hardwood Floor	Large Window	Combined W/Dining
2	Dining	Flat	14.93	x 16.24	Hardwood Floor	Large Window	W/O To Balcony
3	Kitchen	Flat	8.01	x 8.5	Stone Counter	B/I Fridge	O/Looks Dining
4	Prim Bdrm	Flat	12.07	x 15.16	Hardwood Floor	W/I Closet	5 Pc Ensuite
5	2nd Br	Flat	11.75	x 8.99	Hardwood Floor	Large Window	North View

Client Remks: Welcome to Suite 521 in the iconic One Bedford at Bloor-Yorkville, affectionately dubbed the Tower of Power by Toronto Life, home to distinguished residents influencing Toronto's arts, culture and politics. Offered by the original owner, this immaculate move-in ready unit showcases premium builder upgrades, such as thicker-grade flooring and countertops, creating a refined luxurious ambiance. Enjoy serene views overlooking a quiet, tree-lined street through expansive floor-to-ceiling windows, filling the space with natural light. The thoughtfully designed layout includes two full washrooms, offering convenience and privacy for residents and guests alike. Step onto your spacious balcony, complete with a protective overhang ideal for year-round enjoyment and entertaining. The modern kitchen boasts integrated MIELE appliances, sleek cabinetry, and upgraded finishes, perfect for culinary enthusiasts. Experience unparalleled comfort and prestige in this highly exclusive building known for its spectacularly friendly concierge staff who provide exceptional service around the clock, making the residents feel safe, taken care of and most importantly feel at home. One Bedford offers premium amenities, including an indoor saltwater pool, whirlpool spa, fitness center, yoga studio, saunas, steam rooms, a sophisticated party room, boardroom, guest suites, and a rooftop terrace with BBQ facilities. Ideally situated in vibrant Yorkville, you're steps away from all the prestigious shopping, the ROM, the Royal Conservatory of Music, fine dining and convenient transit. Split 2-Bedroom layout with a 5 piece ensuite washroom, floor-to-ceiling windows and full sized balcony. Primary bedroom at the ideal comfortable size and quiet view makes for the perfect retreat after a long day while the 2nd bedroom serves as a wonderful option for guests or younger family members. Wide open area for living + kitchen + dining makes for an ideal lounging space and for having intimate get-togethers.

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

**175 Cumberland St 1611****Toronto Ontario M5R 3M9**

Toronto C02 Annex Toronto % Dif: 98

Taxes: \$9,048.40 / 2024 **For:** Sale**SPIS:** N**Sold: \$1,520,000****List: \$1,550,000****DOM:** 64

Condo Apt

#Shares%: 0**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 11**Locker Lev/Unit:****Washrooms:** 3**Corp#:** MTCC / 626**Locker Unit:**

2x4xFlat, 1x2xFlat

Level: 6**Dir/Cross St:** Bloor St W/Avenue Rd**Prop Mgmt:** Del Property Management 416-923-8374**MLS#:** C11207295**Sold Date:** 01/30/2025**PIN#:** 116260060


Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$2,170.78	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Radiant / Gas	Central Vac:	N	Gar/Gar Spcs:	None / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1800-1999	Elev/Lift:		Park Type:	Rental
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Approx. 1877 s.f. as per Builder's Plan		Heat Incl:	Y	Park \$/Mo:	
Exposure:	Ne	Cable TV Incl:	Y	Prk Lvl/Unit:	\$367.25/mo
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Indoor Pool, Party/Meeting Room, Squash/Racquet Court
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	21.78	x 9.28	Double Closet	Broadloom	2 Pc Bath
2	Living	Flat	27.99	x 13.48	Broadloom	Ne View	
3	Dining	Flat	14.47	x 13.09	Combined W/Living	Broadloom	Ne View
4	Kitchen	Flat	12.6	x 10.99	Eat-In Kitchen	Tile Floor	
5	Prim Bdrm	Flat	16.7	x 13.39	Double Closet	Broadloom	4 Pc Ensuite
6	2nd Br	Flat	23.1	x 9.09	Closet	Broadloom	4 Pc Ensuite

Client Remks: Renaissance Plaza - Yorkville's Iconic Address! Suite 1611 is your opportunity to create a dream home in one of Toronto's most coveted residences. Offering approximately 1,877 sq. ft., this spacious 2-bedroom, 2.5-bathroom suite features an inviting and versatile layout. The bright living and dining areas are perfect for entertaining, complemented by a generously sized eat-in kitchen, convenient powder room, and ensuite laundry. Abundant storage throughout ensures functionality, while the unobstructed northeast views stretch over Yorkville to the lush greenery of Rosedale, providing a stunning backdrop. Renaissance Plaza is synonymous with luxury and privacy, delivering the best of city living in the heart of Yorkville. Residents enjoy world-class amenities, including a 24-hour concierge, an indoor pool, a squash court, a sundeck, an exercise room, an events room, valet parking, and more. Don't miss this rare opportunity to design and renovate a personalized suite in a prestigious and exclusive building. Make this blank canvas your masterpiece and revel in the vibrant Yorkville lifestyle, surrounded by fine dining, luxury shopping, and cultural landmarks.

Extras: Step Out Into The Heart Of Yorkville And Experience The Royal Ontario Museum, The University Of Toronto, Designer Shops And Some Of Toronto's Finest Dining Options. * Maintenance includes Bell t.v. and high-speed internet package.

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

	10 Bellair St 1104 Toronto Ontario M5R 3T8 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$8,498 / 2024 For: Sale SPIS: N DOM: 68			Sold: \$1,540,000 List: \$1,620,000							
	Condo Apt Apartment Unit#: 03 Corp#: TSCC / 1519		#Shares%: Locker#: Locker Lev/Unit: 4 Locker Unit: 20 Level: 11		Rms: 5 Bedrooms: 2 Washrooms: 2 1x5, 1x3						
	Dir/Cross St: Bloor & Bellair Directions: 10 Bellair St. Prop Mgmt: Del Property Management										
	MLS#: C12071463 Sold Date: 06/16/2025 PIN#: 125190076										
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2003 Yr Built Source: MPAC Apx Sqft: 1200-1399 Sqft Source: per builder Exposure: Sw Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:		Pets Perm: Restrict Locker: Owned Maint: \$1,890.66 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Electric Car Charger, Ensuite Laundry, Pets Allowed with Restrictions		Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: D/20 Bldg Amen: Exercise Room, Indoor Pool, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elem Incl:							
Waterfront: None											
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></table>						#	Room	Level	Length (ft)	Width (ft)	Description
#	Room	Level	Length (ft)	Width (ft)	Description						
Client Remks: Welcome to 10 Bellair! Iconic Residence in Toronto's Most Exclusive Neighbourhood. This Sun-Filled South and South-West Facing Suite Offers Approximately 1,400 Sq. Ft. of Thoughtfully Designed Space Featuring 2 Bedrooms, 2 Bathrooms with Panoramic Views Over Bloor Street. Soaring 9' Ceilings, Floor-to-Ceiling Windows, and a Walk-Out Balcony Bring in Incredible Natural Light All Day. Enjoy Resort-Style Amenities Including Top-Notch Concierge, Valet Parking, 2-Storey State-of-the-Art Gym, Indoor Pool with Hot Tub, and Fabulous Private Garden Overlooking Yorkville Park. Includes 1 Parking with EV Charger and a Spacious Private Locker Directly in Front of the Parking Space. In the Heart of the Very Best the City Has to Offer.											
Extras:											
Listing Contracted With: RIGHT AT HOME REALTY 416-391-3232											


175 Cumberland St 1407
Toronto Ontario M5R 3M9
Sold: \$1,585,000
List: \$1,595,000

Toronto C02 Annex Toronto % Dif: 99

Taxes: \$8,039.85 / 2024 **For:** Sale**SPIS:** N**DOM:** 18

Condo Apt

#Shares%:**Rms:** 5 + 2

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 07**Locker Lev/Unit:****Washrooms:** 2**Corp#:** MTCC / 626**Locker Unit:**

1x5xFlat, 1x3xFlat

Level: 14**Dir/Cross St:** Bloor St W & Avenue Rd**Directions:** Bloor St W & Avenue Rd**Prop Mgmt:** Del Property Management 416-923-8374`**MLS#:** C12173312**Sold Date:** 06/13/2025**PIN#:** 116260035

Kitchens:	1	Pets Perm:	Restrict	Balcony:	None
Fam Rm:	N	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$1,955.15	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Radiant / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 0
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Year Built:	1983	Elev/Lift:		Park Type:	Rental
Apx Sqft:	1600-1799	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 0
Sqft Source:	FLOOR PLAN	Heat Incl:	Y	Park \$/Mo:	
Exposure:	Sw	Cable TV Incl:	Y	Prk Lvl/Unit:	
Assessment:		Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Squash/Racquet Court, Visitor Parking
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Survey Type:	None	GreenPIS:	N		
Phys Hdcap-Eqp:		Prop Feat:	Arts Centre, Ensuite Laundry, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.59	x 28.35	Hardwood Floor	B/I Shelves	Coffered Ceiling
2	Dining	Flat	19.59	x 28.35	Hardwood Floor	Bay Window	Coffered Ceiling
3	Kitchen	Flat	9.58	x 16.24	Open Concept	B/I Appliances	
4	Prim Bdrm	Flat	19.42	x 14.01	Hardwood Floor	B/I Closet	5 Pc Ensuite
5	2nd Br	Flat	16.17	x 12.24	Hardwood Floor	Bay Window	

Client Remks: Welcome to Suite 1407! Sophistication and thoughtful design shape this warm and inviting home in the Iconic Renaissance Plaza. With approximately 1685 sq.ft. of meticulously designed space, this well-planned layout features an open concept kitchen creating a sensational setting ideal for hosting gatherings and entertaining guests. The rarely found, unobstructed southwest views of the world-renowned Royal Ontario Museum and the Toronto Skyline fill the expansive living and dining areas with an abundance of natural sunlight, creating a truly awe-inspiring atmosphere. This one-of-a kind home in a boutique private residence features generous principal rooms, 2 spacious bedrooms, two luxurious baths, an ensuite laundry and numerous recent updates. Indulge in exceptional service with a 24 hour concierge, valet parking, indoor pool, gym and wonderful outdoor terrace with unparalleled amenities. This prestigious building is strategically situated in the heart of downtown Yorkville. Toronto's most coveted locale. Here, an array of exquisite shops and fine dining establishments await, inviting you to explore!

