



914 Yonge St 1604 Toronto Ontario M4W 3C8 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$2,149.15 / 2025 For: Sale SPIS: N DOM: 56		Sold: \$440,000 List: \$450,000
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#:	Bedrooms: 1
Unit#:	4	Locker Lev/Unit:
Corp#:	YCC / 163	Locker Unit: Level: 16
Dir/Cross St:	YONGE/DAVENPORT	
Directions:	YONGE/DAVENPORT	
Prop Mgmt:	DEL PROPERTY MANAGEMENT	

MLS#: C12340541 **Sold Date:** 10/07/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry:
Basement: None	Maint: \$624.88	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Electric	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age:	UFFI:	Park/Drive: None
Apx Sqft: 500-599	Elev/Lift:	Drive: None
Sqft Source: 540 As per Mpac	HST Applicable to: Included In	Park Type: None
Exposure: E	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: Y	Bike Storage, Party/Meeting Room
	Bldg Ins Incl: Y	Com Elel Incl: Y
	Cert Level:	Energy Cert:
	GreenPIS:	
	Prop Feat: Library, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Carpet Free	
	Security Feat: Security System	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	0	0	
2	Kitchen	Main	0	0	
3	Dining	Main	0	0	
4	Prim Bdrm	Main	0	0	

Client Remks: Fully renovated with brand new, modern finishes and appliances this bright 1 bedroom, 1 bath unit offers turnkey living in one of Toronto's most connected neighbourhoods. Enjoy stylish updates throughout, paired with a clear east-facing view that brings in natural light all day. Located just steps to Rosedale & Bloor subway stations, Yorkville, U of T, and some of the city's best dining and shopping. Includes a rare same-floor locker for easy storage and owned bike storage spot. All-inclusive maintenance fees cover heat, hydro, water, cable TV and even 20 loads of laundry/month. Secure, well-managed building with parking available for rent. Move in and enjoy urban living with modern comfort.

Inclusions: Includes All Existing Appliances. Fridge, Stove, Microwave, Window Coverings And Light Fixtures. One Exclusive Locker On The 16th Floor. Bike Spot is Assigned, not owned

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



8 Scollard St 302 Toronto Ontario M5R 1M2 Toronto C02 Annex Toronto % Dif: 92 Taxes: \$2,594.97 / 2024 For: Sale SPIS: N DOM: 75 Condo Apt #Shares%: 4 Apartment Locker#: 1 Unit#: 02 Locker Lev/Unit: 17 Corp#: TSCC / 1972 Locker Unit: 28 Level: 3 1x4xMain Dir/Cross St: Yonge/Davenport Directions: Yonge/Davenport Prop Mgmt: St. George Property Management		Sold: \$430,000 List: \$469,000																														
MLS#: C12235093 Sold Date: 09/03/2025 PIN#: 129720026																																
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 500-599 Roof: Flat Foundation: Concrete Block Sqft Source: As Per Builder Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp: N		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$556.86 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Y Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions, Public Transit Exterior Feat: Awnings Interior Feat: None Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Sauna Com Elem Incl: Y																													
Topography: Flat Waterfront: None																																
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Main</td> <td>14.11</td> <td>x 10.01</td> <td>Vinyl Floor</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Main</td> <td>14.11</td> <td>x 10.01</td> <td>Vinyl Floor</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Main</td> <td>8.01</td> <td>x 7.32</td> <td>Granite Counter</td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Main</td> <td>9.51</td> <td>x 11.81</td> <td>Vinyl Floor</td> </tr> </tbody> </table>		#	Room	Level	Length (ft)	Width (ft)	Description	1	Living	Main	14.11	x 10.01	Vinyl Floor	2	Dining	Main	14.11	x 10.01	Vinyl Floor	3	Kitchen	Main	8.01	x 7.32	Granite Counter	4	Prim Bdrm	Main	9.51	x 11.81	Vinyl Floor	Combined W/Dining Window Flr to Cel Combined W/Living Mirrored Closet Stainless Steel Appl Breakfast Bar Closet Large Window
#	Room	Level	Length (ft)	Width (ft)	Description																											
1	Living	Main	14.11	x 10.01	Vinyl Floor																											
2	Dining	Main	14.11	x 10.01	Vinyl Floor																											
3	Kitchen	Main	8.01	x 7.32	Granite Counter																											
4	Prim Bdrm	Main	9.51	x 11.81	Vinyl Floor																											
Client Remks: *WOW - GREAT VALUE FOR YOUR NEST IN YORKVILLE* CHIC AND STYLISH ONE BEDROOM CONDO IN 'THE LOTUS' AN EXCLUSIVE 16 STOREY - 154 UNIT BOUTIQUE BUILDING IN YORKVILLE* Imagine living in this elegant condo, steps from the fashionable Four Seasons Hotel. This 532 sq ft one-bedroom suite has just been renovated with warm 6" plank flooring, and freshly painted in a trending white palette, with a new white backsplash in the kitchen. Enjoy the functional kitchen with a large elegant granite counter (breakfast bar) and stainless steel appliances. Feel the joy in this beautiful space, with 9ft ceiling, floor-to-ceiling windows and lots of natural light. Enter into the charming lobby with super friendly 24-hour concierges. This building has a Gym, Party Room and one Guest Suite. This unbeatable Yorkville location offers amazing bars, restaurants, high-end shopping, and public transit. This property is ideal for professionals seeking a chic, upscale urban lifestyle or investors looking for a turnkey rental in one of Toronto's most sought-after neighborhoods. This location is not far from U of T, ROM, Rosedale and Summerhill tucked away on a small street between Bay and Yonge Street. Ample Green P Parking around, with a huge parking lot behind the Canadian Tire store. With a perfect 100 Walk Score, it is city living at its finest! Don't miss this gem.																																
Inclusions: Stainless steel Fridge, Stove, Dishwasher, Microwave. White stacked Washer and Dryer. Window coverings. Locker included.																																
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-929-4343																																



155 Yorkville Ave 2315
Toronto Ontario M5R 0B4

Toronto C02 Annex Toronto % Dif: 94

Taxes: \$3,393.39 / 2025 **For:** Sale

SPIS: N

Sold: \$467,500
List: \$499,000

Condo Apt #Shares%:
 Apartment Locker#:
 Unit# 13 Locker Lev/Unit: 23
 Corp# TSCC / 2586 Locker Unit: 15
 Level: 22 1x4

Dir/Cross St: Avenue Rd & Yorkville Ave

Directions: Avenue Rd & Yorkville Ave

Prop Mgmt: First Service Residential (416-901-4961)

MLS#: C12457975 **Sold Date:** 10/31/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$542.14	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive: None
Apx Sqft: 0-499	Elev/Lift:	Drive: None
Sqft Source: Floor Plan	HST Applicable to: Included In	Park Type: None
Exposure: W	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl:	Concierge, Exercise Room, Guest Suites, Gym, Party/Meeting Room
	Bldg Ins Incl: Y Prkg Incl:	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.12	x 11.52	West View	Bow Window	Laminate
2	Dining	Main	13.12	x 11.52	Open Concept	Combined W/Living	Laminate
3	Kitchen	Main	13.12	x 11.52	B/I Appliances	Quartz Counter	Backsplash
4	Br	Main	13.09	x 8.69	4 Pc Bath	Closest	Laminate

Client Remks: Prestigious "Yorkville" in Toronto Downtown Core - University / Bloor One Bedroom Condo with Study. Open Concept Layout w/ Large Bay Windows. Laminate Floorings Throughout. Modern Kitchen with Quartz Countertop, Backsplash & S/S Appliances, Quartz Vanity Top in 4pcs Bath. Amenities: Concierge & Security, Gym/Fitness Centre, Party Room ... **EXTRAS** Steps to Bloor Luxury Boutiques & Subway Station, Close to University of Toronto & ROM...

Inclusions: B/I Appliances (Fridge, Cooktop, Range Hood, Microwave, Dishwasher), All in one Washer/Dryer, All Existing ELFs. 1 Locker (Level 23 #15). All existing furniture included. All existing window covering and curtains

Listing Contracted With: HOMELIFE LANDMARK RH REALTY 905-305-1600



155 Yorkville Ave 1412
Toronto Ontario M5R 0B4

Toronto C02 Annex Toronto % Dif: 97

Taxes: \$3,393.39 / 2025 **For:** Sale

Sold: \$490,000

List: \$505,000

SPIS: N

DOM: 21

Condo Apt #Shares%: 3
 Apartment Locker#: 1
 Unit#: 11 Locker Lev/Unit: 13
 Corp#: TSCC / 2586 Locker Unit: L12
 Level: 13 1x4xMain

Dir/Cross St: Avenue Rd & Yorkville Ave

Directions: South-east corner of Yorkville Ave & Avenue Rd

Prop Mgmt: FirstService Residential

MLS#: C12390729 **Sold Date:** 09/30/2025
PIN#: 765860261

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$542.14	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive:
Year Built: 2014	Elev/Lift:	Drive:
Apx Sqft: 0-499	HST Applicable to: Included In	Park Type: None
Lot Size Source: MPAC	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Sqft Source: MPAC	Taxes Incl: Y	Park \$/Mo:
Exposure: S	Water Incl: Y	Prk Lvl/Unit:
Assessment:	Heat Incl: Y	Bldg Amen:
Spec Desig: Unknown	Cable TV Incl: CAC Incl: Y	Bike Storage, Concierge, Gym, Visitor Parking, Elevator
Survey Type: None	Bldg Ins Incl: Prkg Incl:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Carpet Free	
	Security Feat: Alarm System, Concierge/Security, Smoke Detector, Security Guard	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Prim Bdrm	Main	8.17	x 12.66		Laminate
2	Kitchen	Main	10.93	x 12.66	B/I Appliances	Laminate
3	Dining	Main	10.93	x 12.66	Large Window	Laminate

Client Remarks: Welcome to the heart of Yorkville! This fully furnished 1-bedroom, 1-bath suite is the definition of turnkey. Just bring your suitcase or your next Airbnb guest. With sunny south exposure and tasteful, modern finishes, this unit makes the most of every square foot. Located in one of the few Airbnb-friendly buildings in Toronto, this is a rare opportunity for investors or anyone looking for a stylish pied-a-terre in the city's most upscale neighborhood. Residents enjoy access to a sleek gym, party room, and 24-hour concierge and security. Steps to the best restaurants, boutiques, and transit in the city. Your Yorkville lifestyle starts here!

Inclusions: B/I Fridge, B/I Dishwasher, B/I Cooktop, B/I Microwave Oven, Two In One Washer And Dryer, one Locker On The Same Floor. All Elf's, All Window Coverings. All existing furniture

Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-486-5588



21 Scollard St 209
Toronto Ontario M5R 1G1

Toronto C02 Annex Toronto % Dif: 96
Taxes: \$3,506.51 / 2025 **For:** Sale

SPIS: N

DOM: 26

Condo Apt #Shares%:
 Apartment Locker#: 39
 Unit#: 09 Locker Lev/Unit: C
 Corp#: TSCC / 1740 Locker Unit:
 Level: 02 1x4xFlat

Dir/Cross St: Yonge & Davenport

Directions: Yonge & Davenport

Prop Mgmt: Icon Property Management Inc.

MLS#: C12418996 **Sold Date:** 10/18/2025
PIN#: 127400022

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$813.55	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: 16-30	UFFI:	Park/Drive: Undergrnd
Year Built: 2005	Elev/Lift:	Drive: Underground
Apx Sqft: 600-699	HST Applicable to Included In	Park Type: Owned
Lot Size Source: MPAC	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Sqft Source: MPAC	Taxes Incl:	#: 19
Exposure: S	Water Incl: Y	Park \$/Mo:
Assessment:	Heat Incl: Y	Prk Lvl/Unit: C
Spec Desig: Unknown	Hydro Incl:	Bldg Amen:
Survey Type: None	Cable TV Incl: Y	Bike Storage, Concierge, Gym, Party/Meeting
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Room, Rooftop Deck/Garden, Visitor Parking
	Cert Level: Energy Cert:	Com Elem Incl: Y
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.99	x 9.19	Breakfast Bar
2	Dining	Main	11.02	x 19.62	Open Concept
3	Living	Main	11.02	x 19.62	Window Flr to Ceil
4	Den	Main	9.22	x 8.1	Open Concept
5	Br	Main	8.89	x 10.96	Closet

Client Remarks: Welcome to 21 Scollard St, Suite 209, a rare opportunity to own in an exclusive boutique building in the heart of Yorkville. This one bedroom plus den with parking and locker offers a smart, efficient layout with no wasted space, high ceilings, and floor-to-ceiling windows that bring in an abundance of natural light. The spacious den is ideal for a home office. Recently upgraded with engineered hardwood floors throughout, and a new bathroom vanity. The elegant bathroom also features a deep soaker tub, luxury marble flooring and marble surround bathtub. The kitchen is both functional and stylish with premium granite counters, stainless steel appliances, ample cabinet space, and a breakfast bar. A separate dining area makes entertaining easy. Enjoy a quiet, courtyard-facing unit with a generous full-length balcony spanning the entire suite, accessible from both the living area and bedroom. Well-maintained, low-rise building with only 97 units offering a more private lifestyle. Residents enjoy exclusive amenities within the building, and full access to the luxury amenities at 18 Yorkville next door. These combined amenities include exercise rooms, party rooms, sauna, media room, billiards room, rooftop deck, and visitor parking. Recent upgrades include renovated hallway floors, building-wide balcony improvements almost completed, and a soon-to-be-refreshed main lobby, party room and gym. Steps to the best of Yorkville's dining, shopping, transit, parks, and more.

Inclusions: Fridge, Stove, Washer & Dryer, All ELF's and Window coverings.

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

	18 Yorkville Ave 2103 Toronto Ontario M4W 3Y8 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$2,789.63 / 2024 For: Sale SPIS: N DOM: 29 Condo Apt #Shares%: 4 Apartment Locker#: 1 Unit#: 03 Locker Lev/Unit: 1 Corp#: TSCC / 1724 Locker Unit: 172 Level: 21 1x3xMain Dir/Cross St: Yorkville/Yonge Directions: Yorkville/Yonge Prop Mgmt: Del Property Management			
	MLS#: C12339007 Sold Date: 09/10/2025 PIN#: 127240253	Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: 571 sqft Exposure: S Assessment: Spec Desig: Other Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$502.78 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Accessibility Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free, Storage Area Lockers Security Feat: Security Guard	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Other / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Games Room, Media Room, Party/Meeting Room Com Elem Incl: Y
Waterfront: None	# Room Level Length (ft) Width (ft) Description	1 Living Main 16.9 x 9.06 Open Concept Window Flr to Ceil Laminate 2 Dining Main 16.9 x 9.06 Combined W/Dining South View Laminate 3 Kitchen Main 8.01 x 8.86 Granite Counter Backsplash Stainless Steel Appl 4 Prim Bdrm Main 9.91 x 8.86 Window Flr to Ceil Closet Laminate	Client Remks: Experience Luxury Living In One Of Toronto's Most Prestigious Addresses. This Stunning 1 Bedroom Suite Features An Open Concept Layout, Modern Finishes, And Expansive Floor To Ceiling Windows With Beautiful South Facing Views. Located Just Steps From World Class Dining, Shopping, Transit, And Close To The Four Seasons Hotel, This Exceptional Opportunity In The Heart Of Yorkville Won't Last Long! Inclusions: All The Appliances, Window Cover In The Bedroom Listing Contracted With: PSR 416-487-7874	



1 Yorkville Ave 1010 Toronto Ontario M4W 0B1 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$3,167.16 / 2025 For: Sale SPIS: N DOM: 11 Condo Apt #Shares%: 4 Apartment Locker#: 1 Unit#: 10 Locker Lev/Unit: A Bedrooms: 1 Corp#: TSCC / 2842 Locker Unit: 46 Washrooms: 1 Level: 10 1x4xMain: Dir/Cross St: Yonge / Yorkville Directions: TBD Prop Mgmt: Duka					
MLS#: C12439017	Sold Date: 10/12/2025				
PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Other Apx Age: Apx Sqft: 0-499 Sqft Source: Floorplan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: No Locker: Owned Maint: \$384.19 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Park/Drive: Drive: Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elel Incl: Y			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Experience luxury living in this stunning 1-bedroom condo, featuring an open view of the horizon and abundant natural light throughout. The fantastic layout maximizes both comfort and functionality, making it ideal for professionals, couples, or anyone seeking a modern urban retreat. Locker included for additional storage. Currently rented, the tenant is flexible and willing to stay or vacate with just 2 months notice offering options for both investors and owner-occupiers. Dont miss your chance to own this exceptional property at a fantastic price!					
Inclusions: Furnishings from pictures included in sale.					
Listing Contracted With: RIGHT AT HOME REALTY 289-357-3000					

	200 Bloor St W 702 Toronto Ontario M5S 0B1 Toronto C02 Annex Toronto % Dif: 110 Taxes: \$4,067 / 2024 For: Sale SPIS: N DOM: 44		Sold: \$658,000 List: \$598,000																																										
	Condo Apt Apartment Unit#: 02 Corp#: TSCC / 2598	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level:	Rms: 5 Bedrooms: 1 + 1 Washrooms: 2 1x4, 1x3 Dir/Cross St: Bloor / Avenue Directions: Bloor / Avenue Prop Mgmt: Royale Grande Property Management Ltd																																										
MLS#: C12447819 Sold Date: 11/19/2025 PIN#:																																													
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 700-799 Sqft Source: Floor plan Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$921.75 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free																																										
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#	Room	Level	Length (ft)	Width (ft)	Description																																								
1	Living	Main	10.17	x 15.98	Wood Floor	Combined W/Dining																																							
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5	Den	Main	8.63	x 6.99	Wood Floor	French Doors																																							
Client Remks: South-Facing Executive Condo in Iconic Exhibit Condos Priced to Sell! Bright and sunny all day with unobstructed south-facing views, this 736 sq.ft. executive suite sits in the heart of Yorkville at Bloor & Avenue, directly across from the ROM. Featuring floor-to-ceiling windows and a 102 sq.ft. fritted-glass balcony, the open-concept layout is both sleek and functional. The spacious den with French doors is ideal as a second bedroom. Includes 2 full bathrooms, with a deep soaker tub in the primary ensuite. Hardwood floors throughout. Modern European kitchen with quartz countertops, under-mounted sink, and fully integrated Miele appliances. Upgrades (approx. \$3,000 value): Miele fridge, High-end blinds, Medicine cabinets in both bathrooms, Extra lighting and custom shelving in the living room. Steps to U of T, subway, luxury shopping and fine dining. Includes 1 locker. Inclusions: Miele Kitchen Appliances: Fridge, Cooktop, Dishwasher, Microwave, and Oven. Washer & Dryer. All Existing Light Fixtures and window blinds. One Locker included.																																													
Listing Contracted With: HOMELIFE LANDMARK REALTY INC. 905-305-1600																																													



11 Yorkville Ave 2113 Toronto Ontario M4W 1L2 Toronto C02 Annex Toronto % Dif: 91 Taxes: \$3,223.30 / 2025 For: Sale		SPIS: N	DOM: 33
Condo Apt	#Shares%:	Rms: 1	
1 Storey/Apt	Locker#:	Bedrooms: 1	
Unit#: 13	Locker Lev/Unit:	Washrooms: 1	
Corp#: TSCP / 3108	Locker Unit:	1x3	
	Level: 21		
Dir/Cross St: Yonge & Yorkville Ave Directions: Yonge & Yorkville Ave Prop Mgmt: Melbourne Property Management			

MLS#: C12427628 **Sold Date:** 10/28/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: None	Ens Lndry:
Basement: None	Maint: \$349.99	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive: Private
Apx Sqft: 500-599	Elev/Lift:	Drive: Private
Sqft Source: Builder	HST Applicable to Included In	Park Type: None
Exposure: W	Sale Price:	Park/Drv Spcs: 0
Assessment:	Taxes Incl:	Tot Prk Spcs: 0
Spec Desig: Unknown	Water Incl:	
Survey Type: None	Heat Incl: Y	
Phys Hdcap-Eqp:	Hydro Incl:	
	Cable TV Incl:	
	Bldg Ins Incl:	
	Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.64	x 9.19	Large Window	Combined W/Kitchen	South View
2	Kitchen	Flat	22.64	x 9.19	B/I Appliances	Laminate	Galley Kitchen
3	Br	Flat	9.51	x 8.53	Laminate	Large Window	Closet

Client Remks: Brand New Unit at one of Toronto's most prestigious addresses 11 Yorkville. Offering over 500 sq ft of luxurious and modern living in Toronto's most renowned neighbourhoods. This unit features Miele Appliances, smooth high ceilings, and cabinetry and a spa like washroom by Cecconi Simone. Residents enjoy world class amenities such as infinity pools, kids centres, home theatre, businesses centre, fitness studio and much more. Located in the heart of Yorkville, and close by to top rated schools, restaurants and transit. A unit not to miss!

Listing Contracted With: RE/MAX ESCARPMENT REALTY INC. 905-842-7677



8 Scollard St 1405
Toronto Ontario M5R 1M2
 Toronto C02 Annex Toronto **% Dif:** 96
Taxes: \$3,446.17 / 2025 **For:** Sale **SPIS:** N **DOM:** 66

Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** E#7 **Bedrooms:** 1 + 1
Unit#: 05 **Locker Lev/Unit:** B5 **Washrooms:** 2
Corp#: TSCC / 1972 **Locker Unit:** 7
Level: 14 **1x4xFlat, 1x2xFlat**

Dir/Cross St: Yonge St/Davenport
Directions: Yonge St/Davenport
Prop Mgmt: St. George Property Management

MLS#: C12362406 **Sold Date:** 10/30/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$774.77	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: 600-699	Elev/Lift: Y Retirement:	Drive: Underground
Sqft Source: MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: S	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl: Y Water Incl: Y	#: 47
Spec Desig: Unknown	Heat Incl: Hydro Incl:	Park \$/Mo:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: C
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level: Energy Cert:	Concierge, Guest Suites, Gym, Party/Meeting Room, Sauna
	GreenPIS:	Com Elel Incl: Y
	Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	13.65	x 10.14	Combined W/Dining	Laminate
2	Dining	Flat	13.65	x 10.14	Combined W/Living	Laminate
3	Kitchen	Flat	9.02	x 6.73	Stainless Steel Appl	Granite Counter
4	Br	Flat	12.01	x 10.14	4 Pc Ensuite	Double Closet
5	Den	Flat	9.94	x 8.04	French Doors	Laminate
6	Laundry	Flat	5.61	x 5.02	Ceramic Floor	Enclosed Closet Organizers

Client Remarks: Situated in the sought-after neighbourhood of Yorkville, The Lotus offers a stunning condominium that is sure to impress. This rarely offered high floor 1-bedroom plus den, 2 bath suite includes parking and a locker in the very heart of Yorkville. Featuring a functional, open concept layout with 637 Sq Ft of interior living space, the unit boasts sweeping views of Yorkville and an unbeatable location steps from the iconic Four Seasons Hotel. Floor to ceiling windows flood the space with natural sunlight and offer beautiful, unobstructed south facing city views from the extra large balcony spanning the width of the entire unit. Enjoy smooth 9-ft ceilings, upgraded wide plank laminate flooring throughout, luxurious finishes, and a granite countertop. The contemporary kitchen is equipped with full size stainless steel appliances and a convenient breakfast bar. The spacious primary bedroom retreat easily fits a king size bed and features a large closet and a 4-piece ensuite, while the den serves perfectly as a home office or second bedroom. This triple-A location boast a perfect 100 Walk Score steps to the upscale shops of Bloor street and Yorkville, world class dining, Whole Foods, Longos, TTC, top schools, Hazelton Lanes, University of Toronto, Royal Ontario Museum, Ramsden Park, exclusive 2 subway lines (<5 Minute Walk) and the best of downtown core. Convenient Access to major highways, the Rosedale Valley and Yonge and St Clair. Building amenities include a fully equipped gym, meeting room, 24/7 concierge, party room, sauna and guest suite. The unit includes prime parking right next to the elevators for ultimate convenience.

Inclusions: This unit comes fully equipped with a brand-new washer and dryer (2024), stainless steel stove, dishwasher, fridge, over-the-range microwave, all window coverings and upgraded light fixtures plus parking and a locker are included.

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



18 Yorkville Ave 306 Toronto Ontario M4W 3Y8 Toronto C02 Annex Toronto % Dif: 99 Taxes: \$3,951.41 / 2025 For: Sale SPIS: N DOM: 20 Condo Apt #Shares%: Rms: 4 + 1 Apartment Locker#: Bedrooms: 1 + 1 Unit#: 6 Locker Lev/Unit: 3 Washrooms: 1 Corp#: TSCC / 1724 Locker Unit: 19 Level: 3 1x4xMain Dir/Cross St: Yonge/Bloor Directions: Yonge/Bloor Prop Mgmt: Del Property Management 416-964-6939							
MLS#: C12498200 Sold Date: 11/20/2025 Fractional Ownership: N PIN#: 127240037							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2005 Apx Sqft: 600-699 Lot Size Source: MPAC Foundation: Concrete Sqft Source: MPAC Exposure: W Assessment: \$524,000 / 2025 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$752.24 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Concierge/Security, Smoke Detector	Balcony: Encl Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Other Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 82 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking Com Elemt Incl: Y					
# Room Level Length (ft) Width (ft) Description							
1	Living	Main	16.73	x 10.5	Laminate	Combined W/Dining	W/O To Balcony
2	Dining	Main	16.73	x 10.5	Laminate	Open Concept	
3	Kitchen	Main	9.19	x 7.22	Stainless Steel Appl	Breakfast Bar	Granite Counter
4	Br	Main	9.84	x 9.51	Laminate	W/W Closet	Double Closet
5	Den	Main	9.84	x 6.56	Laminate	B/I Bookcase	O/Looks Dining
Client Remks: Welcome to the epitome of luxury living in the heart of Toronto's most coveted neighbourhood. Discover Unit 306 at 18 Yorkville Avenue, a stylish and highly functional 1+1 Bedroom suite designed for the discerning urbanite. This 8'11"ceiling height unit is a perfect blend of comfort and elegance. Step inside and be greeted by sleek laminate flooring that flows throughout the open-concept layout. The modern kitchen is a chef's delight, equipped with stainless steel appliances, elegant granite countertops, and a practical breakfast bar perfect for casual dining. The versatile den is a standout feature. Open to the living and dining areas, it's an ideal space for a home office, complete with a built-in bookcase for all your storage needs. Natural light floods the main living area, which extends to an oversized, west-facing balcony. From here, you can enjoy a serene view overlooking Town Hall Square, a peaceful urban park adjacent to the historic Yorkville Library - a truly unique and tranquil setting. The primary bedroom offers a private retreat with floor-to-ceiling windows providing a lovely, tree-filled view and features a generously sized closet. Living at 18 Yorkville means enjoying an unparalleled lifestyle. The building is renowned for its top-of-class amenities, including a state-of-the-art fitness center, sauna, party room, and a spectacular rooftop terrace with BBQ stations. With a 24/7 concierge and on-site management, the building is exceptionally well-maintained, offering a worry-free living experience. This unit includes the rare and highly valuable convenience of a large storage locker on the same floor as the unit, and an underground parking space. In a neighbourhood where parking is a challenge, this is a significant asset. Located at the intersection of Yorkville and Yonge, you are steps away from Toronto's finest restaurants, designer boutiques, and cultural landmarks. This is more than a home; it's a lifestyle. Don't miss this opportunity!							
Inclusions: Inclusions: Stainless-Steel Fridge, Stove, Microwave/Fan, Dishwasher - Stacked Washer/Dryer - All Existing Blinds and Electric Light Fixtures - Built-In Bookcase (den)							
Listing Contracted With: ENGEL & VOLKERS TORONTO CENTRAL 416-628-1357							



1 Yorkville Ave 3603 Toronto Ontario M4W 0B1		Sold: \$650,000
Toronto C02 Annex Toronto % Dif: 96		List: \$679,990
Taxes: \$3,755.27 / 2025	For: Sale	SPIS: N
Condo Apt	#Shares%:	Rms: 5
1 Storey/Apt	Locker#:	Bedrooms: 1 + 1
Unit#: 02	Locker Lev/Unit: A	Washrooms: 1
Corp#: TSCP / 2842	Locker Unit: 83	1x4xFlat
	Level: 36	
Dir/Cross St: Yonge St & Yorkville Ave		
Directions: NA		
Prop Mgmt: First Service Residential		

MLS#: C12403343 **Sold Date:** 10/01/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$485.46	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 0
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 500-599	Elev/Lift:	Drive: Underground
Sqft Source: 577	HST Applicable to Included In	Park Type: None
Exposure: W	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl:	Prk Lvl/Unit:
Survey Type: Unknown	Cable TV Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level:	Energy Cert:
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description	Window Flr to Cel	W/O To Balcony
1	Living	Flat	17.98	x 9.28	Combined W/Dining	Window Flr to Cel	W/O To Balcony
2	Dining	Flat	17.98	x 9.28	Combined W/Living	Open Concept	
3	Kitchen	Flat	17.98	x 9.28	B/I Appliances	Track Lights	Backsplash
4	Prim Bdrm	Flat	8.99	x 8.99	Mirrored Closet	West View	Sliding Doors
5	Den	Flat	7.09	x 6.89	Sliding Doors	Separate Rm	Led Lighting

Client Remks: Welcome to Yorkville Luxury Condo Living! Most Prestige Downtown Living at Its Finest! SpaciousOne Bedroom + Den Unit with Plenty of Natural Light! The DEN has Double Doors, Closet and canbe turned into a Separate Office or Bedroom, Ultimate Privacy and Sound Proof. Dimmed Lights inDen. European-Style Custom Cabinetry Throughout Kitchen; Back Splash, Central Island; 9 FootCeilings Though Out. State of the Art Amenities Such As; Outdoor Infinity Pools, Sauna,Whirlpool,Party Room, Walking Distance to Yonge & Bloor Subway, U of T, Library, Shopping andMore!!

Inclusions: Panelled Bloomberg Fridge/Freezer, Fulgor Electric Cook Top, Fulgor S/S Oven, Exhaust Fan,Panelled Bloomberg Dishwasher, GE S/S Microwave, Whirlpool Washer/Dryer, Existing's Elfs, andWindow Coverings

Listing Contracted With: CENTURY 21 MYPRO REALTY 416-686-1500



200 BLOOR St W 1307 Toronto Ontario M5S 1T8 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$3,370.77 / 2025 For: Sale SPIS: N DOM: 25		Sold: \$640,000 List: \$689,000					
Condo Apt	#Shares%:	Rms: 5					
1 Storey/Apt	Locker#:	Bedrooms: 1					
Unit#: 07	Locker Lev/Unit: 3	Washrooms: 1					
Corp#: TSCC / 2598	Locker Unit: 23	1x4xFlat					
	Level: 13						
Dir/Cross St: BLOOR ST & AVENUE RD							
Directions: BLOOR ST & AVENUE RD							
Prop Mgmt: Royale Grande Property Management (416) 353-4641							
MLS#: C12357370	Sold Date: 09/15/2025						
PIN#:							
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open					
Fam Rm: N	Locker: Owned	Ens Lndry: Y					
Basement: None	Maint: \$676.51	Lndy Lev: Main					
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete					
Heat: Fan Coil / Electric	Central Vac: N	Gar/Gar Spcs: None / 0					
Apx Age:	UFFI:	Park/Drive:					
Apx Sqft: 500-599	Elev/Lift:	Drive:					
Sqft Source: AS PER BUILER	HST Applicable to	Park Type: None					
Exposure: N	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 0					
Assessment:	Taxes Incl:	Park \$/Mo:					
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:					
Survey Type: None	Heat Incl: Y	Bldg Amen:					
Phys Hdcap-Eqp:	Hydro Incl:	Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking, Community BBQ					
	Cable TV Incl:	Com Elem Incl:					
	Bldg Ins Incl:						
	Prkg Incl:						
	Cert Level:						
	Energy Cert:						
	GreenPIS:						
	Prop Feat: Ensuite Laundry, Hospital, Library, Pets Allowed with Restrictions, Place Of Worship, Public Transit						
	Interior Feat: None						
	Security Feat: Concierge/Security						
Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.01	x 10.01	Hardwood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Flat	16.01	x 10.01	Hardwood Floor	Combined W/Living	
3	Kitchen	Flat	10.6	x 8.63	Hardwood Floor	B/I Appliances	Quartz Counter
4	Br	Flat	16.01	x 10.01	Hardwood Floor	Large Closet	Large Window
5	Study	Flat	0	0	Hardwood Floor	Combined W/Dining	
Client Remks: Welcome to a rare opportunity at the iconic Exhibit Residences. This elegant 1-bedroom suite boasts an open-concept layout, sleek modern finishes, and floor-to-ceiling windows, offering a perfect blend of style and comfort in one of Toronto's most sought-after addresses. Ideally located on Bloor Street, you are steps from world-class boutiques, fine dining, cultural landmarks, and the vibrant lifestyle of Yorkville. Residents are welcomed through a stunning lobby designed by Diego Burdi and enjoy access to premium amenities including: a chic party room with catering kitchen, an outdoor rooftop garden oasis with BBQ area, State-of-the-art fitness studio, Guest suites & visitor parking. Experience the sophistication, convenience, and timeless elegance that define Yorkville living!							
Inclusions: B/I Range Hood, Cooktop, B/I Oven, Dishwasher, B/I Fridge, Microwave, Front Load Washer & Dryer, 1 Semi Private Locker Room							
Listing Contracted With: CITY PLUS REALTY INC. 905-300-3000							