Extras:**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-488-2875


80 Cumberland St PH 2
Toronto Ontario M5R 3V1

Toronto C02 Annex Toronto % Dif: 97

Taxes: \$8,548 / 2024 **For:** Sale**SPIS:** N**DOM:** 6**Sold: \$1,650,000****List: \$1,699,000**

Condo Apt

#Shares%:**Rms:** 5

Other

Locker#:**Bedrooms:** 3**Unit#:** 1902**Locker Lev/Unit:** E**Washrooms:** 3**Corp#:** MTCC / 1472**Locker Unit:**

1x5xUpper, 1x3xUpper,

Level: PH

1x3xLower

Dir/Cross St: Cumberland/Bay**Prop Mgmt:** Goldview Property Management Ltd**MLS#:** C11948603**Sold Date:** 02/06/2025**PIN#:** 124720072

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$2,232.89	Lndy Lev:	Upper
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	16-30	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1600-1799	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	1718	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Sw	Heat Incl:	Y Hydro Incl:	#:	A2
Assessment:	\$1,195,000 / 2025	Cable TV Incl:		#:	A3
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	
		GreenPIS:		Bldg Amen:	Bbqs Allowed, Concierge, Gym, Rooftop
		Prop Feat:	Arts Centre, Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	Deck/Garden	
				Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Lower	17.36	x 16.08	Centre Island	Combined W/Dining	Walk-Out
2	Living	Lower	13.62	x 14.96	Gas Fireplace	Combined W/Kitchen	Large Window
3	Br	Lower	10.3	x 12.99	B/I Desk	B/I Bookcase	
4	Bathroom	Lower	6.59	x 9.68	3 Pc Bath		
5	Foyer	Lower	16.37	x 5.18			
6	2nd Br	Upper	13.02	x 15.49			
7	Bathroom	Upper	6.82	x 6.3	3 Pc Ensuite		
8	Laundry	Upper	4.53	x 2.43			
9	Prim Bdrm	Upper	15.91	x 20.83	Walk-Out	Sw View	
10	Bathroom	Upper	11.84	x 13.32	5 Pc Ensuite	Bidet	Soaker

Client Remks: RARE OFFERING LUX PENTHOUSE Priced to sell. Indulge in the epitome of luxury living in the heart of Yorkville, one of Torontos most prestigious neighbourhoods with a price reduction under \$988/sq.ft. This sprawling 1,718 sq.ft. penthouse spans two floors and features three bedrooms, three bathrooms, and two parking spaces, an exceptional offering in todays market. Boasting a sun-drenched southwest exposure, this penthouse provides breathtaking views over Yorkville Square from its generous private terrace. Wrapped in floor-to-ceiling windows, the open-concept kitchen, dining, and living areas create a seamless flow, perfect for sophisticated living and entertaining. A gas fireplace and partial 16-ft soaring ceilings add a dramatic touch to the living space, while the main-floor bedroom (or office) and bathroom w/shower offer flexible living options. Upstairs, the expansive primary suite is a private retreat, large enough to accommodate a lounge area. A unique glass wall overlooks the living space below, and the balcony invites fresh air and city views. The lavish spa-like ensuite features a soaking tub, separate shower, and bidet level of luxury rarely found. The secondary bedroom is more spacious than most primaries and includes its own private ensuite bathroom. Building amenities include a beautiful outdoor terrace with BBQ for summer entertaining, a fitness center, and a prime Yorkville location just steps from Torontos famous Mink Mile, designer boutiques, world-class restaurants, the Four Seasons, cultural hotspots, transit and so much more. At 80 Cumberland, youll enjoy a lifestyle most can only dream of. Whether youre looking for an extraordinary home or a blue-chip investment, this penthouse is an unparalleled value in Yorkville. With luxury units of this size no longer being built, this is a once-in-a-lifetime chance to buy now and customize later while securing the lowest-priced penthouse per square foot in the area. Act fast, this rare gem will not last.

Extras: Gas hookup on balcony, 2 prime parking spaces across from elevator, large storage unit near parking, SS fridge/freezer, SS Oven/stove, Miele Dishwasher, BI Microwave, Stacked washer/dryer, Custom built-ins, Window blinds, light fixtures

Listing Contracted With: SUTTON GROUP QUANTUM REALTY INC. 905-469-8888



170 Avenue Rd 1003*
Toronto Ontario M5R 0A4

Sold: \$1,680,000

List: \$1,785,000

Toronto C02 Annex Toronto % Dif: 94

Taxes: \$8,504.78 / 2024 **For:** Sale

SPIS: N

DOM: 44

Condo Apt

#Shares%:

Rms: 5

Apartment

Locker#: C84

Bedrooms: 2

Unit#: 03

Locker Lev/Unit: P3

Washrooms: 3

Corp#: TSCC / 2478

Locker Unit: Two

2x4xFlat, 1x2xFlat

Level: 10

Dir/Cross St: Avenue Rd./Davenport

Prop Mgmt: Forest Hill Kipling Mgt. (416) 964-7323

MLS#: C11919484

Sold Date: 02/25/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,283.95	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:	6-10	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1400-1599	Elev/Lift:		Park Type:	Owned
Sqft Source:	1360 sf + 120sf Balcony per Floor Plan	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	Sw	Heat Incl:	Y	Hydro Incl:	Y
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Arts Centre, Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	28.22	x 15.75	Wood Floor	W/O To Balcony	Sw View
2	Dining	Flat	10.66	x 8.86	Wood Floor	Combined W/Kitchen	West View
3	Kitchen	Flat	12.14	x 11.81	Centre Island	Pantry	Custom Backsplash
4	Prim Bdrm	Flat	13.12	x 10.33	4 Pc Ensuite	Double Closet	Wall Sconce Lighting
5	2nd Br	Flat	10.66	x 9.84	4 Pc Ensuite	Closet Organizers	B/I Bookcase
6	Foyer	Flat	11.81	x 4.59	2 Pc Bath	Porcelain Floor	
7	Other	Flat	17.22	x 10.5	Balcony	Tile Floor	L-Shaped Room

Client Remks: Contemporary Living. Walk to Yorkville. Spacious 1400 Sf with 9-ft Ceiling. One-of-a-kind S/W Corner Unit. Wrapped Around Full-Height Windows. Sun-filled split 2 Bedroom, double ensuite baths + powder room layout. Unobstructed Treetop Views Of The City & Casa Loma. Luxuriously Appointed: Designer Decorated, Custom Millwork, Numerous Built-Ins, Premium 6-Ft Plank engineered Flooring, Special Lightings and switches. Oversized Private L-Shape Balcony To Enjoy Year Round. Ramsden Park Across The Street. Short Walk to Subway, Grocery, Shops On Bloor And U Of T. ****EXTRAS**** Welcoming 3-Story Lobby, Superb Amenities: Spa-Inspired Indoor Pool/Cabanas, Hot Tub, Yoga Studio, Gym, Outdoor Terrace/BBQ, Rec/Party Room, Theatre, Lounge, Guest Suite, visitor parking & 24-Hr Concierge Service. 1 Parking space& 2 Lockers

Extras:

Listing Contracted With: HOMELIFE CULTURELINK REALTY INC. 905-940-3766


55 Prince Arthur Ave 805
Toronto Ontario M5R 1B3
Sold: \$1,700,000
List: \$1,795,000

Toronto C02 Annex Toronto % Dif: 95

Taxes: \$8,476.17 / 2024 **For:** Sale**SPIS:** N**DOM:** 138

Condo Apt

#Shares%:**Rms:** 5

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 5**Locker Lev/Unit:** MF**Washrooms:** 3**Corp#:** MTCC / 717**Locker Unit:** 1

1x2xFlat, 1x4xFlat,

Level: 5

1x6xFlat

Dir/Cross St: Avenue & Bloor St W**Prop Mgmt:** Crossbridge Condominium Services Ltd. 416-968-6866**MLS#:** C9349306**Sold Date:** 01/29/2025**PIN#:** 117170028

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$3,172.50	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick / Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Owned
Sqft Source:		Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Approx. 2172 s.f. as per Builder's Plans		Heat Incl:		#:	12
Exposure:	S	Cable TV Incl:		Park \$/Mo:	
Assessment:		Hydro Incl:	Y	Prk Lvl/Unit:	B
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, School		


#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	11.58	x 10.6	Double Closet
2	Living	Flat	24.57	x 16.99	Parquet Floor
3	Dining	Flat	16.99	x 11.98	Separate Rm
4	Kitchen	Flat	21	x 10.99	Granite Counter
5	Breakfast	Flat	21	x 10.99	Combined W/Kitchen
6	Prim Bdrm	Flat	20.57	x 12.99	W/I Closet
7	2nd Br	Flat	17.59	x 10.99	W/I Closet
8	Other	Flat	15.98	x 6.3	Balcony
9	Other	Flat	17.09	x 9.28	Balcony
10	Other	Flat	16.99	x 8.99	Balcony
11	Other	Flat	17.88	x 9.19	Balcony

Client Remks: Take a look! Recently refreshed!! Welcome to 55 Prince Arthur Avenue, an iconic luxury boutique condominium in the prestigious Annex/Yorkville area. This bright and spacious suite offers approximately 2,172 sq.ft. of exceptional living space. The versatile floor plan, with its grand proportions, is perfect for entertaining and family living alike. Beautiful parquet floors, large picture windows, and thoughtfully designed details create an inviting atmosphere. The suite features self-controlled thermostats for personalized comfort and abundant wall space to showcase your artwork. Guests are warmly welcomed in the spacious foyer, with easy access to a mirrored double closet and powder room. The principal rooms, including the generously sized living and dining areas, are bathed in natural light, while walkouts to large balconies reveal stunning south-facing views of the CN Tower. The eat-in kitchen is a culinary dream with granite countertops, a mirrored backsplash, and a centre island stovetop. Ample pantry storage and a convenient ensuite storage area make for a clutter-free space. The private quarters include two generously sized bedrooms, each with access to private balconies. The primary suite boasts a luxurious 6-piece ensuite and a walk-in closet, while the second bedroom offers a 4-piece ensuite and walk-in closet.

Extras: Residents enjoy top-tier amenities, including a 24-hour concierge, indoor pool, gym, guest suite, party room with an outdoor lounge and BBQs, all within steps of Yorkvilles finest dining, shopping, and cultural attractions.