	3 McAlpine St 411 Toronto Ontario M5R 3T5 Toronto C02 Annex Toronto % Dif: 104 Taxes: \$4,499.17 / 2024 For: Sale SPIS: N DOM: 11 Condo Apt #Shares%: 4 Apartment Locker#: 1 Unit#: 11 Locker Lev/Unit: 1 Corp#: TSCC / 1474 Locker Unit: 80 Level: 4 Dir/Cross St: Bay St & Davenport Rd Directions: Bay St & Davenport Rd Prop Mgmt: First Service Residential - 416-922-3164						
	MLS#: C12419358	Sold Date: 10/03/2025					
	PIN#:						
	Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None				
	Fam Rm: N	Locker: Owned	Ens Lndry: Y				
	Basement: None	Maint: \$1,555.27	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: 1000-1199	Elev/Lift:	Drive:				
Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	HST Applicable to	Retirement:	Park Type: Owned				
	Sale Price:	Included In	Park/Drv Spcs:	1			
	Taxes Incl:	Water Incl: Y	Park \$/Mo:				
	Heat Incl:	Y Hydro Incl:	Prk Lvl/Unit:				
	Cable TV Incl:	CAC Incl:	Bldg Amen:				
	Bldg Ins Incl:	Y Prkg Incl: Y	Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking				
	Cert Level:	Energy Cert:	Com Elec Incl: Y				
	GreenPIS:						
	Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School						
	Interior Feat: Carpet Free						
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	19.26	x 17.16	Large Window	Hardwood Floor	Pot Lights
2	Dining	Flat	19.26	x 17.16	Open Concept	Hardwood Floor	Pot Lights
3	Kitchen	Flat	9.32	x 13.32	Stainless Steel Appl	Granite Counter	Eat-In Kitchen
4	Br	Flat	14.67	x 17.42	Large Window	Hardwood Floor	4 Pc Ensuite
5	Foyer	Flat	5.15	x 10.83	Closet		
Client Remks: Live the Yorkville dream life in your spacious, corner, sun-filled suite! Welcome to Suite 411 at 3 McAlpine St., offering more than 1,000 square feet of thoughtfully designed living space in the heart of Yorkville. The spacious layout is made for functional living, featuring a foyer entrance, a large open-concept living and dining area, and a kitchen that's both practical and open to the main space. The large windows throughout allow plenty of natural light to filter in. The oversized bedroom easily fits a king-sized bed with room to spare, while the semi-ensuite bathroom includes both a bathtub and a separate stand-up shower. There is lots of storage space and the overall layout feels more like a home than a condo. Located in the boutique Domus residence, this pet-friendly and well-managed building offers excellent amenities, including a gym, party/meeting room, guest suite, seasonal BBQs, concierge, bicycle area, car wash and visitor parking. It is steps away from Yorkville's top dining experiences, trendy cafes and luxury shopping boutiques. Both subway lines are within walking distance, making commuting throughout the city a breeze. Look forward to enjoying the best of city living with many of Toronto's top destinations nearby including Royal Ontario Museum, Art Gallery of Ontario, Casa Loma and more. Whether you're a first-time buyer, downsizer, or someone seeking a stylish city pied-a-terre, this suite checks all the boxes.							
Inclusions: All Existing Appliances: Stainless Steel Fridge, SS Stove, SS Dishwasher & SS Rangehood. Washer & Dryer. All Electrical Light Fixtures.							
Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300							



		1 Yorkville Ave 4009		Sold: \$667,500			
Toronto Ontario M4W 0B1		List: \$699,000					
Toronto C02 Annex Toronto % Dif: 95		Taxes: \$3,830.76 / 2025 For: Sale	SPIS: N	DOM: 63			
Condo Apt #Shares%: 4		Apartment Locker#: 1 + 1	Unit#:	Bedrooms: 1 + 1			
Unit#:		Corp#: 0 / 0 Locker Lev/Unit: 1	Corp#:	Washrooms: 1			
Corp#:		Locker Unit: 1x4xFlat	Level:	40			
Dir/Cross St: Yonge St & Yorkville Ave							
Directions: Yonge St & Yorkville Ave							
Prop Mgmt: Duka Property management Inc.							
MLS#: C12390838 Sold Date: 11/10/2025							
PIN#:							
Kitchens: 1		Pets Perm: Yes-with Restrictions	Balcony: Open				
Fam Rm: N		Locker: None	Ens Lndry: Y				
Basement: None		Maint: \$416	Lndy Lev:				
Fireplace/Stv: N		A/C: Central Air	Exterior: Concrete				
Heat: Forced Air / Gas		Central Vac: N	Gar/Gar Spcs: None / 0				
Apx Age: 0-5		UFFI:	Park/Drive: Undergrnd				
Apx Sqft: 500-599		Elev/Lift:	Drive: Underground				
Sqft Source: builder floor plan		HST Applicable to Not Subject to HST	Park Type: None				
Exposure: E		Sale Price:	Park/Drv Spcs: 0	Tot Prk Spcs: 0			
Assessment:		Taxes Incl:	Water Incl:				
Spec Desig: Unknown		Heat Incl:	Hydro Incl:				
Survey Type: Unknown		Cable TV Incl:	CAC Incl:				
Phys Hdcap-Eqp:		Bldg Ins Incl:	Prkg Incl:				
		Cert Level:	Energy Cert:				
		GreenPIS:					
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions					
		Interior Feat: Carpet Free					
Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	9.22	x 18	Combined W/Dining	Laminate	W/O To Balcony
2	Dining	Flat	9.22	x 18	Combined W/Living	Laminate	Open Concept
3	Kitchen	Flat	9.22	x 18	Combined W/Dining	Backsplash	B/I Appliances
4	Prim Bdrm	Flat	9	x 9	Laminate	Closet	Window
5	Den	Flat	7	x 8.23	Laminate	Closet	Window
Client Remks: Elevate Your Lifestyle at No. 1 Yorkville! This luxurious 1 Bed + Den suite on a high floor features 9 ceilings, floor-to-ceiling windows, and a private balcony with stunning unobstructed views. The modern kitchen boasts quartz countertops, integrated appliances, and a centre island. The spacious den with window, closet, and door can be used as a 2nd bedroom or office. Enjoy world-class amenities including a spa, outdoor & plunge pools, hot tub, zen garden, rooftop terrace with BBQs, gym, yoga & cross-training studios, party & games rooms. Located in Yorkville's most prestigious address, just steps from Yonge & Bloor subway, PATH, U of T, fine dining, and luxury boutiques.							
Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer.							
Listing Contracted With: <u>KW Living Realty</u> 905-474-0500							



32 Davenport Rd 2608
Toronto Ontario M5R 1H3
 Toronto C02 Annex Toronto % Dif: 120
Taxes: \$4,516.02 / 2025 For: Sale **SPIS: N** **DOM: 11**

Condo Apt **#Shares%:** 5
 Apartment **Locker#:** 2
Unit#: 08 **Locker Lev/Unit:** C **Bedrooms:** 2
Corp#: TSCC / 2451 **Locker Unit:** 45 **Washrooms:** 2
Level: 26 **1x4xFlat, 1x3xFlat**

Dir/Cross St: Yonge St. /Davenport Rd.

Directions: West of Yonge St./ North of Davenport Rd.

Prop Mgmt: Icon Property Management 647-345-6259

MLS#: C12382928 **Sold Date:** 09/15/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$861.72	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: None / 0
Apx Age: 0-5	UFFI:	Park/Drive: Undergrnd
Year Built: 2023	Elev/Lift: Y Retirement:	Drive: Underground
Yr Built Source: MPAC	HST Applicable to Included In	Park Type: Owned
Apx Sqft: 800-899	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: 825 Sq.Ft.+	Taxes Incl: Y Water Incl: Y	#: 17
Exposure: Sw	Heat Incl: Y Hydro Incl:	Park \$/Mo:
Assessment:	Cable TV Incl: Y CAC Incl: Y	Prk Lvl/Unit: P1
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Survey Type: None	Cert Level: Energy Cert:	Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna
Phys Hdcap-Eqp:	GreenPIS:	Com Elem Incl: Y
	Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	18.34	x 13.78	Laminate	W/O To Balcony	Combined W/Dining
2	Dining	Flat	18.34	x 13.78	Laminate	Combined W/Living	
3	Kitchen	Flat	18.34	x 7.22	Laminate	B/I Appliances	Centre Island
4	Prim Bdrm	Flat	11.45	x 10.79	Laminate	4 Pc Ensuite	Double Closet
5	2nd Br	Flat	10.5	x 9.84	Laminate	Window Flr to Ceil	Large Closet
6	Foyer	Flat	15.42	x 3.94	Laminate		

Client Remks: Luxurious 2 Beds & 2 Baths South West Corner Suite, High Ceiling 825Sq.Ft+75 Sq.Ft. Balcony W/Stunning Sw Views Of Yorkville Village, Sun-Filled Unit W/Floor To Ceiling Windows All Around, High-End Finishes Kitchen W/Integrated Miele Appliances & Centre Island, laminate throughout, 24Hr Concierge, Gym, Yoga, Plunge Pool, Rooftop Terrace, BBQ, 'Club Yorkville" Lounge, Piano Bar, Wine Cellar. Sophisticated Living In The Heart Of Yorkville, Walk To Subway, Museum, Designer Shops, Restaurants.

Inclusions: All Electric Light Fixture, Blinds, Stainless Steel Miele Appliances, Fridge, Cook Top, Microwave/Range Hood, Wall Oven, built-in dishwasher, Stacked Washer/Dryer 27", One Parking Spot, One Locker, Rogers Internet Included.

Listing Contracted With: REAL HOME CANADA REALTY INC. 647-772-8558



		18 Yorkville Ave 3103 Toronto Ontario M4W 3Y8 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$3,734 / 2024 For: Sale SPIS: N DOM: 7		Sold: \$685,000 List: \$728,000			
Condo Apt		#Shares%:	Rms: 4 + 1				
Apartment		Locker#:	Bedrooms: 1 + 1				
Unit#: 3		Locker Lev/Unit:	Washrooms: 1				
Corp#: TSCC / 1724		Locker Unit:	1x4xFlat				
Level: 31							
Dir/Cross St: Yorkville/Yonge							
Directions: Follow Google Map							
Prop Mgmt: Icon Property Management							
MLS#: C12434175 Sold Date: 10/06/2025							
PIN#:							
Kitchens: 1		Pets Perm: Yes-with Restrictions	Balcony: Open				
Fam Rm: N		Locker: Owned	Ens Lndry: Y				
Basement: None		Maint: \$723.67	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:		UFFI:	Park/Drive: Undergrnd				
Apx Sqft: 600-699		Elev/Lift:	Drive: Underground				
Sqft Source: Per Floorplan & MPAC		HST Applicable to Not Subject to HST	Park Type: Owned				
Exposure: N		Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1				
Assessment:		Taxes Incl:	Park \$/Mo:				
Spec Desig: Unknown		Heat Incl: Y	Prk Lvl/Unit:				
Survey Type: None		Cable TV Incl: Y	Bldg Amen:				
Phys Hdcap-Eqp:		Bldg Ins Incl: Y	Concierge, Gym, Media Room, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden				
		Cert Level: Y	Com Elel Incl: Y				
		Energy Cert:					
		GreenPIS:					
		Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit					
		Interior Feat: Carpet Free					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	6.99	x 6.43	Granite Counter	Stainless Steel Appl	Breezeway
2	Living	Flat	17.91	x 10.93	Hardwood Floor	Combined W/Dining	W/O To Balcony
3	Dining	Flat	17.91	x 10.93	Hardwood Floor	Combined W/Living	Open Concept
4	Prim Bdrm	Flat	9.84	x 9.58	Hardwood Floor	Large Closet	Window Flr to Cel
5	Den	Flat	10.07	x 6.99	Hardwood Floor		
Client Remarks: Luxury Living in the Heart of Yorkville 18 Yorkville Ave, Suite 3103 Welcome to one of Toronto's most prestigious addresses, located in the heart of Yorkville - the city's most luxurious and vibrant neighborhood. This stylish 1-bedroom plus den suite offers 622 sq. ft. of thoughtfully designed living space, perfect for professionals, investors, or anyone seeking urban elegance. Just steps from two subway lines, the Toronto Reference Library, and Yorkville's world-renowned shopping, dining, and entertainment options everything you need is right at your doorstep. Enjoy breathtaking, unobstructed views from your oversized private balcony, a rare find in downtown living. This suite features a functional layout, generous natural light, and upscale finishes throughout. Whether you're looking for a place to call home or a smart investment, this unit checks all the boxes.							
Inclusions: All Window Coverings, All Elfs. S/S: Fridge, Stove, Rangehood, B/I Dishwasher, Washer, Dryer							
Listing Contracted With: CENTURY 21 ATRIA REALTY INC. 905-883-1988							



217 St. George St 31
Toronto Ontario M5R 3S7

Toronto C02 Annex Toronto % Dif: 100

Taxes: \$3,755.35 / 2025 **For:** Sale

SPIS: N

Sold: \$749,900

List: \$749,900

DOM: 1

Condo Townhouse #Shares%: Rms: 9
 Multi-Level Locker#: Bedrooms: 2
 Unit#: 4 Locker Lev/Unit: Washrooms: 1
 Corp#: MTCC / 1095 Locker Unit: 1x4x2nd
 Level: 2

Dir/Cross St: St George & Bloor St West

Directions: St George & Bloor St West

Prop Mgmt: Percel Professional Property Mgt 905-761-6840 x 245

MLS#: C12574630

Sold Date: 11/26/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry:
Basement: None	Maint: \$904.05	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: Y	Gar/Gar Spcs: Underground / 0
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift:	Drive: Underground
Sqft Source: MPAC	Accessibility	Park Type: None
Exposure: E	Feat:	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Assessment:	HST Applicable to	Park \$/Mo:
Spec Desig: Unknown	Not Subject to HST	Prk Lvl/Unit:
Survey Type: None	Sale Price:	Bldg Amen:
Phys Hdcap-Eqp:	Taxes Incl:	Bike Storage, Visitor Parking, Elevator
	Water Incl: Y	Com Elem Incl: Y
	Heat Incl: Y Hydro Incl:	
	Cable TV Incl:	
	CAC Incl: Y	
	Bldg Ins Incl: Y Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Central Vacuum, Fenced Yard, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	Exterior Feat: Deck, Lighting, Landscaped	
	Interior Feat: Separate Heating Controls, Separate Hydro Meter, Ventilation System, Central Vacuum	
	Security Feat: Carbon Monoxide Detectors, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	3.31	x 3.58	Vinyl Floor	W/O To Garden	Staircase
2	Kitchen	Main	11.42	x 12.5	Stainless Steel Appl	Open Concept	
3	Dining	Main	14.01	x 18.04	Laminate	Open Concept	Combined W/Living
4	Living	Main	14.01	x 18.04	Combined W/Dining	East View	W/O To Balcony
5	Prim Bdrm	2nd	13.85	x 10.66	Laminate	Large Window	Closet
6	2nd Br	2nd	10.17	x 10.17	Laminate	Window	Double Closet
7	Bathroom	2nd	6.66	x 6.82	Vinyl Floor		
8	Study	Main	6.56	x 2.46	Open Concept	Laminate	Closet
9	Other	Main	9.84	x 5.74	East View		

Client Remarks: Welcome to Sloane Square a beautifully maintained, boutique condo-townhouse at 217 St. George Street. This move-in-ready 2-bedroom, 1-bath unit spans at 941 sq ft (MPAC) and was thoughtfully updated, including a freshly painted interior and a refreshed bathroom. The functional open-concept layout creates a sense of flow and space, while the kitchen impresses with full-size stainless steel appliances, making cooking a pleasure. Practicality and style meet in the built-ins-there's lots of additional storage throughout, maximizing every inch of the space. The home features laminate flooring on both the main and second levels, giving it a modern, cohesive feel. On the main floor, smooth ceilings add to the clean, finished aesthetic. Step out to your covered, exclusive-use patio, a private retreat perfect for relaxing or entertaining while shielded from the bustle of the city. This well-run condo corporation provides real value: heat and water are included in the reasonable maintenance fees, giving you predictable monthly costs and fewer worries. Location is a major highlight with a Walk Score of 97, Transit Score of 94, and Bike Score of 100, you're in the heart of urban convenience. With easy access to transit, U of T, cafes, restaurants, parks, and all that the Annex has to offer, this condo townhouse is a rare gem, combining urban energy with private comfort.