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



	175 Cumberland St 1104		Sold: \$1,715,000
	Toronto Ontario M5R 3M9		List: \$1,750,000
	Toronto C02 Annex Toronto % Dif: 98		
	Taxes: \$8,447.56 / 2024	For: Sale	SPIS: N DOM: 19
	Condo Apt Apartment Unit#: Unit Corp#: MTCC / 626	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: Lev	Rms: 5 Bedrooms: 2 Washrooms: 2 1x5xFlat, 1x4xFlat
Dir/Cross St: Avenue Rd./ Bloor St. W			
Directions: Off Avenue Rd.			
Prop Mgmt: Del Property Management 416 923-8374			


MLS#: C12092682 PIN#: 116260008	Sold Date: 05/09/2025
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Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Year Built: 1983 Yr Built Source: MPAC Apx Sqft: 1600-1799 Sqft Source: Builder Exposure: Sw Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$2,036.95 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	28.22	x 19.2	Bay Window	South View	Wood Floor
2	Dining	Flat	28.22	x 19.19	Bay Window	Sw View	Wood Floor
3	Kitchen	Flat	12.63	x 9.84	Tile Floor	B/I Appliances	
4	Breakfast	Flat	12.63	x 6.56	Tile Floor	Large Window	West View
5	Prim Bdrm	Flat	19.36	x 13.12	5 Pc Ensuite	W/I Closet	South View
6	2nd Br	Flat	13.45	x 12.63	Bay Window	South View	Large Closet

Client Remks: Welcome to Ste.1104 at the Renaissance Plaza, nestled in the prestigious neighbourhood of Yorkville, where Upscale Shopping and Top Dining Options are. This rarely offered, light-filled 1,758 sf S/W corner unit has the most demanded and unobstructed south view of Queens Park and beyond. Its Open-concept living and dining area is perfect for both entertaining and relaxing. Whether you are preparing a meal for guests or enjoying a quiet dinner, the ample-sized eat-in kitchen will exceed your expectations. The spacious primary suite has a large walk-through closet and an ensuite bathroom complete with a soaker tub, a shower stall, and dual vanities. The second bedroom is equally generous in size, offering ample closet space. With premium amenities, 24-hour concierge, and valet service, you're guaranteed both comfort and peace of mind. Located just steps from the Royal Ontario Museum, the U of T campuses. This is your opportunity to live in one of the most coveted addresses in the city.

Extras: Listing Contracted With: HOMELIFE CULTURELINK REALTY INC. 905-940-3766

	1 Yorkville Ave Ph06		Sold: \$1,750,000
	Toronto Ontario M4W 0B1		List: \$1,750,000
	Toronto C02 Annex Toronto % Dif: 100		
	Taxes: \$13,888 / 2025 For: Sale	SPIS: N	DOM: 46
Condo Apt	#Shares%:	Rms: 6	
Apartment	Locker#: 61	Bedrooms: 2 + 1	
Unit#: 06	Locker Lev/Unit: A	Washrooms: 3	
Corp#: TSCC / 2842	Locker Unit: 60	1x2xMain, 1x3xMain,	
	Level: 56	1x6xMain	
Dir/Cross St: Yonge & Yorkville Ave			
Directions: Yorkville Ave/Bay Street			
Prop Mgmt: Del Property Management			

MLS#: C12012842 **Sold Date: 04/25/2025**
PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,267	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	0-5	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Mpac	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Se	Heat Incl:		#:	9 #: 10
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Water Incl:		Prk Lvl/Unit:	P1 / P1
Survey Type:	Unknown	Hydro Incl:		Bldg Amen:	Concierge, Gym, Outdoor Pool, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden
Phys Hdcap-Eqp:		CAC Incl:		Com Elem Incl:	Y
		Bldg Ins Incl:	Y Prkg Incl: Y		
		Cert Level:			
		GreenPIS:	N		
		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Dining	Main	26.34	x 24.34	Combined W/Living	W/O To Balcony	Hardwood Floor
2	Kitchen	Main	26.34	x 24.34	L-Shaped Room	B/I Appliances	Breakfast Area
3	Living	Main	26.34	x 24.34	Combined W/Dining	South View	East View
4	Prim Bdrm	Main	12	x 10.99	6 Pc Ensuite	W/I Closet	W/O To Balcony
5	2nd Br	Main	10	x 8.99	3 Pc Ensuite	W/I Closet	W/O To Balcony
6	Den	Main	8.82	x 8	Separate Rm	W/O To Balcony	South View
7	Foyer	Main	0	0	Closet		
8	Powder Rm	Main	0	0	2 Pc Bath		
9	Bathroom	Main	0	0	6 Pc Ensuite		
10	Bathroom	Main	0	0	3 Pc Ensuite		

Client Remks: Life At The Top! Wake Up Each Morning Inspired By Your Ever-Reaching Panoramic View! One Of The Only 2 South View Units On Penthouse Floor. 2 Bedrooms 2 Ensuites ,10' Ceiling With 2 Balconies 2 Parking & 2 Lockers, Plus 2Pc Powder Room. Boasting One Of The Most Prestigious Addresses In The City. South East Corner, Bright And Spacious Unit Located On The 58th Floor. Breath-Taking Views Of The City & Lake. Oversized Floor To Ceiling Windows Allowing Immense Amount Of Natural Light. Upgraded Kitchen With Top-Line Subzero Flushing Mounting Fridge. Wolf Cooktop. Double Ovens & Wine Fridge. Primary Bedroom Accessible To South Balcony, Large Walk-In Closet & Spa Like 6 Pc Ensuite Bath, Two Sinks, Glass Shower And Soaker Tub. 2nd Bedroom Has Its Own Balcony, Walk-In Closet & 3Pc Ensuite Bath, This Unit Is Located Minutes To Designer Boutiques, Fine Dining, Both Bloor & Yonge Subway Lines & The Underground Path & Walking Distance To U Of T. Property Is Being Sold "As-Is Where-Is".

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

**170 Avenue Rd 611****Toronto Ontario M5R 0A4**

Toronto C02 Annex Toronto % Dif: 98

Taxes: \$7,495.50 / 2023 **For:** Sale**SPIS:** N**Sold:** \$1,810,000**List:** \$1,849,000**DOM:** 116

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2 + 1**Unit#:** 11**Locker Lev/Unit:** A**Washrooms:** 3**Corp#:** TSCP / 2478**Locker Unit:** 57

1x2xFlat, 1x3xFlat,

Level: 6

1x5xFlat

Dir/Cross St: AVENUE RD & DAVENPORT**Prop Mgmt:** Forest Hill Kipling - 416-979-2230**MLS#:** C11586081**Sold Date:** 03/25/2025**PIN#:** 764780064

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$1,263.86	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	None
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	Builder's Plan	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	Se	Heat Incl:	Y	Hydro Incl:	
Assessment:		Cable TV Incl:		CAC Incl:	Y
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Phys Hdcap-Eqp:		Cert Level:		Energy Cert:	
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	21.75	x 16.99	Hardwood Floor	South View	W/O To Balcony
2	Dining	Flat	21.75	x 16.99	Hardwood Floor	Combined W/Living	Open Concept
3	Kitchen	Flat	12.99	x 6.99	B/I Appliances	Centre Island	Open Concept
4	Den	Flat	12.63	x 10.7	Hardwood Floor	Se View	
5	Prim Bdrm	Flat	12.99	x 10.99	Broadloom	5 Pc Bath	B/I Closet
6	2nd Br	Flat	13.06	x 10.76	Broadloom	3 Pc Ensuite	Closet

Client Remks: Welcome To Your Dream Home! Nestled In A Prime Location, This Fully Furnished, 1,336SF, Stunning 2-Bedroom Residence At Pears On The Avenue Offers A Unique Opportunity To Experience Luxury Living At Its Finest. As You Step Inside, You Are Welcomed By A Spacious Entertainment Area Flooded With Natural Light Flowing In From The Large Floor-To-Ceiling Windows. The Entertainment Space Offers An Easy Flow From The Living Room To The Open-Concept Kitchen, Which Boasts Beautiful Granite Countertops, Integrated Miele Appliances, And A Generously-Sized Island That Doubles As A Breakfast Bar. The Spacious Bedrooms Are Equally Impressive, Offering A Comfortable Retreat After A Long Day. The Master Bedroom Is A True Treat, Featuring A Large Walk-In Closet With Custom Built-Ins And An En-Suite Bathroom With Modern Fixtures. In Addition To The Luxurious Living Spaces, This Residence Comes With Generous Open Balcony and An Extra-Large Locker, Providing Ample Storage Space For All Your Belongings. Possibility Of Renting A Second Parking Spot, Ensuring Convenient Parking For You And Your Guests. The Building Itself Offers A Wealth Of Amenities, Including An Indoor Pool, Yoga Studio, Gym, Rooftop With Outdoor Fireplace And Barbeque, And More, Ensuring A Truly Elevated Lifestyle. Don't Miss Out On This Exceptional Opportunity To Own A Piece Of Luxury In The Heart Of The City. Schedule Your Showing Today And Experience The Epitome Of Urban Living. ****EXTRAS**** Walking Distance To Restaurants, Yorkville Village, The Annex, Rosedale Subway, Shops And Much More.

Extras:**Listing Contracted With:** ROYAL LEPAGE REALTY CENTRE 905-279-8300

**80 Cumberland St PH1903****Toronto Ontario M5R 3V1**

Toronto C02 Annex Toronto % Dif: 90

Taxes: \$7,603.52 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,870,000**List:** \$2,075,000**DOM:** 25

Condo Apt

#Shares%:**Rms:** 5

2-Storey

Locker#: P2-8**Bedrooms:** 2**Unit#:** PH19**Locker Lev/Unit:** P2**Washrooms:** 3**Corp#:** TSCC / 1472**Locker Unit:** 8

1x2xMain, 2x3x2nd

Level: 10**Dir/Cross St:** Yorkville - Bay/Cumberland**Directions:** Yorkville - Bay/Cumberland**Prop Mgmt:** Goldview Property Management Ltd. 416-630-1234**MLS#:** C12050886**Sold Date:** 04/25/2025**PIN#:** 124720073

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,048.48	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1400-1599	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	1,557 Interior - MPAC	Taxes Incl:		Park/Drv Spcs:	1
Exposure:	Nw	Heat Incl:	Y	#:	8
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	CAC Incl:	Y	Prk Lvl/Unit:	P2
Survey Type:	None	Bldg Ins Incl:	Y	Bldg Amen:	Bbqs Allowed, Concierge, Exercise Room
Phys Hdcap-Eqp:		Cert Level:		Com Elem Incl:	Y
		GreenPIS:			
		Prop Feat:	Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.6	x 5.58	Closet	Open Concept	Open Stairs
2	Living	Main	14.44	x 11.42	Open Concept	Window Flr to Ceil	Cathedral Ceiling
3	Dining	Main	13.98	x 13.81	Roughed-In Fireplace	W/O To Balcony	B/I Shelves
4	Kitchen	Main	18.04	x 11.06	Renovated	Breakfast Bar	Pantry
5	Laundry	Main	6.23	x 4.92	2 Pc Ensuite		
6	Prim Bdrm	2nd	14.6	x 12.66	3 Pc Ensuite	Window Flr to Ceil	W/W Closet
7	2nd Br	2nd	13.35	x 9.81	3 Pc Ensuite	Double Closet	Hardwood Floor
8	Other	Main	23.98	x 5.97	Balcony	Nw View	
9	Other	2nd	7.91	x 2.99	Balcony	Nw View	

Client Remks: Perched atop Yorkville, this extraordinary 2-storey penthouse crowns 80 Cumberland, offering an unparalleled luxury experience. Spanning approx. 1,557 sqft of thoughtfully curated interiors, this bespoke residence showcases soaring 17-ft ceilings, breathtaking NW views that stretch from Yorkville to Casa Loma, & meticulous design. A striking steel floating staircase crafted with Starfire glass treads sets the tone for refined living. The main level is finished with large-format porcelain tiles. An award-winning kitchen boasts an oversized eat-in waterfall island, Sub-Zero & Miele appliances, a pantry, an Artemide light, & a wine column. In the living room, dramatic 2-storey windows bathe the space in natural light, while a Bocci sculptural light fixture with hand-blown glass orbs elevates the grandeur of the space. Luxurious drapery & a bespoke water fountain art installation creates an ambiance of sophistication. The dining room, fitted with built-in cabinetry, opens onto a sprawling terrace, offering a sun-soaked outdoor retreat with a gas BBQ & hose outlet. The main level has a beautifully appointed powder room. A landing offers gallery-like proportions upstairs, while the thoughtful separation of living & sleeping spaces ensures ultimate privacy. Italian walnut floors lead to 2 generous bedroom suites at opposite ends of the hall with custom storage beds. The primary features illuminated Blum Legrabox wardrobes, a dichroic glass accent in a built-in niche that artfully shifts colour with the light, & a spa-inspired ensuite. The 2nd suite offers built-in walnut cabinetry, a German wool-felt headboard, & an elegant ensuite. A 2nd upper balcony provides a quiet retreat. Parking & an attached 8x10 ft (approx.) locker room is included. Nestled in the heart of Yorkville, moments from designer boutiques, dining, & transit, this residence defines luxury city living. A rare opportunity to own a masterpiece in one of Toronto's most sought-after enclaves.

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



18A Hazelton Ave E301 Toronto Ontario M5R 2E2 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$6,316 / 2024 For: Sale SPIS: N DOM: 18			Sold: \$1,900,000 List: \$1,999,000
Condo Apt 1 Storey/Apt Unit#: 9 Corp#: MTCC / 1395	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2	Rms: 6 Bedrooms: 2 Washrooms: 2 1x6xMain, 1x4xMain	
Dir/Cross St: Hazelton & Yorkville Directions: Hazelton & Yorkville Prop Mgmt: First Service Residential - Gabriela Kis - 647.351.1395			

MLS#: C12084741 PIN#: 123950009	Sold Date: 05/03/2025
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Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: 1578 sq ft + 1463 sq ft terrace Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: None Maint: \$2,785.92 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.82	x 4.99	Double Closet	Hardwood Floor	Wainscoting
2	Kitchen	Main	14.4	x 9.09	B/I Appliances	Stone Counter	Hardwood Floor
3	Living	Main	22.51	x 20.73	W/O To Terrace	Hardwood Floor	Combined W/Dining
4	Dining	Main	22.51	x 20.73	W/O To Terrace	Hardwood Floor	Combined W/Living
5	Prim Bdrm	Main	14.24	x 13.09	Hardwood Floor	W/I Closet	W/O To Terrace
6	2nd Br	Main	13.16	x 9.84	W/O To Terrace	Hardwood Floor	Window Flr to Ceil
7	Bathroom	Main	14.07	x 8.53	6 Pc Ensuite	Marble Floor	B/I Vanity
8	Den	Main	8.23	x 5.35	B/I Shelves	Hardwood Floor	
9	Other	Main	47.54	x 23	West View	Stone Floor	

Client Remks: Exquisite Yorkville Residence with One of the Largest Private Terraces in the City. A rare offering in the iconic 18A Hazelton Lanes - Suite E301 is a sophisticated 2-bedroom + den, 2-bathroom residence boasting 1,578 sq. ft. of elegantly appointed interior space and an extraordinary 1,463 sq. ft. private terrace that redefines outdoor living in the heart of the Yorkville. Over \$300,000 in high-end upgrades elevate every inch of this home, from the custom millwork and designer lighting to the sleek, modern kitchen and spa-inspired bathrooms. The layout offers gracious principal rooms with an effortless flow for both relaxing and entertaining. The den provides a refined workspace or reading retreat - ideal for today's luxury lifestyle. The true showpiece, however, is the expansive, fully redesigned terrace - a private sanctuary rarely found in Toronto condo living. Thoughtfully landscaped and styled for elegant alfresco dining, sun-soaked lounging, and tranquil evenings, this terrace is an entertainer's dream and a natural extension of the living space. Discreetly tucked away in one of Toronto's most prestigious boutique residences, this suite offers direct access to Yorkville Village, world-class shopping, fine dining, and the cultural pulse of the city. Experience the pinnacle of refined urban living in this one-of-a-kind Yorkville retreat. Brand new fabulous porcelain deck!

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


165 Pears Ave TH10
Toronto Ontario M5R 0C1

Toronto C02 Annex Toronto % Dif: 100

Taxes: \$12,395.96 / 2024 **For:** Sale**SPIS:** N**Sold:** \$1,995,000**List:** \$1,995,000**DOM:** 15

Condo Townhouse

#Shares%:**Rms:** 6

3-Storey

Locker#:**Bedrooms:** 3**Unit#:** 19**Locker Lev/Unit:** Lev**Washrooms:** 3**Corp#:** TSCP / 2883**Locker Unit:** 48

1x2xGround, 1x5x2nd,

Level: 1

1x4x3rd

Dir/Cross St: Avenue & Davenport**Directions:** Located on Pears Ave**Prop Mgmt:** First Service Residential**MLS#:** C12057452**Sold Date:** 04/17/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$933.80	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Alum Siding / Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	
Year Built:	2021	Elev/Lift:		Park Type:	Owned
Apx Sqft:	1800-1999	Taxes Incl:		Park/Drv Spcs:	1 Tot Prk Spcs: 2
Sqft Source:	Floor Plans	Heat Incl:		Park \$/Mo:	
Exposure:	S	Cable TV Incl:		Prk Lvl/Unit:	Level A Unit 7
Assessment:		Bldg Ins Incl:	Y Prkg Incl: Y	Bldg Amen:	
Spec Desig:	Unknown	Cert Level:		Com Elem Incl:	Y
Survey Type:	None	GreenPIS:			
Phys Hdcap-Eqp:		Prop Feat:			
		Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Ground	13.25	x 8.07	Hardwood Floor
2	Dining	Ground	14.76	x 9.51	Hardwood Floor
3	Kitchen	Ground	9.51	x 7.74	Hardwood Floor
4	Prim Bdrm	2nd	14.93	x 14.76	Hardwood Floor
5	2nd Br	3rd	12.34	x 10.01	Hardwood Floor
6	3rd Br	3rd	10.66	x 8.66	Hardwood Floor

Client Remks: Discover refined city living in this beautifully upgraded Bedford townhome where modern luxury meets timeless design, without the Yorkville price tag. Hundreds of thousands spent on upgrades. Privately nestled in a courtyard-facing pocket, this home feels like a secret escape in the heart of the city. Every inch has been thoughtfully upgraded with luxury hardwood floors, heated bathroom tiles, designer light fixtures, custom closet systems, quartz counters, deluxe plumbing hardware, custom blinds and drapes throughout. With light-filled rooms and soaring ceilings across every level, this home was made for both everyday comfort and elevated entertaining. The spacious main floor sets the tone with custom millwork, a stone-clad wall, and a ultra modern fireplace. A chic powder room with designer wallpaper adds charm, while the kitchen impresses with a built-in pantry, statement fixtures, and premium appliances including a Liebherr fridge/freezer, Jennair oven and cooktop, and Bosch dishwasher all centered around a beautiful dining area perfect for hosting. Upstairs, the entire second floor is dedicated to the primary suite, a true sanctuary with a luxurious ensuite and his-and-hers walk-in closets. The third floor offers two additional bedrooms and a full bath, perfect for kids coming home from university, guests, or a home office. Step out onto the rooftop terrace with composite decking and two gas lines, ideal for al fresco entertaining, morning coffee, or sunset lounging with city skyline views. With direct access to your private garage and an additional parking space, this home is the complete package. Full access to 181 Bedford Rd amenities incl. business centre, 24-hour concierge, gym, rooftop terrace with sun deck, party room, pet wash, and guest suites. Just steps to cafes, shops, parks, U of T, George Brown, and more, this is easy, elegant living in the heart of it all.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES OXLEY REAL ESTATE 416-888-7007


38 Avenue Rd 805
Toronto Ontario M5R 2G2
Sold: \$2,000,000
List: \$2,250,000

Toronto C02 Annex Toronto % Dif: 89

Taxes: \$8,600 / 2025 **For:** Sale**SPIS:** N**DOM:** 32

Condo Apt

#Shares%:**Rms:** 6

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 5**Locker Lev/Unit:** P2**Washrooms:** 3**Corp#:** MTCC / 1276**Locker Unit:** P2 (

1x4xMain, 1x3xMain,

Level: 8

1x2xMain

Dir/Cross St: Avenue Rd & Bloor St**Directions:** Avenue Rd & Bloor St**Prop Mgmt:** Royal Grande Property Management 437-916-9077**MLS#:** C12141833**Sold Date:** 06/13/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Jlte
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,044	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	1200-1399	Elev/Lift:		Park Type:	Owned
Sqft Source:	MPAC	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Se	Heat Incl:	Y	Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	(Tandem) B #56
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Bldg Amen:	Concierge, Gym, Media Room, Party/Meeting Room, Sauna, Visitor Parking
Survey Type:	None	Cert Level:		Com Elem Incl:	Y
Phys Hdcap-Eqp:		GreenPIS:			
		Prop Feat:	Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.9	x 9.22	Closet
2	Living	Main	15.75	x 9.58	Hardwood Floor
3	Dining	Main	16.21	x 9.97	Hardwood Floor
4	Kitchen	Main	9.38	x 9.61	Hardwood Floor
5	Breakfast	Main	8.17	x 6.89	Hardwood Floor
6	Prim Bdrm	Main	13.35	x 12.43	Hardwood Floor
7	2nd Br	Main	13.55	x 9.97	Hardwood Floor
8	Utility	Main	3.97	x 10.07	Hardwood Floor

Client Remks: The Prince Arthur! Stunning corner suite fully renovated by a designer with high end finishes. Primary BR with spa like ensuite, 2nd bedroom with ensuite, plus a 2 pc power room. High end hardwood floors, gourmet eat in kitchen w/ high end appliances. Many custom built ins, window coverings and light fixtures. Oversized living and dining, with a custom built in bookcase. 2 car tandem parking + 2 large lockers. Truly distinctive living space in the heart of Yorkville. A vibrant location adjacent to Yorkville Village, Whole Foods, fine dining, outdoor patios, world renowned shops, The Rom, art galleries & public transit. Must See!!