Inclusions: Stainless Steel Fridge, Stainless Steel Stove, SS B/I Dishwasher, Hoodfan, Stacked washer & dryer, central vac & equipment, All light fixtures, closet fixtures, Curtain Rod & Blinds, Wardrobe Units & Built-Ins.

Listing Contracted With: RE/MAX ULTIMATE REALTY INC. 416-530-1080



32 Davenport Rd 1706
Toronto Ontario M5R 0B5
 Toronto C02 Annex Toronto % Dif: 95
Taxes: \$5,444.50 / 2025 **For:** Sale **SPIS:** N **DOM:** 6
Condo Apt **#Shares%:** **Rms:** 6
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 06 **Locker Lev/Unit:** **Washrooms:** 2
Corp#: TSCC / 2451 **Locker Unit:**
Level: 17 1x4xFlat, 1x4xFlat
Dir/Cross St: Yonge St. / Davenport Rd.
Directions: Yonge St. / Davenport Rd.
Prop Mgmt: ICC Property Management Ltd.

MLS#: C12419246 **Sold Date:** 09/28/2025
PIN#: 764510130

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$792.43	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Metal/Side
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 6-10	UFFI:	Park/Drive: Undergrnd
Year Built: 2015	Elev/Lift: Y	Drive: Underground
Apx Sqft: 700-799	HST Applicable to Included In	Park Type: Owned
Sqft Source: MPAC	Sale Price:	Park/Drv Spcs: 0
Exposure: E	Taxes Incl: Y	Tot Prk Spcs: 1
Assessment:	Water Incl: Y	
Spec Desig: Unknown	Heat Incl: Y	
Survey Type: None	Hydro Incl: Y	
Phys Hdcap-Eqp:	Cable TV Incl: Y	
	Bldg Ins Incl: Y	
	Prk Pkg Incl: Y	
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	13.85	x 10.17	W/O To Balcony	Combined W/Dining	Open Concept
2	Dining	Flat	12.07	x 10.17	Combined W/Living	Laminate	Large Window
3	Prim Bdrm	Flat	11.09	x 8.99	4 Pcs Ensuite	Laminate	Closet
4	2nd Br	Flat	9.42	x 10.17	Double Closet	Laminate	Closet
5	Foyer	Flat	16.4	x 3.67	Walk Through	Laminate	Closet

Client Remarks: The Yorkville Condominiums by Lifetime Developments! This striking tower offers a design that is both contemporary and timeless, set in the heart of one of Canada's most stylish and cultured neighbourhoods - The Yorkville. Residents enjoy refined amenities from the rooftop podium terrace and full fitness centre to the plunge pool and chic indoor lounge, creating an atmosphere of true luxury. With Bloor Street's vibrant energy, gourmet dining, and designer boutiques along the Mink Mile just steps away! Bright 2Br 2Bathrooms East Facing Suite With Balcony. High End Custom Appliances, Laminate Floors, Steps To Heart of Yorkville, Yonge/Bloor Subway Station, U of T, TMU. 24Hr Concierge, Roof Garden & Terrace With BBQs, Plunge Pool, Party Room/Club Lounge, Yoga Studio, Fitness Centre

Inclusions: Existing Appliances including Fridge, Stove, Dishwasher, Washer, Dryer. All ELFs All Existing Windows Coverings

Listing Contracted With: RE/MAX REALTRON JIM MO REALTY 416-222-8600



77 McMurrich St 403 Toronto Ontario M5R 3V3 Toronto C02 Annex Toronto % Dif: 97 Taxes: \$3,677 / 2024 For: Sale		Sold: \$770,000 List: \$795,000
Condo Apt	#Shares%:	Rms: 4
Apartment	Locker#: L24	Bedrooms: 1 + 1
Unit#: 03	Locker Lev/Unit: P1	Washrooms: 1
Corp#: TSCC / 1572	Locker Unit: Level: 04	1x4xFlat
Dir/Cross St: Yonge & Davenport Directions: Enter Visitor Parking off of Roden Place for Showings Prop Mgmt: ICC Property Management		

MLS#: C12379586 **Sold Date:** 10/28/2025
PIN#: 125720057

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$908.50	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd
Year Built: 2003	Elev/Lift:	Drive: Underground
Yr Built Source: MPAC	HST Applicable to Not Subject to HST	Park Type: Owned
Apx Sqft: 700-799	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: floor plan	Taxes Incl:	#: B55
Exposure: N	Water Incl: Y	Park \$/Mo:
Assessment:	Heat Incl: Y	Prk Lvl/Unit:
Spec Desig: Unknown	Hydro Incl:	Bldg Amen:
Survey Type: None	Cable TV Incl: CAC Incl: Y	Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Com Elec Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine	
	Interior Feat: Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	
	Security Feat: Concierge/Security, Smoke Detector, Carbon Monoxide Detectors	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	10.56	x 21.06	Laminate	Combined W/Dining	W/O To Balcony
2	Kitchen	Ground	9.81	x 8.27	Tile Floor	Breakfast Bar	Stainless Steel Appl
3	Br	Ground	8.99	x 11.52	Laminate	Semi Ensuite	Large Closet
4	Den	Ground	8.53	x 8.01	Laminate	B/I Shelves	Mirrored Closet

Client Remks: This is the Yorkville address you desire. 77 McMurrich Street is a sophisticated, expertly-managed, boutique building in the heart of downtown Toronto's most luxurious and sought-after neighbourhood. With leafy and unobstructed sunset-filled Forest Hill views, you'll enjoy having Rosedale to the east, and Yonge and Bloor to the south. Your elegant new home is also a quick walk to endless top-name retail stores and Toronto's famed "Mink Mile". A wealth of dining options await: from the simplest of neighbourhood haunts to the trendiest of world-renowned gastronomical delights. The McMurrich Residences bask in the glow of a 99 Walk-Score, with the subway, plus hiking and cycling trails all conveniently close. At 77 McMurrich Street, you and your guests will be welcomed by professional concierge services and a respectful and thoughtful community vibe. Enjoy plenty of underground visitor parking, and of course your own private parking spot and personal storage locker. Suite 403 is a 1-bedroom plus den suite, encompassing approximately 775 sq ft (including balcony). A large, separate den area makes for the perfect home office, home gym, or both. The sizeable kitchen, featuring custom built-ins, is a chef's delight with loads of storage and plenty of counter-space. An expansive, open-concept living and dining area comes with bright, leafy, and unobstructed views of Yorkville all the way up to Forest Hill. The impressive primary bedroom also overlooks this treelined, high-end neighbourhood, and includes a second entrance to the large, covered balcony. The spacious 4-piece bath with in-suite laundry centre, comes with two clever entries: one for guests, and another for owners to enjoy their own private ensuite bath access. Monthly condo fees cover the concierge, common areas, guest suites, visitor parking, your own parking and locker, gym, party room, and utilities except for the electricity you use.

Inclusions: 1 underground parking spot, 1 storage locker, fridge, stove, dishwasher, microwave, washer/dryer, existing light fixtures, existing window coverings.

Listing Contracted With: HANTON REAL ESTATE INC. 416-887-2530



170 Avenue Rd 1704 Toronto Ontario M5R 0A4 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$5,414.35 / 2024 For: Sale		Sold: \$798,000 List: \$798,000
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2
Unit#: 04	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCP / 2478	Locker Unit:	1x4, 1x3
	Level:	17
Dir/Cross St: Avenue & Davenport Directions: Avenue & Davenport Prop Mgmt: KIPLING		

MLS#: C12506178 **Sold Date:** 11/26/2025

PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Sqft Source: PER SELLER Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$763.43 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: Y GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Live In Yorkville/Annex Luxurious Corner Suite - Incredible Views. Floor To Ceiling Wall To Wall Windows. Spacious Open Living And Dining Room, Modern Kitchen. Hardwood Floors, Ensuite Laundry, Integrated Appliances, Very Bright W/ Floor To Ceiling Windows. Superb Amenities Including Indoor Pool, Gym, Theatre, Yoga Studio, Outdoor Terrace, Combined With A Fabulous Location. Across From Ramsden Park, Short Walk To Subway, Whole Foods. Parking Incl					

Inclusions: Fridge, Stove, Dishwasher; B/I Panasonic Microwave, Washer & Dryer. Parking Included

Listing Contracted With: RE/MAX DASH REALTY 416-892-8000



1 Bedford Rd 819
Toronto Ontario M5R 2B5
 Toronto C02 Annex Toronto % Dif: 94
Taxes: \$4,139.93 / 2025 **For:** Sale **SPIS:** N **DOM:** 11
 Condo Apt **#Shares%:** 5
 Apartment **Locker#:** 1 + 1
 Unit#: 19 **Locker Lev/Unit:** 1
 Corp#: TSCC / 2139 **Locker Unit:** 1x4
Level: 8
Dir/Cross St: Bloor/Bedford
Directions: Bloor/Bedford
Prop Mgmt: Crossbridges Condominium Services

MLS#: C12467599 **Sold Date:** 10/28/2025
PIN#: 761390327

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Encl
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$730	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: 11-15	UFFI:	Park/Drive: Undergrnd
Year Built: 2010	Elev/Lift:	Drive: Underground
Apx Sqft: 600-699	HST Applicable to Included In	Park Type: Owned
Sqft Source: Builder Floor plan	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: E	Taxes Incl:	#: C27
Assessment:	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Y	Prk Lvl/Unit:
Survey Type: Unknown	Cable TV Incl: CAC Incl	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Prkg Incl	Com Elel Incl: Y
	Cert Level: Energy Cert	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Primary Bedroom - Main Floor	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	12.24	x 16.08	Combined W/Dining	W/O To Balcony	Large Window
2	Dining	Flat	12.24	x 16.08	Combined W/Living	Combined W/Kitchen	
3	Kitchen	Flat	7.15	x 8.2	Granite Counter	Open Concept	Breakfast Bar
4	Br	Flat	12.63	x 9.09	Close	Broadloom	Large Window
5	Den	Flat	6.23	x 13.12	Close	Hardwood Floor	

Client Remarks: Discover refined living in the heart of the Annex at the prestigious One Bedford. This immaculately maintained 1-bedroom plus den suite combines luxury finishes with an unbeatable location, steps to U of T, Yorkville, and two subway lines. The bright, open-concept layout showcases airy 9-foot ceilings and hardwood floors throughout. The modern kitchen features granite countertops and stainless steel appliances. The tranquil primary bedroom overlooks a quiet courtyard, while the versatile den provides the perfect space for a work-from-home office. This suite includes a spa-inspired marble bathroom, a private balcony, and one owned underground parking space. Enjoy exclusive, hotel-style amenities including a 24-hour concierge, an indoor pool, a hot tub, and a fully-equipped fitness centre. Priced for immediate action, this unit offers exceptional value at an iconic address. Book your showing today.

Inclusions: Fridge, Cooktop Built-In Oven, Built-In Dishwasher, Built-In Microwave, Stacked Washer And Dryer, All Elfs, All Window Coverings.
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-465-7850

	175 Pears Ave Th9 Toronto Ontario M5R 0C1 Toronto C02 Annex Toronto % Dif: 97 Taxes: \$5,936.89 / 2024 For: Sale SPIS: N DOM: 31 Sold: \$772,000 List: \$799,900				
	Condo Townhouse	#Shares%:	Rms: 5		
	2-Storey	Locker#:	Bedrooms: 2		
	Unit#: 1	Locker Lev/Unit:	Washrooms: 2		
	Corp#: TSCC / 2883	Locker Unit:	1x2xMain, 1x4x2nd		
		Level: 1			
	Dir/Cross St: Avenue Rd & Davenport				
	Directions: See Map				
	Prop Mgmt: Del Property Management				
MLS#: C12363688	Sold Date: 09/25/2025				
PIN#: 768830333					
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open			
Fam Rm: N	Locker: None	Ens Lndry: Y			
Basement: None	Maint: \$896.53	Lndy Lev:			
Fireplace/Stv: N	A/C: Central Air	Exterior:			
Heat: Heat Pump / Electric	Central Vac: N	Brick Front / Stucco/Plaster			
Apx Age:	UFFI:	Gar/Gar Spcs: Underground / 1			
Apx Sqft: 1000-1199	Elev/Lift:	Park/Drive: Undergrnd			
Sqft Source: Builder Floor Plan	HST Applicable to	Drive: Underground			
Exposure: N	Not Subject to HST	Park Type: Owned			
Assessment:	Sale Price:	Park/Drv Spcs: 1			
Spec Desig: Unknown	Taxes Incl:	Tot Prk Spcs: 1			
Survey Type: None	Heat Incl:	#: P2 - 2004			
Phys Hdcap-Eqp:	Cable TV Incl:	Park \$/Mo:			
	Bldg Ins Incl:	Prk Lvl/Unit:			
	Cert Level:	Bldg Amen:			
	Energy Cert:	Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking			
	GreenPIS:	Com Elem Incl: Y			
	Prop Feat: Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School				
	Interior Feat: Carpet Free, Built-In Oven				
	Security Feat: Carbon Monoxide Detectors, Smoke Detector, Concierge/Security				
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	11.42	x 10.83	W/O To Balcony
2	Kitchen	Main	7.58	x 9.33	B/I Appliances
3	Prim Bdrm	2nd	13.58	x 8.67	W/I Closet
4	2nd Br	2nd	15.17	x 9.58	Large Window
					Hardwood Floor
					Open Concept
					Hardwood Floor
					Hardwood Floor
					Hardwood Floor
Client Remks: Discover Upscale Living In This Bright And Spacious 2-Bedroom, 2-Bathroom END UNIT Townhome With Parking. An Abundance Of Natural Light Flows In From Multiple Exposures! Perfectly Situated In One Of Toronto's Most Prestigious Enclaves. Located At AYC Condos, This Modern Residence Boasts Direct Street Access And A Thoughtfully Designed Open-Concept Main Level With A Large Balcony. The Gourmet Kitchen Is A Chef's Dream, Equipped With High-End Built-In Appliances, And Complemented By Premium Hardwood Floors Throughout. The Living And Dining Area Offer Ample Room For Entertaining, With Direct Access To the Private Balcony. The Main Level Also Features A Stylish Powder Room. The Second Level Offers Two Generously Sized Sun-Filled Bedrooms, Both With Ample Closet Space, Including A Large Walk-In Closet In The Primary, And The Second Perfect As A Nursery Or Large Enough As A Proper Bedroom. The Luxurious Bathroom Features Elegant Finishes, Including Heated Floors. Convenient Second Floor Laundry. Over \$50,000 Spent On Upgrades. Walking Distance To The Trendy Shops, Cafes, and Restaurants of Yorkville, And The Annex. Convenient Access To The Ttc Subway, University Of Toronto, George Brown College, Parks, And Much More. Experience The Pinnacle Of City Living In This Stunning Townhome. Your Urban Oasis Awaits! Internet Included In Maintenance Fees. **EXTRAS** Parking Included. Access To All Building Amenities You Can Dream Of: Rooftop Terrace, Gym/Fitness Facilities, Dog Wash Station, Party Room, 24-Hr Concierge/Security, Landscaping & Snow Removal, Visitor Parking. Modern Heat Pumps Keep Utility Costs To A Minimum. No Elevator Required From Your Secured Indoor Parking Space To Your Front Door. Quick, Easy, Secure.					
Inclusions: Full-Sized B/I Fridge, Stove/Cooktop, Microwave Vent Hood, Dishwasher, Stacked Washer & Dryer. All Existing Elfs. Existing Window Coverings.					
Listing Contracted With: ROYAL LEPAGE ESTATE REALTY 416-690-2181					