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



3 McAlpine St PH 901
Toronto Ontario M5R 3T5
Sold: \$2,200,000
List: \$2,385,000

Toronto C02 Annex Toronto % Dif: 92

Taxes: \$4,180.74 / 2024 **For:** Sale

SPIS: N

DOM: 50

Condo Apt

#Shares%:

Rms: 6 + 1

2-Storey

Locker#:

Bedrooms: 2 + 1

Unit#: 1

Locker Lev/Unit: A

Washrooms: 3

Corp#: TSCC / 1474

Locker Unit: 112

1x5x2nd, 1x3x2nd,

Level: 8

1x2xMain

Dir/Cross St: Davenport Rd & Yonge St

Directions: Davenport Rd & Yonge St

Prop Mgmt: Crossbridge Condominium Services Ltd 416-922-3164

MLS#: C12070161

Sold Date: 05/27/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$3,242.72	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2250-2499	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	2275 sq ft	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	Sw	Heat Incl:	Y	#:	55
Assessment:		Cable TV Incl:		#:	56
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Survey Type:	None	Cert Level:		Prk Lvl/Unit:	A / A
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Concierge, Gym
		Prop Feat:		Com Elem Incl:	Y
		Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21	x 20.01	Hardwood Floor
2	Dining	Main	20.01	x 10.99	Hardwood Floor
3	Kitchen	Main	19	x 10.01	Hardwood Floor Granite Counter
4	Prim Bdrm	2nd	18.01	x 11.98	Hardwood Floor
5	2nd Br	2nd	12.99	x 11.98	Hardwood Floor
6	Sunroom	2nd	12.99	x 11.98	Hardwood Floor

Client Remks: A Hidden Gem in the heart of Torontos prestigious Yorkville , this 2275 sqft suite feels like a townhome in a building with 2 story loft, 2 bedrooms + sun room, 4 sky lights and a 500 sqft Terrace.It is a residence that blends modern sophistication with a touch of old-world charm. Unobstructed views with SW & NW exposures. Known as Domus, this architectural masterpiece by Diamante is not just another condo its a statement of style, elegance, and exclusivity. Domus is unlike anything else in the city. Its ten-storey tower, and Gothic-inspired overtones, rises above the streetscape, its floor-to-ceiling arched windows creating a play of light and shadow that shifts throughout the day. Step inside Domus, where open-concept living meets modern design. stunning two-storey lofts, cozy and catering to every lifestyle.Beyond its striking architecture, Domus offers a 24-hour concierge, a fully equipped gym, an elegant party room, and a guest suite. A serene private garden provides a peaceful escape from the city's energy.For pet lovers, Domus is a dream ensuring that furry companions can enjoy the luxurious surroundings as well. And with maintenance fees covering heat, water, parking, building insurance, and common elements, residents can enjoy a truly worry-free living experience. Domus is more than a home its a lifestyle.

Extras:

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



55 Scollard St 606			Sold: \$2,300,000		
Toronto Ontario M5R 0A1			List: \$2,680,000		
Toronto C02 Annex Toronto % Dif: 86					
Taxes: \$9,327.38 / 2025		For: Sale	SPIS: N	DOM: 24	
Condo Apt	#Shares%:		Rms: 5		
Other	Locker#:		Bedrooms: 2		
Unit#: 606	Locker Lev/Unit: B		Washrooms: 2		
Corp#: TSCP / 2294	Locker Unit: 24		1x5xFlat, 1x3xFlat		
	Level: 6				
Dir/Cross St: Bay And Yorkville					
Directions: Four Seasons Residence					
Prop Mgmt: Four Seasons Hotel And Resorts					

MLS#: C12051704	Sold Date: 04/24/2025
PIN#:	

Kitchens: 1	Pets Perm: Restrict	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$2,518.34	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 11-15	UFFI: No	Park/Drive: None
Apx Sqft: 1200-1399	Elev/Lift: Y	Park Type: Owned
Sqft Source: Builder	Taxes Incl: Y	Park/Drv Spcs: 1
Exposure: Sw	Heat Incl: Y	#: 65
Assessment:	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	CAC Incl:	Prk Lvl/Unit: Level 5
Survey Type: None	Y Prkg Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Energy Cert:	Bike Storage, Concierge, Exercise Room, Guest Suites, Gym, Indoor Pool
GreenPIS:		Com Elem Incl:
Prop Feat:		
Clear View, Ensuite Laundry, Library, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19.98	x 13.75	
2	Dining	Flat	19.98	x 13.75	
3	Kitchen	Flat	15.49	x 6.99	
4	Prim Bdrm	Flat	14.99	x 13.48	
5	2nd Br	Flat	9.97	x 9.97	

Client Remks: Discover opulent living in the high-fashion district of Yorkville with this luxurious apartment unit in the prestigious Four Seasons Private Residences. This spacious split 2-bedroom, 2-bathroom corner unit includes 1 parking spaces and 1 locker. Boasting 1,265 sq ft, huge balcony, open concept layout, 10-foot ceilings, and floor-to-ceiling windows, ensuring abundant natural light.Hardwood floors thought out,modern white kitchen with marble countertops, equipped with high-end Miele and Sub-Zero appliances.Enjoy exclusive access to Five-Star hotel amenities, including an indoor pool, spa, fitness center, valet parking, and 24/7 concierge services.

Extras:
Listing Contracted With: U DREAM HOME REALTY 416-253-4412



18a Hazelton Ave 604
Toronto Ontario M5R 2E2

Toronto C02 Annex Toronto % Dif: 88

Taxes: \$9,048.40 / 2024 **For:** Sale

SPIS: N

Sold: \$2,400,000

List: \$2,718,000

DOM: 47

Condo Apt

#Shares%:

Rms: 6

2-Storey

Locker#:

Bedrooms: 2 + 1

Unit#: 04

Locker Lev/Unit:

Washrooms: 3

Corp#: MTCC / 1395

Locker Unit:

1x6x2nd, 1x3x2nd,

Level: 4

1x2xMain

Dir/Cross St: Avenue / Yorkville

Prop Mgmt: Crossbridge Condominium Services

MLS#: C11962935

Sold Date: 03/26/2025

PIN#:

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	None	Ens Lndry:	Y
Basement:	None	Maint:	\$3,879.10	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Rental
Sqft Source:	2075 As Per MPAC	Retirement:		Park/Drv Spcs:	1 Tot Prk Spcs: 1
Exposure:	E	Taxes Incl:	Water Incl: Y	Park \$/Mo:	
Assessment:		Heat Incl:	Y Hydro Incl: Y	Prk Lvl/Unit:	
Spec Desig:	Unknown	Cable TV Incl:	CAC Incl: Y	Bldg Amen:	Bbqs Allowed, Concierge, Visitor Parking
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y Prkg Incl:	Com Elem Incl:	Y
		Cert Level:	Energy Cert:		
		GreenPIS:			
		Prop Feat:			
		Ensuite Laundry, Family Room, Pets Allowed with Restrictions			

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	23.56	x 21.13	Hardwood Floor Pot Lights W/O To Balcony
2	Dining	Main	23.56	x 19.39	Hardwood Floor Pot Lights W/O To Balcony
3	Kitchen	Main	23.56	x 19.39	Stainless Steel Appl Centre Island O/Looks Dining
4	Prim Bdrm	2nd	16.47	x 14.6	6 Pc Ensuite W/I Closet Large Window
5	2nd Br	2nd	14.86	x 9.94	Hardwood Floor Large Closet Large Window
6	Sitting	2nd	13.91	x 13.91	Hardwood Floor Large Window

Client Remks: Welcome to an exclusive offering in the heart of prestigious Yorkville, a rarely available large open concept luxury two-storey condo that redefines sophisticated urban living. From the moment you step inside, you are greeted by outstanding finishes and impeccable design. The chefs kitchen is a culinary dream, boasting state-of-the-art stainless steel appliances, sleek cabinetry, and an expansive layout perfect for entertaining. The spacious dining area sets the stage for unforgettable gatherings, while the lavish living room opens onto a large private balcony, inviting natural light and city views. Ascend to the second floor, where a stunning primary oasis awaits. This elegant retreat features a walk-in closet and an exquisite 6-piece ensuite, designed to offer spa-like tranquility. An additional bedroom and a stylish sitting room provide an ideal blend of luxury and comfort. Nestled in Toronto's most coveted neighbourhood, this stunning residence offers unparalleled access to world-renowned boutiques, acclaimed restaurants, and architectural landmarks, making it a shoppers paradise and a cultural enthusiasts dream.

Extras:

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


4 Lowther Ave 606
Toronto Ontario M5R 1C6

Toronto C02 Annex Toronto % Dif: 93

Taxes: \$9,098.40 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,705,000**List:** \$2,920,000**DOM:** 98

Condo Apt

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

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 6**Locker Lev/Unit:** A**Washrooms:** 3**Corp#:** MTCC / 692**Locker Unit:** 27

1x5xMain, 1x4xMain,

Level: 5

1x2xMain

Dir/Cross St: Avenue Rd & Bloor St**Prop Mgmt:** T.S.E. Management Services Inc.**MLS#:** C9509433**Sold Date:** 01/30/2025**PIN#:** 116920035

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Exclusive	Ens Lndry:	Y
Basement:	None	Maint:	\$3,281.50	Lndy Lev:	Main
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Heat Pump / Electric	Central Vac:	N	Gar/Gar Spcs:	Underground / 1
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Exclusive
Sqft Source:	floor plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 1
Exposure:	W	Heat Incl:		#:	37
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	A
Phys Hdcap-Eqp:		Cert Level:		Bldg Amen:	Bbqs Allowed, Concierge, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Arts Centre, Ensuite Laundry, Fireplace/Stove, Hospital, Pets Allowed with Restrictions, Public Transit		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	16.08	x 13.91	Hardwood Floor	W/O To Terrace	Open Concept
2	Dining	Main	13.94	x 10.99	Hardwood Floor	W/O To Terrace	Electric Fireplace
3	Sunroom	Main	26.64	x 11.12	Hardwood Floor	W/O To Terrace	
4	Kitchen	Main	13.12	x 11.58	Quartz Counter	Centre Island	B/I Dishwasher
5	Foyer	Main	10.01	x 7.25	Heated Floor	Closet	Double Doors
6	Prim Bdrm	Main	19.75	x 11.81	5 Pc Ensuite	W/I Closet	Hardwood Floor
7	2nd Br	Main	15.75	x 9.51	Hardwood Floor	W/O To Sunroom	Closet

Client Remks: Welcome to this stunning 2 bedroom, 3 bathroom luxury condo, updated and move in ready. Enjoy the convenience of 1 parking spot, 1 locker, plus exceptional concierge service including valet parking in the low rise building. The spacious terrace off the living & dining rooms, and the sunroom off of the primary and secondary bedrooms has breathtaking west views and sunsets. BBQs allowed. The kitchen has quartz countertops, induction stove, oven, dishwasher, refrigerator, microwave, and large island seating. Enjoy the cozy fireplace in the living room, and the convenience of an ensuite laundry room. With expansive windows, this open concept space shines with natural light. Steps from Avenue Rd & Bloor St, you will love this vibrant neighbourhood. Steps to subway, museum, Whole Food and so much more!