	225 Davenport Rd 605 Toronto Ontario M5R 3R2 Toronto C02 Annex Toronto % Dif: 101 Taxes: \$5,052.39 / 2025 For: Sale		Sold: \$810,000 List: \$799,900
	Condo Apt Apartment Unit#: 5 Corp#: MTCC / 795	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 6	Rms: 5 + 1 Bedrooms: 2 Washrooms: 2 1x4xFlat, 1x3xFlat
Dir/Cross St: Avenue/Davenport Directions: Avenue/ Davenport Prop Mgmt: Nadlan-Harris Property Management 416-915-9115			
MLS#: C12483734	Sold Date: 11/08/2025		
PIN#: 117950100			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Fan Coil / Gas Apx Age: Year Built: 1987 Apx Sqft: 1200-1399 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,191.25 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement Accessibility Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: None Drive: None Park Type: Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Gym, Rooftop Deck/Garden Com Elem Incl: Y	
# Room Level 1 Foyer Flat 8.01 x 4.49 2 Living Flat 18.44 x 19.42 3 Dining Flat 21.13 x 19.42 4 Kitchen Flat 10.01 x 9.51 5 Prim Bdrm Flat 19.06 x 11.55 6 2nd Br Flat 13.75 x 9.42 7 Laundry Flat 8.23 x 7.74 8 Sunroom Flat 13.16 x 6.82	Length (ft) Width (ft) Description	South View B/I Shelves O/Looks Dining 4 Pc Ensuite South View South View South View	Fireplace
Client Remks: Discover timeless elegance and comfort in this rarely offered 2-bedroom residence located in one of Toronto's most sought-after neighbourhoods Yorkville. Set within a quiet, boutique building, this suite offers the perfect blend of upscale urban living and tranquil retreat, ideal for downsizers, professionals, or anyone seeking the best of downtown living. Step inside to a generous open-concept layout designed with flow and functionality in mind. The renovated kitchen features sleek cabinetry, quality countertops, and stainless-steel appliances perfectly appointed for entertaining or everyday cooking. The primary bedroom is a true sanctuary, complete with two walk-in closets for exceptional storage and organization and an ensuite bathroom. The second bedroom is well-sized and flexible, ideal as a guest room, home office, or den. A standout feature of this suite is the sunroom a bright space, separate from the bedrooms, that makes for a peaceful bonus sitting area to enjoy year-round. Enjoy a premium south-facing view that offers quiet treetop and cityscape vistas, bringing in natural light and a sense of calm throughout the home. Situated in a well-managed, low-rise building with a warm community feel, residents enjoy peace and privacy while being just steps from world-class shopping, fine dining, transit, galleries, U of T, and more. Luxury. Location. Lifestyle. This is downtown living at its best.			
Inclusions: Fridge, Wall Oven, Built in Microwave, Stove, Dishwasher, Stacked Washer and Dryer, All Electrical Light Fixtures, All Window Coverings			
Listing Contracted With: ROYAL LEPAGE TERREQUITY REALTY 416-485-2299			



80 Cumberland St 507
Toronto Ontario M5R 3V1
 Toronto C02 Annex Toronto **% Dif:** 96
Taxes: \$3,712 / 2024 **For:** Sale **SPIS:** N **DOM:** 56

Condo Apt **#Shares%:** **Rms:** 5
Loft **Locker#:** 5 **Bedrooms:** 1 + 1
Unit#: 7 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1472 **Locker Unit:** 5
Level: 4 **1x3xMain, 1x3xUpper**

Dir/Cross St: Bay and Cumberland
Directions: Entrance from Cumberland
Prop Mgmt: Forest Hill

MLS#: C12268225 **Sold Date:** 09/01/2025
PIN#: 124720022

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Encl			
Fam Rm: N	Locker: Ensuite+Owned	Ens Lndry: Y			
Basement: None	Maint: \$1,190.35	Lndy Lev: Upper			
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick			
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1			
Apx Age:	UFFI:	Park/Drive:			
Year Built: 2002	Elev/Lift:	Drive:			
Yr Built Source: MPAC	HST Applicable to: Included In	Park Type: Owned			
Apx Sqft: 800-899	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1			
Lot Size Source: MPAC	Taxes Incl:	#: 5			
Sqft Source: MPAC	Water Incl: Y	Park \$/Mo:			
Exposure: W	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit: A			
Assessment: 2024	Cable TV Incl: CAC Incl: Y	Bldg Amen: Concierge, Gym, Elevator			
Spec Desig: Unknown	Bldg Ins Incl: Prkg Incl: Y	Com Elem Incl: Y			
Survey Type: None	Cert Level: Energy Cert:				
Phys Hdcap-Eqp:	GreenPIS:				
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions				
	Interior Feat: Carpet Free, Separate Heating Controls				
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Luxury Loft for Sale in Toronto's Coveted Yorkville Area! Experience extravagant city living in the heart of Toronto's most desirable neighborhood. Don't settle for simply being "close by"...live IN the vibrant Yorkville community! This fully renovated, spacious loft offers over 800 sqft of modern living space, complete with ample closet storage, a dedicated parking spot, and a storage locker for your convenience. Key Features: Brand new kitchen featuring quartz countertops, matching backsplash, and stainless steel appliances. Premium large plank laminate flooring water and scratch resistant. Two fully renovated bathrooms with large-format tiles in the bathtub area. New stair railing for a stylish touch. Large versatile den perfect as a dressing room for anyone who enjoys a variety of clothes, shoes and bags! Prime Location & Lifestyle: Walk to top-rated restaurants, bars, and boutique shops. Enjoy year-round festivals and events, including the jazz festival, exotic car show, ice sculpture display, and more. Relax with your morning espresso at nearby COCO Cafe, frequented by celebrities and locals alike. This loft truly has it allstyle, comfort, and an unbeatable location. It's a pleasure to see and an even greater place to call home. Dont miss your chance, make this extraordinary loft yours today!					
Inclusions: All ELF, Appliances, Window Coverings					
Listing Contracted With: RE/MAX HALLMARK REALTY LTD. 416-494-7653					

	99 Avenue Rd 207 Toronto Ontario M5R 2G5 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$4,185.18 / 2025 For: Sale SPIS: N DOM: 65		Sold: \$800,000 List: \$849,000
	Condo Apt	#Shares%:	Rms: 5
Apartment Unit#: 05 Corp#: MTCC / 1430 Dir/Cross St: Super Prime Yorkville, just north of Yorkville Ave Directions: Bloor and Avenue Road Prop Mgmt: Papak Management Services			
Level: 2 Locker#: 106B Locker Lev/Unit: B Locker Unit: 1x5 Bedrooms: 1 Washrooms: 1			
Dir/Cross St: Super Prime Yorkville, just north of Yorkville Ave Directions: Bloor and Avenue Road Prop Mgmt: Papak Management Services			
MLS#: C12410018 Sold Date: 11/21/2025 PIN#:			
Kitchens: 1 Fam Rm: N Basement: Other Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 800-899 Roof: Flat Foundation: Concrete Sqft Source: Floor Plans Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,284.27 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, School Exterior Feat: Landscape Lighting, Landscaped Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 25B Park \$/Mo: Prk Lvl/Unit: Unit 25, Lvl B Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y	
# Room Level Length (ft) Width (ft) Description 1 Foyer Main 6.99 x 6.69 Wood Floor Coffered Ceiling Closet 2 Kitchen Main 8.6 x 7.19 Stainless Steel Appl Open Concept Breakfast Bar 3 Living Main 14.11 x 10.27 Wood Floor Fireplace W/O To Balcony 4 Dining Main 14.6 x 8.07 Wood Floor Combined W/Living Open Concept 5 Prim Bdrm Main 14.47 x 9.58 Wood Floor W/I Closet 5 Pc Ensuite 6 Den Main 5.09 x 4.89 Wood Floor B/I Desk Open Concept 7 Bathroom Main 0 0 Marble Floor Stone Counter Separate Shower 8 Laundry Main 0 0 9 Other Main 7.58 x 5.48 Concrete Floor East View			
Client Remks: 800 square foot suite of fabulous! Thoughtfully designed to blend modern luxury with timeless elegance. The open-concept layout is an entertainer's delight, featuring a cook's kitchen with gas stove, granite countertops, and a breakfast counter that overlooks the combined living and dining room, which includes a cozy gas fireplace. Walk-out to the large balcony with gas BBQ hookup. The handy den provides a small workspace and an abundance of custom shelving. Newer engineered hardwood flooring. Finally, a primary bedroom large enough for a king-sized bed. Hey, you are living in the shopping capital of Canada. The walk-in closet has space for the latest fashions from the Mink Mile immediately to the south. The adjoining massive, marble-clad bathroom is a spa-like retreat, complete with a deep soaking tub for ultimate relaxation. Situated on the quiet east side of the building with the leafy street and residences along Hazelton beyond. Exclusive boutique building with only 60 residences, this condo offers the ultimate in sophisticated and carefree urban living. One parking space and a locker complete the picture. You'll find yourself just a short stroll from Yorkville Village, Whole Foods, fine dining, and world-class shops. Cultural gems like the Royal Ontario Museum, the Gardiner Museum, and the Bata Shoe Museum are all nearby, as are the University of Toronto and Queen's Park. The building provides top-tier amenities, including concierge, valet car service, a state-of-the-art fitness centre on the second floor, a rejuvenating sauna, a stylish party room, and a guest suite. This luxury building ensures a refined lifestyle with maintenance fees that cover every essential detail, including high speed Bell Fibre Internet with a TV package, water, gas, heat, electricity, and central air conditioning.			
Inclusions: See Schedule B Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995			



900 Yonge St 501 Toronto Ontario M4W 3P5 Toronto C02 Annex Toronto % Dif: 90 Taxes: \$4,072.07 / 2025 For: Sale		Sold: \$800,000 List: \$889,000
Condo Apt	#Shares%:	Rms: 5
Multi-Level	Locker#: 23	Bedrooms: 2
Unit#:	501	Locker Lev/Unit: B2
Corp#:	MTCC / 698	Locker Unit: 3
		Level: 5 2x4
Dir/Cross St: Yonge and Davenport St Directions: Yonge and Davenport St Prop Mgmt: Equity ICI Real Estate Services Inc Tel 416-485-5300		

MLS#: C12448267 **Sold Date:** 10/23/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$1,787.98	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: 31-50	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1400-1599	Elev/Lift: Y Retirement:	Drive: Underground
Sqft Source: 1450	HST Applicable to Included In	Park Type: Exclusive
Exposure: W	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: B26
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Hydro Incl:	Prk Lvl/Unit: B2
Phys Hdcap-Eqp: N	Cable TV Incl: CAC Incl:	Bldg Amen:
	Bldg Ins Incl: Y Prkg Incl:	Concierge, Party/Meeting Room, Rooftop
	Cert Level: Energy Cert: N	Deck/Garden, Visitor Parking, Elevator
	GreenPIS: N	Com Elel Incl: Y
	Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Prim Bdrm	Main	11.42	x 24.74	Window	Wood Floor	W/I Closet
2	2nd Br	Main	12.17	x 22.41	Combined W/Den	Wood Floor	Double Closet
3	Living	Main	12.93	x 20.34	Window	Wood Floor	Open Concept
4	Dining	Main	8.33	x 10.66	Window	Open Concept	
5	Kitchen	Main	8.33	x 16.24	Backsplash	Double Sink	Eat-In Kitchen
6	Bathroom	Main	6.17	x 10.33	4 Pc Ensuite	Ceramic Floor	
7	Bathroom	Main	4.99	x 9.51	3 Pc Bath	Ceramic Floor	
8	Laundry	Main	10.33	x 9.51	B/I Shelves		
9	Foyer	Main	4.99	x 10.43			

Client Remks: Boutique building with only 4 suites per floor. Large bedrooms and 2 full bathrooms. One parking spot and one locker. Wooden floors throughout. Great for entertaining. Large laundry room with lots of storage and built-in shelves. Primary bedroom has walk-in closet. 2nd bedroom combined with the den. Walking distance to two subway lines, library, restaurants, trendy shopping, schools, universities and parks. This property is ideal for downsizers and upsizers. Enjoy the quaint, lush garden on 2nd floor.

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



217 St. George St 6
Toronto Ontario M5R 3S7
 Toronto C02 Annex Toronto % Dif: 100
Taxes: \$3,551.75 / 2025 For: Sale **SPIS: N** **DOM: 2**

Condo Townhouse **#Shares%:** 7
 Multi-Level **Locker#:** 2
 Unit#: 7 **Locker Lev/Unit:** 1
 Corp#: MTCC / 1095 **Locker Unit:** 1x4x2nd
Level: 2

Dir/Cross St: Spadina & Dupont
Directions: Second star to the right and straight on 'til morning
Prop Mgmt: Percel Inc.

MLS#: C12450533 **Sold Date:** 10/09/2025
PIN#: 120950060

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry:
Basement: None	Maint: \$908.49	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age: 16-30	UFFI:	Park/Drive: Undergrnd
Year Built: 1995	Elev/Lift:	Drive: Underground
Yr Built Source: MPAC	Accessibility	Park Type: Owned
Apx Sqft: 800-899	Feat:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: 867 Square Feet	HST Applicable to	Park \$/Mo:
Exposure: W	Sale Price:	Prk Lvl/Unit: Level B Unit 32
Assessment:	Taxes Incl:	Bldg Amen: Elevator
Spec Desig: Unknown	Heat Incl:	Com Elel Incl: Y
Survey Type: None	Cable TV Incl:	
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	
	Cert Level:	Energy Cert:
	GreenPIS:	
	Prop Feat: Arts Centre, Fenced Yard, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	Exterior Feat: Deck, Lighting, Landscaped	
	Interior Feat: Carpet Free, Separate Heating Controls, Separate Hydro Meter, Ventilation System	
	Security Feat: Carbon Monoxide Detectors, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Ground	4.66	x 3.61	Tile Floor	W/O To Garden	Staircase
2	Kitchen	Main	12.47	x 5.97	Modern Kitchen	Renovated	Breakfast Bar
3	Dining	Main	14.17	x 13.45	Hardwood Floor	Open Concept	Closet
4	Living	Main	14.17	x 13.45	Combined W/Living	East West View	W/O To Balcony
5	Prim Bdrm	2nd	10.96	x 10.43	Hardwood Floor	Large Window	Large Closet
6	2nd Br	2nd	10.17	x 7.78	Hardwood Floor	Window	Closet
7	Bathroom	2nd	10.17	x 5.31	Tile Floor	Renovated	Soaker

Client Remarks: Set within the sought-after Sloane Square Townhomes, this beautifully updated residence blends refined city living with the calm of a tucked-away courtyard retreat. Recently renovated with new flooring, custom-built stairs, and upgraded appliances, the home offers a polished and move-in-ready experience in one of Toronto's most walkable enclaves. Spanning 867 square feet above grade, the layout unfolds across multiple levels, creating natural separation between living and sleeping areas. The main living space is bright and inviting, anchored by west-facing windows that welcome warm, golden light through the afternoon. A private balcony extends the living area outdoors - an ideal place for a morning coffee or a glass of wine at days end. The entry opens onto a serene, landscaped courtyard that feels worlds away from the bustle beyond St. George Street, yet everything lies within a short stroll: groceries, coffee shops, and the cultural heartbeat of the Annex. The neighbourhood is quiet yet dynamic - home to professionals, creatives, and long-time residents who appreciate its distinct charm and walkable lifestyle. This two-bedroom, one-bathroom townhouse offers comfort and function in equal measure, complete with parking for convenience. Whether as a first home, a city pied-a-terre, or a sophisticated alternative to condo living, this is a rare opportunity to own a piece of Toronto's most character-filled pocket - refined, welcoming, and unmistakably connected to everything that makes the city feel like home.

Inclusions: As seen at the property. All: electrical light fixtures, window coverings and screens, bathroom mirror, existing manuals and warranties Kitchen: refrigerator, 4-burner electric range, dishwasher, and microwave with hood fan exhaust. Interior: washer and dryer, thermostat.