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

**206 Bloor St W 902****Toronto Ontario M5S 1T8**

Toronto C02 Annex Toronto % Dif: 95

Taxes: \$15,021.21 / 2024 **For:** Sale**SPIS:** N**Sold:** \$2,850,000**List:** \$2,999,999**DOM:** 105

Condo Apt

#Shares%:**Rms:** 8

Apartment

Locker#:**Bedrooms:** 2**Unit#:** 02**Locker Lev/Unit:** Lev**Washrooms:** 3**Corp#:** TSCP / 2254**Locker Unit:** 11

1x2xFlat, 1x5xFlat,

Level: 09

1x4xFlat

Dir/Cross St: Avenue & Bloor**Prop Mgmt:** I.C.C. Property Management 905-940-1234**MLS#:** C10420028**Sold Date:** 02/25/2025**PIN#:** 762540014

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$4,408.72	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Heat Pump / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	11-15	UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:	Y	Park Type:	Owned
Sqft Source:	2206sf As Per Mpac	Taxes Incl:		Park/Drv Spcs:	0
Exposure:	Sw	Heat Incl:	Y	#:	37
Assessment:		Cable TV Incl:		#:	36
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	Level E Unit 2 / Level E Unit 3
		GreenPIS:		Bldg Amen:	Concierge, Exercise Room, Guest Suites, Party/Meeting Room
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	9.02	x 8.01	
2	Laundry	Flat	6.79	x 5.97	
3	Utility	Flat	7.61	x 5.97	
4	Kitchen	Flat	14.57	x 12.57	
5	Dining	Flat	14.24	x 14.14	2 Way Fireplace
6	Living	Flat	26.64	x 16.24	
7	Prim Bdrm	Flat	19.98	x 12.47	W/I Closet 5 Pc Ensuite
8	Br	Flat	17.39	x 12.3	Closet 4 Pc Ensuite
9	Den	Flat	14.24	x 9.91	

Client Remks: Discover the epitome of sophistication in this boutique residence, nestled between the serene Annex neighborhood and the vibrant Yorkville district. Museum House, an exquisite 19-story, 27-unit building. Upon arrival, you'll be greeted by a concierge team ready to cater to your needs. Enjoy the convenience of valet parking, grocery deliveries, and personal unit checks, ensuring a seamless living experience. Fine dining options, charming boutiques, "Designer Row" and transit nearby. Step into the Museum Residence via in-suite elevator, dramatic gallery-like hallway that showcases expansive south-facing city views. The living and dining areas, accentuated by 10-foot ceilings and floor-to-ceiling windows, feature a walk-out to a private large terrace and a stunning double-sided gas fireplace that enhances the open flow of the space. The open-concept kitchen, complete with a stone island, and Miele appliances including a fridge/freezer, five-burner stove, oven, coffee bar, and microwave invites effortless entertaining and intimate conversations. The private primary bedroom, accessed through hidden double mirrored doors, boasts a wall of windows, a walk-in closet with custom built-ins, and additional storage. The luxurious five-piece ensuite bathroom features double sinks, a sumptuous soaker tub, heated floors, a glass-enclosed Kohler shower with multi-head fixtures, and a separate Duravit wall-mounted toilet, creating a spa-like sanctuary. A well-appointed guest bedroom, complete with hardwood floors, a double closet, a three-piece ensuite, and a wall-mounted TV, offers flexible use as an office or additional living space. ****EXTRAS**** Stunning terrace flower boxes maintained by building maintenance. ROM, Koerner Hall, U of Toronto Philosopher's Walk, Gardiner Museum, and Bata Shoe Museum offer rich array of cultural experiences.

Extras:**Listing Contracted With:** ROYAL LEPAGE REAL ESTATE SERVICES LTD. 416-762-8255



128 Pears Ave 501
Toronto Ontario M5R 0A9

Sold: \$2,850,000
List: \$2,995,000

Toronto C02 Annex Toronto % Dif: 95

Taxes: \$11,569.33 / 2024 **For:** Sale

SPIS: N

DOM: 23

Condo Apt

#Shares%:

Rms: 7

Apartment

Locker#: D4

Bedrooms: 3 + 1

Unit#: 01

Locker Lev/Unit: D

Washrooms: 3

Corp#: TSCC / 2752

Locker Unit: 4

1x2xMain, 1x4xMain,

Level: 05

1x5xMain

Dir/Cross St: Avenue Road & Davenport

Prop Mgmt: ICC Property Management

MLS#: C11965615

Sold Date: 03/05/2025

Assignment: N

Fractional Ownership: N **PIN#:**

Kitchens:

1

Fam Rm:

N

Basement:

None

Fireplace/Stv:

N

Heat:

Forced Air / Gas

Apx Age:

1800-1999

Apx Sqft:

Owner

Sqft Source:

S

Exposure:

Unknown

Assessment:

Unknown

Spec Desig:

Unknown

Phys Hdcap-Eqp:

Pets Perm:

Restrict

Locker:

Owned

Maint:

\$2,653.46

A/C:

Central Air

Central Vac:

N

UFFI:

No

Elev/Lift:

Y **Retirement:** N

Taxes Incl:

Water Incl:

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, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School

Balcony:

Open

Ens Lndry:

Y

Lndy Lev:

Main

Exterior:

Concrete

Gar/Gar Spcs:

Underground / 1

Park/Drive:

Undergrnd

Park Type:

Owned

Park/Drv Spcs:

1 **Tot Prk Spcs:** 1

Park \$/Mo:

C5

Prk Lvl/Unit:

C5

Bldg Amen:

Bbqs Allowed, Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking

Com Elem Incl:

Y

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.47	x 15.68	Hardwood Floor	South View	W/O To Balcony
2	Dining	Main	14.27	x 10.73	Hardwood Floor	South View	Open Concept
3	Kitchen	Main	12.4	x 12.3	Hardwood Floor	Centre Island	Pantry
4	Den	Flat	9.09	x 7.61	Hardwood Floor	B/I Desk	Sliding Doors
5	Prim Bdrm	Flat	20.31	x 15.09	Hardwood Floor	W/I Closet	5 Pc Ensuite
6	2nd Br	Flat	17.29	x 9.81	Hardwood Floor	B/I Closet	4 Pc Ensuite
7	3rd Br	Flat	13.09	x 10.4	Hardwood Floor	B/I Closet	2 Pc Bath
8	Pantry	Flat	4.99	x 5.68	Hardwood Floor	B/I Closet	Separate Rm

Client Remks: Rarely Does A Residence Of Such Architectural Refinement & Unrivalled Luxury Become Available Just Steps From Yorkville. This Meticulously Designed, Designers-Own Masterpiece In The Perry Offers 1916 Well-Appointed Interior Square Feet. The Three-Bedroom + Den Home Provides An Unparalleled Living Experience With Refined Custom Finishes Throughout, Complemented By Breathtaking Views From Two Private South-Facing Balconies. The Home Is Perfectly Situated In The Building As Each Room Exudes Panoramic Serenity. The Well-Defined Formal Principal Rooms Accommodate An Unrivalled Living Experience And Are Designed For Seamless Entertaining On Any Scale. The Modern, Poliform Kitchen Features Top Of The Line Gaggenau Appliances And Provides Functionality With A Convenient Breakfast Bar & Ample Storage With An Adjoining Pantry. The Indulgent Primary Bedroom Retreat Features A Large Walk-In Closet And Opulent Five-Piece Spa-Like En-Suite Bathroom. The Second Bedroom Showcases Breathtaking South Views And Custom Wardrobe Closet System. The Large Third Bedroom Is Perfect For All Guests & Families. The Enclosed Study Is Fitted With Custom Millwork Providing The Perfect, Discreet Working Environment. The Residence Features A Proper Dedicated Laundry Room With Front Loading Washer & Dryer.

Extras:

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



10 Bellair St 707
Toronto Ontario M5R 3T8
 Toronto C02 Annex Toronto % Dif: 93
Taxes: \$13,812.23 / 2024 **For:** Sale **SPIS:** N **DOM:** 18
Sold: \$3,125,000
List: \$3,400,000

Condo Apt **#Shares%:** **Rms:** 7
 1 Storey/Apt **Locker#:** **Bedrooms:** 2 + 1
Unit#: 7 **Locker Lev/Unit:** D **Washrooms:** 3
Corp#: TSCC / 1519 **Locker Unit:** 1 1x5xFlat, 1x4xFlat,
Level: 7 1x2xFlat

Dir/Cross St: Bay and Bloor
Directions: Bay and Bloor
Prop Mgmt: Del Property Management

MLS#: C12159730
PIN#: 125190053

Sold Date: 06/07/2025


Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,665.25	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	None
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Floor Plans	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Ne	Heat Incl:	Y Hydro Incl: Y	#:	27
Assessment:		Cable TV Incl:		#:	28
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Park \$/Mo:	
Survey Type:	None	Cert Level:		Prk Lvl/Unit:	D / D
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Visitor Parking
		Prop Feat:	Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	Com Elem Incl:	Y

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.25	x 12.76	Marble Floor Double Closet 2 Pc Bath
2	Living	Main	13.48	x 22.77	Combined W/Dining Hardwood Floor Gas Fireplace
3	Dining	Main	15.58	x 13.88	Combined W/Living Hardwood Floor Open Concept
4	Kitchen	Main	15.26	x 11.61	Hardwood Floor Granite Counter Breakfast Area
5	Family	Main	17.22	x 16.8	W/O To Terrace Hardwood Floor Window Flr to Ceil
6	Prim Bdrm	Main	15.35	x 11.58	Broadloom W/I Closet 5 Pc Ensuite
7	2nd Br	Main	10.07	x 19.95	Broadloom W/I Closet 4 Pc Ensuite
8	Den	Main	11.68	x 12.73	Hardwood Floor Panelled
9	Laundry	Main	7.32	x 7.51	Marble Floor
10	Other	Main	44.26	x 39.17	Walk-Out Stone Floor

Client Remks: Luxury living at its finest. Experience unparalleled elegance in the heart of Yorkville. Sophisticated interiors. This condominium boasts top of the line finishes and appliances, high ceiling and an open floor plan for modern living. Stunning corner suite which is perfect for entertaining. Enjoy the convenience of residing in one of the most prestigious neighborhoods in town with easy access to the best restaurants, shopping and cultural attractions. Breathtaking views! Stunning vistas from your private 700 sf terrace with BBQ overlooking Yorkville Park and Cumberland St. Amenities galore! Access to 24 concierge, valet parking, guest suites, 2 story gym, indoor salt water pool, sauna, hot tub, golf simulator, rooftop deck and garden.