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

	1 Yorkville Ave 1402 Toronto Ontario M4W 0B1 Toronto C02 Annex Toronto % Dif: 92 Taxes: \$5,255.66 / 2024 For: Sale SPIS: N DOM: 39 Condo Apt #Shares%: 5 Apartment Locker#: 2 Unit#: 2 Locker Lev/Unit: 2 Corp#: TSCC / 2842 Locker Unit: 1x3xFlat, 1x4xFlat Level: 14 Dir/Cross St: Yonge St/ Yorkville Ave Directions: Yonge St/ Yorkville Ave Prop Mgmt: First Service Residential						
	MLS#: C12342245 Sold Date: 09/21/2025 PIN#: 768420235						
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: MPAC Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$657.52 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement HST Applicable to Included In Sale Price: Taxes Incl: Water Incl Heat Incl: Hydro Incl Cable TV Incl: CAC Incl Y Bldg Ins Incl: Y Prkg Incl Cert Level: Energy Cert GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 6 Park \$/Mo: Prk Lvl/Unit: P4 Bldg Amen: Com Elem Incl: Y					
# 1 2 3 4 5	Room Living Dining Kitchen Prim Bdrm 2nd Br	Level Flat Flat Flat Flat Flat	Length (ft) 8.5 7.15 8.5 8.5 7.74	Width (ft) x 9.91 x 13.58 x 8.01 x 12.17 x 8.23	Description Combined W/Dining Combined W/Living Centre Island Laminate Laminate	Window Flr to Cel W/O To Balcony B/I Appliances 4 Pc Ensuite Window Flr to Cel	Open Concept Open Concept O/Looks Living Window Flr to Cel Closet
Client Remks: An iconic address to live in. *** RARE corner 2 BR with PARKING & LOCKER*** Welcome to this stunning 2-bedroom corner suite in one of Toronto's most prestigious addresses 1 Yorkville. Featuring southwest exposure and floor-to-ceiling windows, this unit is flooded with natural light and offers beautiful city views. The functional split-bedroom layout provides excellent privacy, making it ideal for professionals, couples, or small families. Enjoy a sleek, modern design with premium finishes throughout. Residents of 1 Yorkville have access to exceptional amenities, including an outdoor pool, a fully equipped gym, yoga/dance studio, party room, theatre, and more. Located in the heart of Yorkville, you're just steps from world-class shopping, fine dining, top entertainment, two subway lines, and the University of Toronto.							
Inclusions: S/S Appliances, Built-In Appliances, Washer/Dryer, Light Fixtures					Listing Contracted With: ROYAL LEPAGE SIGNATURE REALTY 416-443-0300		



128 Hazelton Ave 401
Toronto Ontario M5R 2E5

Toronto C02 Annex Toronto % Dif: 88
Taxes: \$4,087.20 / 2024 **For:** Sale

SPIS: N

Sold: \$880,000
List: \$998,000

Condo Apt #Shares%:
 Apartment Locker#:
 Unit# 01 Locker Lev/Unit:
 Corp# TSCC / 2967 Locker Unit:
 Level: 4

Rms: 5

Bedrooms: 1

Washrooms: 1

1x3xMain

Dir/Cross St: Hazelton Ave & Davenport Rd
Directions: Hazelton Ave & Davenport Rd
Prop Mgmt: ICC Property Management

MLS#: C12256996 **Sold Date:** 09/03/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Jlte
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,395.89	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Stone
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 700-799	Elev/Lift:	Drive:
Sqft Source: As per Seller	HST Applicable to: Included In	Park Type: Owned
Exposure: N	Sale Price:	Park/Drv Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: Y	Com Elem Incl: Y
	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Primary Bedroom - Main Floor	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	16.93	x 4.3	Hardwood Floor
2	Living	Main	15.81	x 14.17	Hardwood Floor
3	Kitchen	Main	15.81	x 14.17	Hardwood Floor
4	Br	Main	12.27	x 11.38	Hardwood Floor
5	Bathroom	Main	11.06	x 7.97	Marble Floor

Client Remks: Welcome to the Residences of 128 Hazelton Ave." This ultra exclusive boutique residence in the heart of Yorkville offers a rare opportunity to live in one of Toronto's most exclusive neighbourhoods. This elegant building features just 18 meticulously custom suites, ensuring privacy and luxury at every turn. Enjoy the unparalleled service of 24 hour concierge and 24 hour valet for you and your guests offering the utmost convenience. Step outside and find yourself just minutes from Yorkville's world-class shopping, fine dining and vibrant cultural scene. The suite boasts the finest finishes throughout including soaring 10' coffered ceilings, exquisite marble countertops, custom kitchen combined with elegant under-valance lighting. Each detail has been designed with sophistication in mind. Additional amenities include a private gym, stunning indoor and outdoor entertainment spaces and the comfort of one parking spot and one large stand alone concrete locker with an electrical outlet. This is a rare opportunity to live in a residence that combines exceptional design, unparalleled service and a prime location in one of Toronto's most prestigious neighbourhoods.

Inclusions: Led Recessed Lights, Engineered Hardwood Floors, All Miele Appliances; D/W, Oven, Microwave, 5 Burner Gas Stove, S.S Fridge, Front Load W/D. Window Treatment.

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



900 Yonge St 601 Toronto Ontario M4W 3P5 Toronto C02 Annex Toronto % Dif: 89 Taxes: \$3,863 / 2025 For: Sale		Sold: \$890,000 List: \$999,000
Condo Apt	#Shares%:	Rms: 5
Apartment	Locker#:	Bedrooms: 2
Unit#: 1	Locker Lev/Unit: 6	Washrooms: 2
Corp#: MTCC / 968	Locker Unit: 49	1x4xFlat, 1x3xFlat
	Level: 6	
Dir/Cross St: Yonge and Davenport Directions: Yonge and Davenport Prop Mgmt: Equity ICI Real Estate Services Inc.		

MLS#: C12212591 **Sold Date:** 10/13/2025
PIN#: 116980016

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,787.98	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: 1400-1599	Elev/Lift:	Drive:
Lot Size Source: MPAC	HST Applicable to	Park Type: Owned
Sqft Source: MPAC	Sale Price:	Park/Drv Spcs: 0
Exposure: W	Taxes Incl:	Tot Prk Spcs: 1
Assessment: 2024	Heat Incl:	#: 27
Spec Desig: Unknown	Hydro Incl:	Park \$/Mo:
Survey Type: Unknown	Cable TV Incl:	Prk Lvl/Unit: P1
Phys Hdcap-Eqp:	Bldg Ins Incl:	Bldg Amen:
	Y Prkg Incl:	Com Elel Incl: Y
	Cert Level:	Energy Cert:
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Other	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	19.91	x 12.57	
2	Dining	Flat	21.33	x 11.58	
3	Kitchen	Flat	12.5	x 9.48	
4	Br	Flat	17.22	x 11.32	
5	Br	Flat	12.24	x 8.66	

Client Remks: Yorkville's Hidden Gem; Upscale Local Without Upscale Prices; 1470SF-Sophisticated Designer Decor; Reno Throughout, Brand New Floors; High End Downsview Kitchen W/ Granite Counters, S/S Apps, Marble Floors; Huge Suites W/Rare Open Concept Layout-Entertainer's Dream; Quiet Boutique Building, Only 4 Suites/Floor; Split Bedrooms For Privacy; 2nd Bdrm Perfect For Office/Guests With B/I Murphy Bed; Wall2Wall Windows; Bright & Airy; Lots Of Storage; Huge Ens. Laundry; Sunny West Expo-Courtyard Views Extras: Renovated Washrooms; Engineered Oak Hardwood Floors; Granite; Stainless Steel; Marble; Steps To Yorkville & All The Area Has To Offer; Bloor & Rosedale Subway; 24 Hr. Concierge, S/S Jennair Fridge, Miele Dishwasher

Inclusions: All Existing Appliances, Murphy Bed, Window Coverings and Light Fixtures That Do Not Belong To Tenants

Listing Contracted With: EXP REALTY 866-530-7737



8 Cumberland St 4802 Toronto Ontario M4W 0B6 Toronto C02 Annex Toronto % Dif: 100 Taxes: \$0 / 2025 For: Sale SPIS: N DOM: 102 Condo Apt #Shares%: Rms: 5 Apartment Locker#: TBA Bedrooms: 2 Unit#: 02 Locker Lev/Unit: TBA Washrooms: 2 Corp#: TSCC / 3030 Locker Unit: TBA Level: 48 1x4xFlat, 1x3xFlat			
Dir/Cross St: Yonge St and Bloor St Directions: NW Corner of Yonge and Bloor Prop Mgmt: GG Eight Cumberland Inc.			

MLS#: C12267357 **Sold Date:** 10/17/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$710.01	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:	Drive: Underground
Sqft Source:	HST Applicable to Included In	Park Type: Compact
717SF+Balcony as per floor plan	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Nw	Taxes Incl:	#: TBA
Assessment:	Water Incl: Y	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Y	Prk Lvl/Unit: TBA
Survey Type: Unknown	Cable TV Incl: CAC Incl: Y	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert: Y	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	Stone Counter	Stainless Steel Appl
1	Kitchen	Flat	23.1	x 10.17	Laminate	Combined W/Kitchen	Nw View
2	Dining	Flat	23.1	x 10.17	Laminate	Combined W/Dining	W/O To Balcony
3	Living	Flat	23.1	x 10.17	Laminate	4 Pc Ensuite	Closet Organizers
4	Prim Bdrm	Flat	11.32	x 8.66	Laminate	Large Closet	Window
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 North West-facing views & 10 Foot Ceiling - 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.

Inclusions: Stainless Steel Fridge, B/I Oven, Cooktop, Stainless Steel Microwave & Hood, Integrated Dishwasher, Washer And Dryer, 1 Locker & 1 Compact Parking, Hydro Extra. Heat, Water & Internet Package Included in Maintenance fee.

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



**3 McAlpine St 312
 Toronto Ontario M5R 3T5**
 Toronto C02 Annex Toronto % Dif: 99
Taxes: \$5,414.35 / 2025 **For:** Sale **SPIS:** N **DOM:** 78
Sold: \$1,040,000 **List:** \$1,049,000

Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** **Bedrooms:** 2
Unit#: 12 **Locker Lev/Unit:** A **Washrooms:** 2
Corp#: TSCC / 1474 **Locker Unit:** 90
Level: 3
Dir/Cross St: Bay Street & Davenport Road
Directions: Bay Street & Davenport Road
Prop Mgmt: Crossbridge Condominium Services

MLS#: C12267850 **Sold Date:** 09/23/2025
PIN#: 124740052

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,787.25	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Apx Sqft: 1200-1399	Elev/Lift:	Drive:
Sqft Source: AS PER MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: W	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit: Level A/Unit 46
Survey Type: Unknown	Heat Incl: Y Hydro Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Concierge, Exercise Room, Games Room, Guest Suites, Party/Meeting Room, Visitor Parking
	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	13.42	x 14.7	Hardwood Floor	Combined W/Dining
2	Dining	Main	8.56	x 14.7	Hardwood Floor	Combined W/Living
3	Kitchen	Main	10.56	x 8.86	Stainless Steel Appl	Granite Counter
4	Prim Bdrm	Main	14.96	x 14.7	4 Pc Ensuite	W/O To Terrace
5	2nd Br	Main	14.96	x 11.94	Hardwood Floor	W/I Closet
					Closet	O/Looks Park

Client Remks: Your Stylish, Spacious Hideaway at Domus! Looking for space, style, and a little peace and quiet? You've just found it. This bright and beautifully laid out two bedroom condo in the boutique Domus building checks all the boxes. The smart split-bedroom floor plan means privacy for everyone perfect for families, guests, roommates, or that dreamy work from home setup. The primary bedroom is your own private escape, complete with a walk-in closet, renovated 4 piece ensuite, and a serene terrace overlooking the quiet courtyard. On the other side of the unit, the second bedroom is sunny thanks to its big windows, lots of closet space, and a handy 3 piece bathroom just around the corner. The open living and dining area is made for entertaining or cozy nights in, and the updated kitchen is ready for everything from coffee mornings to late-night snacks. Tucked away on a peaceful street, yet close to everything you love this quiet, stylish condo is ready when you are! Experience the best of Yorkville within walking distance; cafes, restaurants, shopping, hotels, entertainment, transit and more!

Inclusions: Stainless Steel Appliances: GE Fridge, KitchenAid Stove, Hood Fan, Built-In Dishwasher. Stacked Washer and Dryer. All Electrical Light Fixtures. All Window Coverings.

Listing Contracted With: CORCORAN HORIZON REALTY 647-873-3999



88 Cumberland St 904 Toronto Ontario M5R 1B9 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$7,540.87 / 2025 For: Sale SPIS: N DOM: 31		Sold: \$1,075,000 List: \$1,149,000
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2 + 1
Unit#: 04	Locker Lev/Unit:	Washrooms: 2
Corp#: TSCC / 2776	Locker Unit:	1x4xFlat, 1x3xFlat
	Level: 9	
Dir/Cross St: Bay & Bloor		
Directions: Bay & Bloor		
Prop Mgmt: FOREST HILL KIPLING		

MLS#: C12433309 **Sold Date:** 10/30/2025
 PIN#: 767760135

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: None	Ens Lndry: Y
Basement: None	Maint: \$1,152.59	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: No	Park/Drive: Private
Apx Sqft: 900-999	Elev/Lift: Y	Drive: Private
Lot Shape: Other	Retirement: N	Park Type: Owned
Lot Size Source: Other	Accessibility: Elevator	Park/Drv Spcs: 0
Roof: Unknown	Feat:	Tot Prk Spcs: 1
Foundation: Unknown	HST Applicable to: Included In	#: C13
Sqft Source: AS PER MPAC	Sale Price:	Park \$/Mo:
Exposure: Ew	Taxes Incl: Water Incl:	Prk Lvl/Unit: P3
Assessment:	Heat Incl: Y	Bldg Amen:
Spec Desig: Unknown	Cable TV Incl: CAC Incl: Y	Bike Storage, Concierge, Gym, Party/Meeting
Survey Type: Unknown	Bldg Ins Incl: Y	Room, Rooftop Deck/Garden, Elevator
Phys Hdcap-Eqp:	Prkg Incl: Y	Com Elem Incl: Y
	Cert Level: Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: Carpet Free	
	Security Feat: Carbon Monoxide Detectors, Concierge/Security	

Topography: Flat

Waterfront: None

#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	12.14	x 9.71	Eat-In Kitchen
2	Living	Flat	9.91	x 14.73	Window Flr to Ceil
3	Dining	Flat	9.91	x 14.73	Open Concept
4	Prim Bdrm	Flat	10.07	x 9.97	Combined W/Living
5	2nd Br	Flat	8.4	x 8.99	Closet
6	Den	Flat	7.12	x 10.27	Ensuite Bath
					Window Flr to Ceil

Client Remarks: Welcome to 88 Cumberland St., Yorkville living at its finest! Step into this stunning 2 plus 1 bedroom, 2 full bathroom condo in the heart of Toronto's most sought after neighbourhood, Yorkville. Perfectly designed for modern living, this spacious suite combines comfort, style, and convenience. The open concept layout is enhanced by floor to ceiling windows that flood the home with natural light. The primary bedroom features a spa like ensuite, while the second bedroom offers comfort and versatility. A den provides the perfect space for a home office, study, or guest room. The modern kitchen boasts built in appliances, sleek cabinetry, and quartz countertops. Contemporary bathrooms feature elegant finishes and full size showers. A private balcony offers beautiful city views, making it the perfect spot for your morning coffee or evening relaxation. This luxurious building offers exceptional amenities including a 24 hour concierge for peace of mind, a state of the art fitness centre with a large gym, a spacious party room for entertaining, and a rooftop terrace with outdoor BBQs and lounge areas that are perfect for summer gatherings. Located in vibrant Yorkville Village, this residence is steps away from high end shopping, designer boutiques, world class dining, cozy cafes, subway stations, cultural landmarks, art galleries, and nearby parks. Unit 904 at 88 Cumberland St is more than a home, it is a lifestyle in one of Toronto's most prestigious addresses. Whether you are a professional, a couple, or a small family, this is the home you have been waiting for.

Inclusions: fridge, stove, dishwasher, microwave wall oven combo, washer and dryer

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



181 Davenport Rd 806
Toronto Ontario M5R 1J1
 Toronto C02 Annex Toronto **% Dif:** 93
Taxes: \$7,181.50 / 2024 **For:** Sale **SPIS:** N **DOM:** 59

Condo Apt **#Shares%:** **Rms:** 5
Apartment **Locker#:** 56 **Bedrooms:** 2
Unit#: 6 **Locker Lev/Unit:** Lvl C **Washrooms:** 2
Corp#: TSCP / 2609 **Locker Unit:** 56
Level: 8 **1x5xFlat, 1x3xFlat**

Dir/Cross St: Hazelton & Davenport
Directions: -
Prop Mgmt: Icc Property Management Ltd 905-940-1234/Ext 71

MLS#: C12397594 **Sold Date:** 11/07/2025
PIN#: 766090063

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,307.42	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Stone
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 900-999	Elev/Lift:	Drive: Underground
Sqft Source: 939 Sq.ft as per MPAC	HST Applicable to	Park Type: Owned
Exposure: S	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl:	#: 59
Spec Desig: Unknown	Water Incl:	Park \$/Mo:
Survey Type: None	Heat Incl:	Prk Lvl/Unit: Lvl C
Phys Hdcap-Eqp:	Hydro Incl:	Bldg Amen:
	Cable TV Incl:	Bbqs Allowed, Concierge, Guest Suites, Gym,
	Bldg Ins Incl:	Party/Meeting Room, Visitor Parking
	Cert Level:	Com Elec Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Clear View, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Exterior Feat: Landscape Lighting, Landscaped	
	Interior Feat: Built-In Oven, Countertop Range, Primary Bedroom - Main Floor, Storage Area Lockers	
	Security Feat: Security Guard, Concierge/Security, Smoke Detector	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	22.01	x 15.65	Combined W/Dining	Hardwood Floor	W/O To Balcony
2	Dining	Flat	10.3	x 15.65	Hardwood Floor	Combined W/Living	Pot Lights
3	Kitchen	Flat	13.62	x 9.91	Centre Island	Open Concept	Large Window
4	Prim Bdrm	Flat	10.66	x 14.63	5 Pc Ensuite	Hardwood Floor	W/I Closet
5	2nd Br	Flat	9.15	x 11.84	Hardwood Floor	Closet	
6	Laundry	Flat	3.12	x 7.78	Stainless Steel Appl	Stone Floor	

Client Remks: Luxury Living in Yorkville - Suite 806 at 181 Davenport Rd Welcome to Suite 806 at the prestigious 181 Davenport Rd in the heart of Yorkville. This stunning 2-bedroom, 2-bathroom residence boasts a gourmet kitchen with Miele appliances and a centre island eat-in kitchen with a breakfast bar, perfect for both casual dining and entertaining. The open-concept layout maximizes natural light, with floor-to-ceiling windows that flood the space and offer unobstructed south views of charming brownstones, the stunning Toronto skyline, and the iconic CN Tower. The spacious primary bedroom is a true retreat, featuring a generous walk-in closet and a spa-like ensuite complete with a luxurious soaker tub. The second bedroom is equally impressive, offering ample space and comfort. Step out onto the large private balcony, ideal for outdoor entertaining or simply unwinding while taking in the breathtaking views. The suite also includes a walk-in laundry room with plenty of storage, along with automatic Hunter Douglas blinds for added convenience and privacy. To enhance your living experience, this unit comes with 1 parking space and 1 locker, providing ample storage and ease of living. 181 Davenport Rd offers an exclusive and luxurious lifestyle with only 68 suites, complemented by white-glove 24/7 concierge service. Residents enjoy valet parking, a state-of-the-art gym, a media room, an entertainment area, and a guest suite. Located just steps from Hazelton Ave, Yorkville Ave, and Toronto's finest destinations, you'll have easy access to world-class shopping, top restaurants, and 5-star hotels. This is your chance to experience luxury, convenience, and elegance in one of Toronto's most sought-after addresses. Don't miss out on the opportunity to make Suite 806 at 181 Davenport Rd your new home!

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



		11 Yorkville Ave 2503		Sold: \$675,000			
Toronto Ontario M4W 1L2				List: \$1,179,000			
Toronto C02 Annex Toronto % Dif: 57							
Taxes: \$4,785 / 2025 For: Sale		SPIS: N	DOM: 182				
Condo Apt #Shares%: 6 Apartment Locker#: 65 Unit#: 03 Locker Lev/Unit: C Corp#: TSCC / 3108 Locker Unit: 73 Level: 25		Rms: 6 Bedrooms: 1 Washrooms: 1 1x4					
Dir/Cross St: Yonge St. / Yorkville Ave. Directions: Just West of Yonge Street on South side Prop Mgmt: Melbourne Property Management							
MLS#: C12165196 Sold Date: 11/20/2025							
PIN#:							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: New Year Built: 2025 Yr Built Source: Builder Apx Sqft: 600-699 Sqft Source: Builder's Floor Plans Exposure: Nw Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$605.51 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Built-In Oven, Countertop Range, Storage Area Lockers, Bar Fridge Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P3 #366 Park \$/Mo: Prk Lvl/Unit: Level C/Unit 67 Bldg Amen: Bus Ctr (Wifi Bldg), Games Room, Gym, Indoor Pool, Media Room, Visitor Parking Com Elem Incl: Y				
# Room Level Length (ft) Width (ft) Description							
1	Foyer	Flat	9.97	x 4.56	Closet		
2	Living	Flat	9.74	x 10.14	Hardwood Floor	Open Concept	
3	Dining	Flat	13.91	x 8.37	Hardwood Floor	W/O To Balcony	Combined W/Kitchen
4	Kitchen	Flat	13.91	x 8.37	Combined W/Dining	Quartz Counter	B/I Appliances
5	Prim Bdrm	Flat	11.06	x 8.69	Hardwood Floor	Double Closet	North View
6	Den	Flat	7.97	x 4.56	Hardwood Floor		
Client Remks: Fabulous Yorkville! -- Welcome to the Luxurious, Prestigious and Exciting -- Newly built 11/YV -- Located in the Iconic Bloor/Yorkville Neighborhood only steps to the most prestigious array of Yorkville Shops and the "Mink Mile" shops. Steps to Fine Dining, Nightlife, Exclusive Art Galleries, Entertainment and more. This beautiful Stylish and Chic Condo apartment includes clear unobstructed views, Balcony and Luxury Upgraded interior finishes. Newly completed, never occupied. Premium Owned-Parking with EV Car Charger and Owned-Locker included. Enjoy use of the buildings' extensive Luxury VIP style Amenities, Media and Social areas including Lounges and Wine Tasting Room!----Approx. \$212,000.00 in Upgrades!							
Inclusions: Fridge, Built-in Wall Oven, Electric Cooktop, Exhaust Fan, Built-in Dishwasher, Built-in Microwave, Wine Fridge, Stacked Clothes Washer/Dryer, Electric Light Fixtures, Blinds, EV Car Charger.							
Listing Contracted With: <u>SUMMERHILL PRESTIGE REAL ESTATE LTD.</u> 416-385-3333							



		11 Yorkville Ave 2504 Toronto Ontario M4W 1L2 Toronto C02 Annex Toronto % Dif: 57 Taxes: \$4,341.81 / 2025 For: Sale SPIS: N DOM: 182		Sold: \$675,000 List: \$1,189,000			
Condo Apt		#Shares%:	Rms: 6				
Apartment		Locker#: 66	Bedrooms: 1				
Unit#: 04		Locker Lev/Unit: C	Washrooms: 1				
Corp#: TSCC / 3108		Locker Unit: 74	1x4				
		Level: 25					
Dir/Cross St: Yonge St. / Yorkville Ave.							
Directions: West of Yonge Street on South Side							
Prop Mgmt: Melbourne Property Management							
MLS#: C12165134 Sold Date: 11/20/2025							
PIN#:							
Kitchens: 1		Pets Perm: Yes-with Restrictions	Balcony: None				
Fam Rm: N		Locker: Owned	Ens Lndry: Y				
Basement: None		Maint: \$602.85	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: New		UFFI:	Park/Drive: Undergrnd				
Year Built: 2025		Elev/Lift:	Drive: Underground				
Yr Built Source: Builder		HST Applicable to	Park Type: Owned				
Apx Sqft: 600-699		Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1				
Sqft Source: Builder's Floor Plans		Taxes Incl:	#: P3 #355				
Exposure: N		Heat Incl:	Park \$/Mo:				
Assessment:		Cable TV Incl:	Prk Lvl/Unit: Level C/Unit 59				
Spec Desig: Unknown		Bldg Ins Incl:	Bldg Amen:				
Survey Type: None		Cert Level: Y Prkg Incl: Y	Bus Ctr (Wifi Bldg), Games Room, Gym, Indoor Pool, Media Room, Visitor Parking				
Phys Hdcap-Eqp:		Energy Cert:	Com Elem Incl: Y				
		GreenPIS:					
		Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions					
		Interior Feat: Storage Area Lockers, Bar Fridge, Built-In Oven, Countertop Range					
		Security Feat: Concierge/Security					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	7.97	x 2.99	Hardwood Floor	Closet	Combined W/Laundry
2	Living	Flat	11.32	x 10.04	Hardwood Floor	Open Concept	
3	Dining	Flat	14.14	x 9.15	Hardwood Floor	Combined W/Kitchen	
4	Kitchen	Flat	14.14	x 9.15	Hardwood Floor	B/I Appliances	Centre Island
5	Prim Bdrm	Flat	12.83	x 7.97	Hardwood Floor	Window Flr to Ceil	W/I Closet
6	Media/Ent	Flat	4.72	x 4.23	Hardwood Floor		
Client Remks: Fabulous Yorkville! -- Welcome to the Luxurious, Prestigious and Exciting -- Newly built 11/YV -- Located in the Iconic Bloor/Yorkville Neighborhood only steps to the most prestigious array of Yorkville Shops and the "Mink Mile" shops. Steps to Fine Dining, Nightlife, Exclusive Art Galleries, Entertainment and more. This beautiful Stylish and Chic Condo apartment includes clear unobstructed views, Luxury Upgraded interior finishes. Newly completed, never occupied. Premium Owned-Parking and Owned-Locker included. Enjoy use of the buildings' extensive Luxury VIP style Amenities, Media and Social areas including Lounges and Wine Tasting Room!-----Approx. \$231,000.00 in Upgrades!							
Inclusions: Fridge, Built-in Wall Oven, electric cooktop, Exhaust Fan, Built-in Dishwasher, Built-in Microwave, Wine Fridge, Stacked Clothes Washer/Dryer, Electric Light Fixtures, Blinds.							
Listing Contracted With: <u>SUMMERHILL PRESTIGE REAL ESTATE LTD.</u> 416-385-3333							



15 McMurrich St 1202 Toronto Ontario M5R 3M6 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$5,336 / 2024 For: Sale		Sold: \$1,210,000 List: \$1,275,000
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 Directions: Yonge St/Davenport Prop Mgmt: ICC Property Management 416-485-5300		

MLS#: C12266292 **Sold Date:** 09/19/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	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:	Drive: Underground
Sqft Source: Floor Plan	HST Applicable to	Park Type: Owned
Exposure: Nw	Sale Price:	Park/Drv Spcs: 2 Tot Prk Spcs: 2
Assessment:	Taxes Incl:	#: 8
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:
Survey Type: None	Heat Incl: Y	Prk Lvl/Unit: B
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl:	Bldg Amen:
	Bldg Ins Incl: Y	Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden
	Cert Level: Y	Com Elem Incl: Y
	GreenPIS: N	
	Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School	
	Interior Feat: None	

#	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	Carpet Free
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	Open Concept	

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, you're 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. Spectacular Remarkably Renovated From Top To Bottom*Completely Transformed Unit W/Superior Craftsmanship: Premium Engineering Flooring/Bright Open Concept/Extensive Use Of Pot Lights/Crown Moldings/Porcelain Tiles/Custom Chef Inspired Gourmet Kitchen With SS Appliances, Pantry, Quartz Countertop & Backsplash/Custom B/In Entertainment Unit W Fireplace .Spa Like Ensuite Bath W/In Closet/Custom Closet Organizers/Ensuite Laundry .

Listing Contracted With: RIGHT AT HOME REALTY INVESTMENTS GROUP 647-288-9422

 <p>FOREST HILL REAL ESTATE INC., Brokerage</p>	181 Bedford Rd 409 Toronto Ontario M5R 0C2 Toronto C02 Annex Toronto % Dif: 96 Taxes: \$6,598.26 / 2025 For: Sale SPIS: N DOM: 14 <table> <tr> <td>Condo Apt</td><td>#Shares%:</td><td>Rms: 6</td></tr> <tr> <td>Apartment</td><td>Locker#: 205</td><td>Bedrooms: 3</td></tr> <tr> <td>Unit#: 9</td><td>Locker Lev/Unit: P3</td><td>Washrooms: 2</td></tr> <tr> <td>Corp#: TSCC / 2883</td><td>Locker Unit: U205</td><td>1x3, 1x4</td></tr> <tr> <td></td><td>Level: 4</td><td></td></tr> </table> <p>Dir/Cross St: Bedford Road & Davenport Directions: Bedford Road & Davenport Prop Mgmt: First Service Residential</p>					Condo Apt	#Shares%:	Rms: 6	Apartment	Locker#: 205	Bedrooms: 3	Unit#: 9	Locker Lev/Unit: P3	Washrooms: 2	Corp#: TSCC / 2883	Locker Unit: U205	1x3, 1x4		Level: 4	
Condo Apt	#Shares%:	Rms: 6																		
Apartment	Locker#: 205	Bedrooms: 3																		
Unit#: 9	Locker Lev/Unit: P3	Washrooms: 2																		
Corp#: TSCC / 2883	Locker Unit: U205	1x3, 1x4																		
	Level: 4																			
MLS#: C12378739	Sold Date: 09/17/2025																			
PIN#: 768830071																				
Kitchens: 1	Pets Perm: Yes-with Restrictions		Balcony: Open																	
Fam Rm: N	Locker: Owned		Ens Lndry: Y																	
Basement: None	Maint: \$1,097.09		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: 1200-1399	Elev/Lift:	Retirement:	Drive:																	
Sqft Source: As per previous listing	HST Applicable to	Included In	Park Type: Owned																	
Exposure: Sw	Sale Price:		Park/Drv Spcs: 1																	
Assessment:	Taxes Incl:	Water Incl:	Park \$/Mo:																	
Spec Desig: Unknown	Heat Incl:	Hydro Incl:	Prk Lvl/Unit:																	
Survey Type: None	Cable TV Incl:	CAC Incl: Y	Bldg Amen:																	
Phys Hdcap-Eqp:	Bldg Ins Incl:	Y Prkg Incl: Y	Com Elem Incl:																	
	Cert Level:	Energy Cert: Y																		
	GreenPIS:																			
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions																			
	Interior Feat: Carpet Free																			
#	Room	Level	Length (ft)	Width (ft)	Description															
1	Living	Flat	12.07	x 19.09	Hardwood Floor W/O To Balcony South View															
2	Dining	Flat	12.07	x 19.09	Hardwood Floor Combined W/Living W/O To Balcony															
3	Kitchen	Flat	12.07	x 12.07	Hardwood Floor Quartz Counter Backsplash															
4	Prim Bdrm	Flat	11.98	x 15.42	Hardwood Floor 4 Pc Ensuite Large Closet															
5	2nd Br	Flat	9.19	x 10.1	Hardwood Floor Closet West View															
6	3rd Br	Flat	10.1	x 10.1	Hardwood Floor W/I Closet West View															
7	Foyer	Flat	6.89	x 11.48	Hardwood Floor Combined W/Den															
Client Remks: South-west facing 3-bedroom residence spanning 1,201sf plus a private 66sf balcony at AYC Condos which is positioned between two of Toronto's most highly coveted neighbourhoods - Yorkville and the Annex. This sun-drenched suite showcases gleaming hardwood floors throughout, floor-to-ceiling windows, and stunning CN Tower views. The thoughtful design features blackout blinds with UV protection, while the private balcony offers a serene outdoor retreat with southern exposure and treetop vistas. The open-concept living and dining area flows seamlessly into the contemporary kitchen featuring Kitchenaid-appliances with quartz countertops. The primary bedroom boasts a 4-piece ensuite and generous closets, while second and third bedrooms provide flexibility for guests or home office needs. This residence includes underground parking and storage locker within a meticulously managed building offering exceptional amenities: 24-hour concierge, fitness center, welcoming lounge, party room, rooftop patio with BBQ facilities, guest suite, pet spa, business center, and ample visitor parking. Prime location steps from Yorkville's world-class shopping and dining, University of Toronto, top-tier schools and future Ramsden Park community centre. Perfect for discerning professionals seeking luxury living with unparalleled urban convenience and resort-style amenities.																				
Inclusions: B/I Fridge, Stove/Cooktop, Microwave Vent Hood, Dishwasher, Stacked Washer & Dryer, Hood Fan, All Window Coverings, Light Fixtures, Parking & Locker.																				
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588																				