Extras:

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



68 Yorkville Ave 1002
Toronto Ontario M5R 3V7
Toronto C02 Annex Toronto % Dif: 92
Taxes: \$18,576.06 / 2024 **For:** Sale **SPIS:** N **DOM:** 17

Sold: \$3,400,000
List: \$3,695,000

Condo Apt
Apartment
Unit#: 02
Corp#: TSCC / 1937

#Shares%:
Locker#:
Locker Lev/Unit: Lev
Locker Unit: 38
Level: 10

Rms: 7
Bedrooms: 2 + 1
Washrooms: 3
1x6xMain, 1x4xMain,
1x2xMain

Dir/Cross St: Bay & Yorkville
Prop Mgmt: Forest Hill Kipling

MLS#: C11952477
PIN#: 129370060

Sold Date: 02/17/2025

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 2750-2999 Sqft Source: Builder's Plan Exposure: Ne Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$3,527.29 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Y Taxes Incl: Heat Incl: Y Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Arts Centre, Central Vacuum, Ensuite Laundry, Family Room, Library, Pets Allowed with Restrictions, Public Transit, School	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete / Stone Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 14 #: 15 Park \$/Mo: Prk Lvl/Unit: Level B / Level B Bldg Amen: Bbqs Allowed, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	20.51	x 7.51	Hardwood Floor
2	Living	Main	22.18	x 18.93	Hardwood Floor
3	Dining	Main	15.91	x 13.85	Hardwood Floor
4	Kitchen	Main	17.59	x 11.91	W/O To Balcony
5	Family	Main	14.67	x 12.01	B/I Bookcase
6	Prim Bdrm	Main	21.82	x 12.76	4 Pc Ensuite
7	2nd Br	Main	14.83	x 12.66	6 Pc Ensuite

Double Closet	2 Pc Bath
Combined W/Dining	North View
Combined W/Living	North View
Breakfast Bar	Hardwood Floor
Hardwood Floor	Large Window
His/Hers Closets	Hardwood Floor
W/O To Balcony	Cedar Closet

Client Remks: Stunning Condominium at 68 Yorkville- The Regency. Offering a luxurious living experience in the heart of Yorkville. Boasting almost 3000 square feet of space, this exquisite residence features two balconies, Library, Living Room open to Dining Room, fabulous Chef's Kitchen, w/o to balcony, Primary Bedroom with 2 walk-in Closets and Granite 4 pc ensuite, 2nd bedroom w/o to balcony, cedar closet and 6 pc ensuite, 2 parking spots and a locker. This prime location ensures luxury living at its finest, 24/7 concierge service and valet parking. Situated mere steps away from the city's finest shopping boutiques, top-rated restaurants, culture, movies and transit. This condominium residence offers a perfect blend of urban sophistication and comfort making it an ideal home for the most discerning buyer. Move right in!

Extras:

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



38 Avenue Rd 111
Toronto Ontario M5R 2G2
 Toronto C02 Annex Toronto % Dif: 90
Taxes: \$13,025.65 / 2024 **For:** Sale **SPIS:** N **DOM:** 57
Sold: \$3,600,000
List: \$3,995,000

Condo Apt **#Shares%:** **Rms:** 7
 2-Storey **Locker#:** 132 **Bedrooms:** 2 + 1
Unit#: 2 **Locker Lev/Unit:** B **Washrooms:** 3
Corp#: MTCC / 1276 **Locker Unit:** 1x5x2nd, 1x4x2nd,
Level: 1 1x2xMain

Dir/Cross St: Avenue Rd & Yorkville
Directions: North of Bloor
Prop Mgmt: Royal Grande Property Management

MLS#: C12044999**Sold Date:** 05/22/2025**PIN#:**

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Terr
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,876.44	Lndy Lev:	
Fireplace/Stv:	Y	A/C:	Central Air	Exterior:	Brick
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	Undergrnd
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Owned
Sqft Source:	Builder	Taxes Incl:		Park/Drv Spcs:	2 Tot Prk Spcs: 2
Exposure:	W	Heat Incl:		#:	82
Assessment:		Cable TV Incl:		Park \$/Mo:	
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prk Lvl/Unit:	B
Survey Type:	None	Cert Level:		Bldg Amen:	Concierge, Gym, Media Room, Party/Meeting Room, Sauna, Visitor Parking
Phys Hdcap-Eqp:		GreenPIS:		Com Elem Incl:	Y
		Prop Feat:	Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	18.5	x 12.24	Hardwood Floor	W/I Closet	Open Stairs
2	Living	Main	19.91	x 14.5	Marble Fireplace	Coffered Ceiling	Pot Lights
3	Dining	Main	14.5	x 11.84	Hardwood Floor	Open Concept	Combined W/Living
4	Kitchen	Main	20.93	x 10.93	B/I Appliances	Centre Island	Custom Backsplash
5	Prim Bdrm	2nd	19	x 14.99	Coffered Ceiling	W/I Closet	5 Pc Ensuite
6	2nd Br	2nd	16.17	x 14.99	Hardwood Floor	Large Closet	O/Looks Garden
7	Den	2nd	14.01	x 8.33	Hardwood Floor	4 Pc Ensuite	Crown Moulding

Client Remks: Luxury and style await at The Prince Arthur, one of Toronto's most exclusive addresses. Newly renovated with no stone left unturned, this spectacular 2-storey townhome offers a rare opportunity in the heart of Yorkville. Expansive open concept main floor is an entertainer's dream with 10 ft ceilings, white oak herringbone floors and designer light fixtures. Striking glass staircase with custom wine storage overlooks spacious dining room. Living room with coffered ceiling, floor-to-ceiling Nero Marquina fireplace and oversized windows. Chef's kitchen featuring 14 ft center island, Subzero refrigerator, Miele appliances, Pro Chef stainless steel sink and custom backsplash. Walk-out to a terrace one can only dream of with 400 sq ft of tranquility in your own private garden overlooking a manicured courtyard. Second floor featuring generously sized primary bedroom with coffered ceiling and walk-in closet with custom built-ins. Ultra-luxurious primary bath with 70" Baden Italy double vanity and Knief freestanding tub. Second bedroom with mirrored recessed ceiling. Steps to cafes, boutiques, restaurants, museums and everything Yorkville has to offer. ****EXTRAS**** White glove concierge and porter service. 24 hour valet parking and extensive amenities. See feature sheet for further details.

Extras:

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



38 Avenue Rd 515			Sold: \$3,875,000		
Toronto Ontario M5R 2G2			List: \$3,950,000		
Toronto C02 Annex Toronto % Dif: 98					
Taxes: \$17,767.70 / 2024		For: Sale		SPIS: N	DOM: 5
Condo Apt		#Shares%:		Rms: 7	
Apartment		Locker#:		Bedrooms: 3 + 1	
Unit#: 514		Locker Lev/Unit: See		Washrooms: 3	
Corp#: MTCC / 1276		Locker Unit:		1x2, 1x3, 1x6	
		Level: 5			
Dir/Cross St: Avenue Rd & Bloor St					
Prop Mgmt: Royale Grande Property Management 437-916-9077					

MLS#: C11937013	Sold Date: 01/28/2025
PIN#: 122760056	

Kitchens: 1	Pets Perm: Restrict	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$4,302.85	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 3
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 2750-2999	Elev/Lift:	Park Type: Owned
Sqft Source: 2,735 st as per Floor Plan	Taxes Incl:	Park/Drv Spcs: 3 Tot Prk Spcs: 3
Exposure: Nw	Heat Incl:	#: B108
Assessment:	Cable TV Incl:	#: B109
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:
Phys Hdcap-Eqp:	Cert Level:	Prk Lvl/Unit:
	GreenPIS:	See Schedule C / See Schedule C
	Prop Feat:	Bldg Amen:
	Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre	Bike Storage, Concierge, Gym, Recreation Room, Sauna, Visitor Parking
		Com Elem Incl: Y

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	8.23	x 8.83	Tile Floor	Coffered Ceiling	Wall Sconce Lighting
2	Living	Main	17.59	x 26.44	Wainscoting	Hardwood Floor	West View
3	Dining	Main	14.76	x 11.68	Hardwood Floor	W/O To Balcony	Window
4	Kitchen	Main	21.85	x 13.62	Tile Floor	B/I Oven	B/I Shelves
5	Breakfast	Main	21.85	x 13.62	B/I Desk	W/I Closet	Tile Floor
6	Prim Bdrm	Main	14.8	x 36.81	West View	6 Pc Ensuite	W/I Closet
7	2nd Br	Main	11.12	x 20.96	3 Pc Ensuite	B/I Shelves	West View
8	3rd Br	Main	11.12	x 20.96	West View	B/I Shelves	Pot Lights
9	Library	Main	11.78	x 11.32	West View	B/I Desk	B/I Shelves
10	Laundry	Main	8.3	x 5.18	Laundry Sink	B/I Shelves	

Client Remks: Welcome to Suite 515 at the Prince Arthur! A very rare 2,735 sq ft 3+1 bedroom, 3 or 4 bathroom corner suite with preferred quiet northwest exposure and ideal layout/flow. Incredible light and views of the Annex and Yorkville. Primary and second bedroom with ensuites and third bedroom plumbed for 3 piece ensuite. It is an entertainer's dream with an oversized living room with a gas fireplace & gracious dining room. Large kitchen with gas burners, electric grill, and eat-in kitchen area. A separate primary wing with a spacious bedroom, *two* walk-in closets, and a double 6-piece ensuite! Two additional west-facing bedrooms with custom built-ins and LED lighting. The perfect corner office or library with built-in desk/shelves and gorgeous treed views down Lowther! There is no compromising of space or convenience at this treasured building in a prime Yorkville location that is steps to the shops and restaurants of Toronto's Mink Mile, subway, hospitals, U of T, ROM & Financial Core.

Extras: Direct private elevator access. 3 Balconies. 3 Parking spots. 3 Lockers. Hotel-style amenities with "State-Of-The-Art" exercise rm & Infra-red sauna, media rm, 2 beautiful party rms & outdoor lounge area, 24-hr concierge & valet parking.

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



1 Bedford Rd 1501
Toronto Ontario M5R 2B5
 Toronto C02 Annex Toronto % Dif: 100
Taxes: \$15,400.10 / 2024 **For:** Sale **SPIS:** N **DOM:** 1
Sold: \$4,175,000
List: \$4,195,000
 Condo Apt **#Shares%:** **Rms:** 8
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 1 **Locker Lev/Unit:** 6 **Washrooms:** 3
Corp#: TSCC / 2139 **Locker Unit:** 31/3 1x5xFlat, 1x3xFlat,
Level: 15 1x2xFlat
Dir/Cross St: Bloor and Bedford
Prop Mgmt: First Service Residential

MLS#: C12002166**Sold Date:** 03/06/2025**PIN#:** 761390370

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	N	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$2,233.50	Lndy Lev:	
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Concrete
Heat:	Forced Air / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:		UFFI:		Park/Drive:	
Apx Sqft:	2000-2249	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	Builder	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Se	Heat Incl:	Y Hydro Incl:	#:	63
Assessment:		Cable TV Incl:		#:	64
Spec Desig:	Unknown	Bldg Ins Incl:	Y Prkg Incl:	Park \$/Mo:	
Phys Hdcap-Eqp:		Cert Level:		Prk Lvl/Unit:	B / B
		GreenPIS:		Bldg Amen:	
		Prop Feat:		Com Elem Incl:	Y
Ensuite Laundry, Pets Allowed with Restrictions					

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	5.25	x 7.22	Hardwood Floor	2 Pc Bath	Double Closet
2	Dining	Flat	16.8	x 12.37	Combined W/Living	Window Flr to Ceil	W/O To Balcony
3	Living	Flat	23.62	x 23.52	Combined W/Dining	Window Flr to Ceil	Se View
4	Powder Rm	Flat	5.77	x 5.31	2 Pc Bath	Window Flr to Ceil	
5	Kitchen	Flat	21.42	x 12.04	Open Concept	Eat-In Kitchen	Window Flr to Ceil
6	Prim Bdrm	Flat	14.99	x 11.42	5 Pc Bath	W/O To Balcony	W/I Closet
7	2nd Br	Flat	17.52	x 14.4	3 Pc Bath	Window Flr to Ceil	Closet
8	Laundry	Flat	6.07	x 5.77			

Client Remks: Step into newly re-imagined Luxury Condo, perfectly situated in the coveted Yorkville neighborhood. Just steps from Toronto's finest dining, world-class shopping, the Royal Ontario Museum (ROM), and mere minutes from downtown, this southeast corner unit offers breathtaking views of the city skyline. Be the first to live in newly renovated space, every inch has been crafted to provide a modern, luxurious living experience. Bright and airy with floor-to-ceiling windows that flood the home with natural light, this condo offers a perfect blend of elegance and comfort. Electronic shades offer easy control over sunlight and privacy, enhancing the convenience of this stunning space. The expansive, open-concept layout is ideal for any lifestyle. Whether you're an art collector, academic, or entrepreneur, this home can accommodate both lively social gatherings and peaceful moments of solitude. The custom kitchen will delight culinary enthusiasts, featuring top-of-the-line Thermador appliances. Enjoy spectacular city views from one of 2 private balconies.

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



38 Avenue Rd 808 Toronto Ontario M5R 2G2 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$21,923.47 / 2024 For: Sale		Sold: \$5,150,000 List: \$5,490,000
SPIS: N		DOM: 60
Condo Apt Apartment Unit#: 7 Corp#: MTCC / 1276	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 8	Rms: 8 Bedrooms: 3 + 1 Washrooms: 5 1x6, 3x3, 1x2
Dir/Cross St: Bloor St. & Avenue Rd Prop Mgmt: Royale Grande Property Mgmt. 437-916-9077		

MLS#: C10429285	Sold Date: 01/17/2025
PIN#:	

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Other Apx Age: 16-30 Apx Sqft: 3250-3499 Sqft Source: Approx 3445 S.F. as per Property Mgr Exposure: Ew Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$5,409.25 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: N Prop Feat: Ensuite Laundry, Fireplace/Stove, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit	Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Y Energy Cert: Retirement: Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Y Energy Cert:	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 4 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 4 Tot Prk Spcs: 4 #: P123 #: P228 Park \$/Mo: Prk Lvl/Unit: Unit A Level 23 / Level B Unit 28 Bldg Amen: Concierge, Exercise Room, Media Room, Party/Meeting Room, Sauna, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	11.42	x 10.99	Hardwood Floor
2	Living	Main	25.59	x 21.29	Hardwood Floor
3	Dining	Main	21	x 16.01	Hardwood Floor
4	Kitchen	Main	14.01	x 12.01	Hardwood Floor
5	Prim Bdrm	Main	27	x 14.9	Hardwood Floor
6	2nd Br	Main	15.03	x 12.89	Hardwood Floor
7	3rd Br	Main	40.35	x 32.81	Hardwood Floor
8	Library	Main	42.65	x 39.37	Hardwood Floor
					Coffered Ceiling
					Crown Moulding
					O/Looks Living
					B/I Desk
					His/Hers Closets
					W/I Closet
					Crown Moulding
					O/Looks Living

Client Remks: The Prince Arthur! Direct elevator access into this magnificent & rarely offered suite! Feels like a bungalow in the sky! Featuring 3 bedrooms & 5 bathrooms, east views over Yorkville & west sunset views. Expansive dining room opens to living room w/fireplace & library. Large primary bedroom located in a private wing features His & Hers ensuites, His & Hers W/I closets, seating area & W/O to balcony. Beautiful spacious kitchen w/centre island & breakfast area. 2nd bedroom with 4 pc. ensuite & W/I closet. 3rd bedroom or office with W/O to balcony. Crown moulding & beautiful millwork throughout. Lots of storage space. The superb 24 hr. concierge team provides supreme service to meet your every whim. This is the luxury address you've been waiting for with approx. 3500 S.F. of quiet & distinctive living space in the heart of Yorkville. A vibrant loc'n adjacent to Yorkville Village, Whole Foods, fine dining, outdoor patios, world renowned shops, The Rom, art galleries & public transit.

Extras: Fabulous amenities include; "State the Art" Exercise Room & Infra-red sauna, Media Room, 2 beautiful party rooms & outdoor lounge area, 24 hour concierge & Valet Parking.

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



38 Avenue Rd 2302 Toronto Ontario M5R 2G2 Toronto C02 Annex Toronto % Dif: 109 Taxes: \$29,562.89 / 2024 For: Sale SPIS: N DOM: 4			Sold: \$7,054,000 List: \$6,495,000
Condo Apt Apartment Unit#: 2 Corp#: MTCC / 1276	#Shares%: Locker#: Locker Lev/Unit: P1 Locker Unit: #73 Level: 22	Rms: 8 Bedrooms: 3 Washrooms: 5 1x2, 1x3, 2x4, 1x5	
Dir/Cross St: Bloor St Prop Mgmt: Royale Grande Property Management			

MLS#: C11941707 PIN#: 122760148	Sold Date: 01/31/2025
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Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: 16-30 Apx Sqft: 4250-4499 Sqft Source: 4465 Sq Ft - MPAC Exposure: Se Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Restrict Locker: Owned Maint: \$7,797 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 8 Park/Drive: Undergrnd Park Type: Owned / Owned Park/Drv Spcs: 8 Tot Prk Spcs: 8 Park \$/Mo: Prk Lvl/Unit: B13,14,35,94,95 / C 103,104,105 Bldg Amen: Car Wash, Concierge, Gym, Media Room, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Incredible opportunity at the prestigious Prince Arthur - Prime Yorkville location. 3 Bedroom, 5 bathroom corner suite with 4 balconies; Direct access elevators into unit. Bright SE exposure with spectacular views; Ultimate convenience of 8 parking spots along with a private locker. One of the largest suites in the building boasting approximately 4465 sq ft. The Prince Arthur is not just a residence but a lifestyle, offering superb amenities including 24-hour concierge and valet services, gym, outdoor courtyard and car wash. Steps to public transit, U of T, museums, art galleries, Yorkville/Bloor St world class shops and restaurants. This is a unique opportunity to own a piece of luxury in the heart of Toronto's most desirable neighbourhood, making every day a statement of the finest living.					
Extras: Listing Contracted With: SLAVENS & ASSOCIATES REAL ESTATE INC. 416-483-4337					

**200 Cumberland St 3403****Toronto Ontario M5R 0B7**

Toronto C02 Annex Toronto % Dif: 94

Taxes: \$16,072.54 / 2025 **For:** Sale**SPIS:** N**Sold:** \$8,000,000**List:** \$8,499,000**DOM:** 78

Condo Apt

#Shares%:**Rms:** 8

Apartment

Locker#: TBA**Bedrooms:** 3 + 1**Unit#:** 3**Locker Lev/Unit:** TBA**Washrooms:** 4**Corp#:** TSCC / 2844**Locker Unit:** TBA

1x2, 2x3, 1x5

Level: 34**Dir/Cross St:** Cumberland St & Avenue Rd**Directions:** East of Avenue Rd on Cumberland Street**Prop Mgmt:** Forest Hill Kipling Residential Management 416-551-4813**MLS#:** C12070133**Sold Date:** 06/25/2025**PIN#:** 768440070

Kitchens:	1	Pets Perm:	Restrict	Balcony:	Open
Fam Rm:	Y	Locker:	Owned	Ens Lndry:	Y
Basement:	None	Maint:	\$5,197.83	Lndy Lev:	Main
Fireplace/Stv:	N	A/C:	Central Air	Exterior:	Other
Heat:	Fan Coil / Gas	Central Vac:	N	Gar/Gar Spcs:	Underground / 2
Apx Age:	0-5	UFFI:		Park/Drive:	None
Apx Sqft:	3250-3499	Elev/Lift:		Park Type:	Owned / Owned
Sqft Source:	3300 SF	Taxes Incl:		Park/Drv Spcs:	0 Tot Prk Spcs: 2
Exposure:	Sw	Heat Incl:		Park \$/Mo:	
Assessment:		Cable TV Incl:		Prk Lvl/Unit:	TBA / TBA
Spec Desig:	Unknown	Bldg Ins Incl:	Y	Prkg Incl:	Y
Survey Type:	None	Cert Level:		Energy Cert:	
Phys Hdcap-Eqp:		GreenPIS:		Bldg Amen:	Concierge, Guest Suites, Gym, Indoor Pool, Party/Meeting Room
		Prop Feat:	Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School	Com Elem Incl:	Y

Water Body Type: Bay

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	12.99	x 3.97	Double Closet
2	Living	Main	31.99	x 17.78	Sw View
3	Dining	Main	31.99	x 17.78	Sw View
4	Office	Main	14.99	x 11.19	West View
5	Family	Main	14.99	x 13.78	South View
6	Kitchen	Main	14.99	x 13.09	South View
7	Prim Bdrm	Main	20.57	x 13.58	West View
8	2nd Br	Main	23.49	x 17.78	Hardwood Floor
9	Sitting	Main	23.49	x 17.78	Combined W/Sitting
10	3rd Br	Main	13.88	x 13.68	Hardwood Floor
11	Laundry	Main	4.99	x 4.99	3 Pc Ensuite
					Double Closet
					Hardwood Floor
					B/I Shelves
					B/I Appliances
					Laundry Sink

Client Remks: Located in the heart of Yorkville, this luxurious southwest corner suite within the exclusive Yorkville Private Estates offers 3,300 square feet of refined living space with stunning panoramic views to the south and west. Bathed in natural light, the suite features floor-to-ceiling windows, creating a seamless connection to the city skyline. The expansive great room is perfect for both entertaining and relaxing, with the flexibility to customize the space to suit your needs. The gourmet kitchen, equipped with top-tier Miele appliances and ample storage, flows into a cozy family room with access to a private balcony, ideal for enjoying morning coffee or evening meals. A separate office or den, enclosed with French doors, offers a peaceful retreat with westward views. The private bedroom wing includes a spacious primary suite with dual walk-in closets, wraparound windows, and a spa-inspired ensuite with an oversized shower, soaker tub, and dual vanities. The second bedroom, with a sitting area and 3-piece bath, is perfect for guests or live-in staff, while the third bedroom offers a double closet and private en suite. This exceptional suite, in a boutique luxury building, combines space, style, and sophistication in one of Torontos most coveted neighborhoods.

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