	900 Yonge St 902 Toronto Ontario M4W 3P5 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$4,056.98 / 2025 For: Sale SPIS: N DOM: 59 Condo Apt #Shares%: 6 Apartment Locker#: 2 Unit#: 2 Locker Lev/Unit: B Bedrooms: 2 Corp#: MTCC / 698 Locker Unit: 48 Washrooms: 2 Level: 9 1x3xFlat, 1x4xFlat Dir/Cross St: Yonge St & Davenport Rd Directions: N/A Prop Mgmt: ICI Real Estate Services						
	MLS#: C12374954	Sold Date: 10/31/2025	PIN#:				
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1400-1599 Roof: Other Foundation: Other Sqft Source: Sq. Ft. Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$1,764.93 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Exclusive Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 31 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Com Elem Incl: Y					
Water Body Type: Bay							
# 1 2 3 4 5 6	Room Kitchen Dining Living Prim Bdrm 2nd Br Laundry	Level Flat Flat Flat Flat Flat Flat	Length (ft) 15.55 27 27 26.64 22.01 9.68	Width (ft) x 11.88 x 21.39 x 21.39 x 11.19 x 12.11 x 9.68	Description Hardwood Floor Combined W/Living Combined W/Dining Hardwood Floor Hardwood Floor Tile Floor	Granite Counter Hardwood Floor Hardwood Floor W/I Closet W/I Closet Pot Lights	Centre Island Large Window Pot Lights Pot Lights Bay Window
Client Remks: Boutique Luxury - This residence offers a rare opportunity in one of Toronto's most coveted corridors. Steps to Yorkville, Rosedale, and Summerhill. A spacious open floor & sun drenched layout in an upscale building with only 4 suites per floor, for exclusivity. In a well-managed building with concierge, a healthy reserve fund and clean status certificate, this suite combines prestige with peace of mind. Expansive principal rooms, abundant natural light, and modern finishes create a flexible lifestyle perfect for entertaining or quiet evenings. Unlike the nearby glass box condos, 900 Yonge is known for discretion, stability, and space. Downsizers will value the generous layout and walkable lifestyle; professionals and investors will recognize the enduring address and long-term security.							
Inclusions: Fisher & Paykel Integrated Dishwasher, Fisher & Paykel French Door Refrigerator Freezer, Fisher & Paykel Induction Cooktop, Fisher & Paykel Wall-Oven & Warming Drawer, Dacor Under Counter Microwave Oven W/ Drawer Design, Cafe Hood, Elica Wine & Beverage Center, LG Styler Steam Closet, Washer & Dryer. All Window Coverings. All Electrical Light Fixtures.							
Listing Contracted With: <u>SUTTON GROUP-ADMIRAL REALTY INC.</u> 416-739-7200							



1 Yorkville Ave 4101 Toronto Ontario M4W 0B1 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$8,559 / 2025 For: Sale SPIS: N DOM: 14 Condo Apt #Shares%: Rms: 7 Apartment Locker#: Bedrooms: 3 Unit#: 01 Locker Lev/Unit: Washrooms: 3 Corp#: TSCC / 2842 Locker Unit: Level: 41 1x3xMain, 1x4xMain, Dir/Cross St: Yonge & Yorkville 1x5xMain Directions: - Prop Mgmt: First Service Residential			
MLS#: C12457526 Sold Date: 10/24/2025 PIN#:			
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1,245 Sq.ft as per previous Listing. Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$901 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Other	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: Rental Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Games Room, Gym, Indoor Pool, Outdoor Pool, Party/Meeting Room Com Elem Incl:	
# Room Level Length (ft) Width (ft) Description			
Client Remks: Power of Sale! Rare opportunity at the prestigious No. 1 Yorkville Ave. Two suites have been seamlessly combined to create an expansive, designer-upgraded 3 bedroom, 3 bath residence with 2 Balconies. Features include a sleek quartz kitchen with extended cabinetry, wide-plank hardwood flooring, custom lighting, and premium finishes throughout. Enjoy breathtaking south-west corner views of the city skyline and Lake Ontario from floor-to-ceiling windows. Exceptional value in one of Toronto's most sought-after addresses. Steps to the TTC subway, world-class shopping, dining, and the University of Toronto. Building amenities include a rooftop pool, spa, fitness centre, and 24-hour concierge. Being sold under Power of Sale property sold as is where is. Inclusions: Cooktop, Oven, microwave, washer, dryer, Fridge, dishwasher Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-975-5588			



11 Yorkville Ave 2505 Toronto Ontario M4W 0B7 Toronto C02 Annex Toronto % Dif: 62 Taxes: \$5,607.84 / 2025 For: Sale SPIS: N DOM: 182	Sold: \$960,000 List: \$1,550,000
Condo Apt #Shares%: Apartment Locker#: 67 Unit#: 05 Locker Lev/Unit: C Corp#: TSCC / 3108 Locker Unit: 75	Rms: 7 Bedrooms: 2 Washrooms: 2 2x4 Level: 25
Dir/Cross St: Yonge St. / Yorkville Ave. Directions: West of Yonge St. on South Side Prop Mgmt: Melbourne Property Management	

MLS#: C12165165 **Sold Date:** 11/20/2025

PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: New Year Built: 2025 Yr Built Source: Builder Apx Sqft: 800-899 Sqft Source: Builder's Floor Plans Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$748.92 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Bar Fridge, Built-In Oven, Countertop Range, Storage Area Lockers Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: P3 #367 Park \$/Mo: Prk Lvl/Unit: Level C/Unit 68 Bldg Amen: Bus Ctr (Wifi Bldg), Games Room, Gym, Indoor Pool, Media Room, Visitor Parking Com Elec Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Flat	11.38	x 2.99	Hardwood Floor	Closet	Combined W/Laundry
2	Living	Flat	10.73	x 10.47	Hardwood Floor	Open Concept	Window Flr to Ceil
3	Dining	Flat	12.8	x 10.47	Hardwood Floor	W/O To Balcony	Combined W/Kitchen
4	Kitchen	Flat	12.8	x 10.47	Hardwood Floor	B/I Appliances	Combined W/Dining
5	Prim Bdrm	Flat	14.3	x 8.73	4 Pc Ensuite	Double Closet	Window Flr to Ceil
6	2nd Br	Flat	10.53	x 10.04	Hardwood Floor	Closet	Window Flr to Ceil
7	Media/Ent	Flat	5.97	x 4.23	Hardwood Floor		

Client Remks: Fabulous Yorkville! -- Welcome to the Luxurious, Prestigious and Exciting -- Newly built 11/YV -- Located in the Iconic Bloor/Yorkville Neighborhood only steps to the most prestigious array of Yorkville Shops and the "Mink Mile" shops. Steps to Fine Dining, Nightlife, Exclusive Art Galleries, Entertainment and more. This beautiful Stylish and Chic Condo apartment includes clear unobstructed views, Balcony and Luxury Upgraded interior finishes. Newly completed, never occupied. Premium Owned-Parking with EV Car Charger and Owned-Locker included. Enjoy use of the buildings' extensive Luxury VIP style Amenities, Media and Social areas including Lounges and Wine Tasting Room!----Approx. \$273,000.00 in Upgrades!

Inclusions: Fridge, Built-in Wall Oven, Electric Cooktop, Exhaust Fan, Built-in Dishwasher, Built-in Microwave, Wine Fridge, Stacked Clothes Washer/Dryer, Electric Light Fixtures, Electric Blinds with Remotes, EV Car Charger.

Listing Contracted With: SUMMERHILL PRESTIGE REAL ESTATE LTD. 416-385-3333



900 Yonge St 1403 Toronto Ontario M4W 3P5		Sold: \$1,510,000 List: \$1,599,000
Toronto C02 Annex Toronto	% Dif: 94	
Taxes: \$4,635.08 / 2024	For: Sale	SPIS: N
		DOM: 47
Condo Apt	#Shares%:	Rms: 8
Apartment	Locker#: Rm#2	Bedrooms: 2
Unit#:	03	Locker Lev/Unit: B1
Corp#:	MTCC / 698	Locker Unit: 13
		Level: 14
Dir/Cross St: Yonge and Davenport St		
Directions: Yonge and Davenport St		
Prop Mgmt: Equity Ici Real Estate Services Inc. 416-485-5300 Ext 225		

MLS#: C12432473 **Sold Date:** 11/15/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$2,127.63	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Concrete
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1600-1799	Elev/Lift: Y	Drive: Underground
Sqft Source: Floor Plan	Retirement: N	Park Type: Owned / Exclusive
Exposure: E	HST Applicable to: Included In	Park/Drv Spcs: 0
Assessment:	Sale Price:	Tot Prk Spcs: 2
Spec Desig: Unknown	Taxes Incl: Y	#: A 14
Survey Type: None	Water Incl: Y	#: B 12
Phys Hdcap-Eqp:	Heat Incl: Hydro Incl	Park \$/Mo:
	Cable TV Incl: CAC Incl	Prk Lvl/Unit: Level B1 / Level B2
	Bldg Ins Incl: Y Prkg Incl	Bldg Amen:
	Cert Level: Energy Cert	Concierge, Party/Meeting Room, Rooftop
	GreenPIS:	Deck/Garden, Visitor Parking
	Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School	Com Elem Incl: Y
	Interior Feat: Other	

Water Body Type: Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	26.74	x 17.06	Hardwood Floor	Centre Island	Breakfast Bar
2	Breakfast	Flat	26.74	x 17.06	Hardwood Floor	Combined W/Kitchen	Open Concept
3	Living	Flat	25.07	x 13.45	Hardwood Floor	Electric Fireplace	Combined W/Dining
4	Dining	Flat	25.07	x 13.45	Hardwood Floor	Open Concept	Pot Lights
5	Prim Bdrm	Flat	23.16	x 10.99	Hardwood Floor	6 Pc Ensuite	W/I Closet
6	Foyer	Flat	19.59	x 11.32	Hardwood Floor	B/I Closet	
7	Laundry	Flat	10.66	x 9.68	Tile Floor	Closet Organizers	B/I Closet
8	2nd Br	Flat	19.69	x 11.19	Hardwood Floor	W/I Closet	Pot Lights

Client Remks: Luxury Boutique Living At "900 Yonge St" In Toronto's Prestigious Area Where Top Neighbourhoods Rosedale And Yorkville Meet. Fully Redesigned & Remodeled 2 Bedrooms & 2 Washrm Unit Offers 1713 Sq Ft Of Lavish Space With An Abundance Of Natural Light From Expansive Windows With East Views. Custom Millwork Lines The Walls Of The Open Concept Kitchen With Build In Miele Appliances, Central Island / Breakfast Bar & Quartz Counter Tops. Engineering Hardwood Flooring T-Out. Smooth Ceilings, Led Pot Lights & European Design Electric Light Fixtures. Outstanding Design Of 6 Pcs Primary Ensuite W/ Freestanding Tub, Oversized Walk-In Shower, Double Sink Custom Vanity, Riobel Faucets & Heated Floors. Custom B/I Closets, A Large Custom Media Center W/ Fire Place. Nothing Spared In This Designer Masterpiece. Info for pet owners: one dog or one cat allowed, max 20lbs. Please Visit Virtual Tour! Luxury Boutique Living At "900 Yonge St" In Toronto's Prestigious Area Where Top Neighbourhoods Rosedale And Yorkville Meet. Fully Redesigned & Remodeled 2 Bedrooms & 2 Washrm Unit Offers 1713 Sq Ft Of Lavish Space With An Abundance Of Natural Light From Expansive Windows With East Views. Custom Millwork Lines The Walls Of The Open Concept Kitchen With Build In Miele Appliances, Central Island / Breakfast Bar & Quartz Counter Tops. Engineering Hardwood Flooring T-Out. Smooth Ceilings, Led Pot Lights & European Design Electric Light Fixtures. Outstanding Design Of 6 Pcs Primary Ensuite W/ Freestanding Tub, Oversized Walk-In Shower, Double Sink Custom Vanity, Riobel Faucets & Heated Floors. Custom B/I Closets, A Large Custom Media Center W/ Fire Place. Nothing Spared In This Designer Masterpiece. Info for pet owners: one dog or one cat allowed, max 20lbs. Please Visit Virtual Tour!

Inclusions: All Brand New "Miele" B/I Fridge, Cooktop, Oven, Microwave, Dishwasher & Hood. Sep Laundry Rm Washer & Dryer. B/I Entertainment Unit W/ Fireplace. All Custom Designed Drapes. All Upgraded Light Fixtures. All Custom Closet Organizers. All Brand New "Miele" B/I Fridge, Cooktop, Oven, Microwave, Dishwasher & Hood. Sep Laundry Rm Washer & Dryer. B/I Entertainment Unit W/ Fireplace. All Custom Designed Drapes. All Upgraded Light Fixtures. All Custom Closet Organizers.

Listing Contracted With: RE/MAX WEST REALTY INC. 905-731-3948



55 Prince Arthur Ave 901 Toronto Ontario M5R 1B3 Toronto C02 Annex Toronto % Dif: 96 Taxes: \$8,578 / 2024 For: Sale		Sold: \$1,750,000 List: \$1,825,000
Condo Apt	#Shares%:	Rms: 6
Apartment	Locker#:	Bedrooms: 2
Unit#: 1	Locker Lev/Unit: 2	Washrooms: 2
Corp#: MTCC / 717	Locker Unit: 45	1x6xMain, 1x4xMain
	Level: 6	
Dir/Cross St: Prince Arthur / Bloor Directions: Prince Arthur / Bloor Prop Mgmt: Crossbridge Condominium Services Ltd. 416-968-6866		

MLS#: C12291060 **Sold Date:** 09/11/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: None
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y
Basement: None	Maint: \$3,325.66	Lndy Lev:
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 2250-2499	Elev/Lift:	Drive: Underground
Sqft Source:	Retirement:	Park Type: Owned
2,333 Sq.ft as per Floor Plan	HST Applicable to	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Exposure: N	Sale Price:	Park \$/Mo:
Assessment:	Taxes Incl:	Prk Lvl/Unit: B-1
Spec Desig: Unknown	Water Incl:	Bldg Amen:
Survey Type: None	Heat Incl:	Car Wash, Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room
Phys Hdcap-Eqp:	Hydro Incl:	Com Elel Incl: Y
	Cable TV Incl:	
	Bldg Ins Incl:	
	Y Prkg Incl:	
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre	
	Interior Feat: Built-In Oven, Guest Accommodations	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	19.26	x 8.01	Double Doors	Coffered Ceiling	2 Pc Bath
2	Living	Main	22.67	x 19.26	Open Concept	Large Window	Hardwood Floor
3	Dining	Main	16.01	x 12.01	Open Concept	Large Window	Hardwood Floor
4	Kitchen	Main	16.99	x 10.99	B/I Appliances	Stainless Steel Appl	Eat-In Kitchen
5	Prim Bdrm	Main	23.16	x 13.16	6 Pc Ensuite	W/I Closet	Broadloom
6	2nd Br	Main	20.41	x 11.09	4 Pc Ensuite	Large Closet	Broadloom
7	Office	Main	6	x 10.01	Large Window	Glass Doors	Broadloom

Client Remarks: Welcome to 55 Prince Arthur Ave Suite 901, a bright and spacious 2-bedroom, 3-bathroom executive suite with parking and locker in a landmark boutique condo building. This 2333 square foot split-layout unit features two large bedrooms, each with their own spa-like ensuite and versatile sunroom areas. Beautifully appointed by a double-door entranceway and a grand foyer featuring coffered ceilings, hardwood floors, a large front hall coat closet, full walk-in laundry, and a 2-piece powder room for guests. A wall of windows lines the living room, dining room and sitting room areas, letting in plenty of natural sunlight and warmth. Perfect for entertaining, the separate chef's kitchen comes fully equipped with built-in stainless steel appliances and a cozy eat-in area. The primary bedroom retreat features a semi-enclosed sitting area, an expansive walk-in closet, and fully upgraded 6-piece ensuite with a raised soaker tub and rain shower. The second bedroom offers a 4-piece ensuite and an enclosed sunroom area which can be used as an office, gym, sitting room, or solarium. 55 Prince Arthur provides the ultimate in both privacy and comfort, featuring extra wide hallways and a beautifully renovated main lobby to welcome all residents and guests. A 5 star condo building with 5 star amenities to match, including: 24-hour valet parking, concierge, indoor swimming pool, rooftop party room, and a spectacular rooftop terrace overlooking U of T Campus and the downtown Toronto skyline. The best of both Yorkville and the Annex awaits, with Michelin-rated restaurants, high-end shopping, the ROM, Eataly, Equinox, Wholefoods, Cineplex Cinemas Varsity & VIP, and all of the vibrancy of Bloor St West just a stone's throw away. The perfect blend of quiet luxury and modern convenience, with Starbucks and Shoppers Drug Mart right across the street, and public transit just next door.

Inclusions: Fridge, Oven, Cooktop, Range Hood, Built-In Microwave, Dishwasher, Washer, Dryer, All ELF's, All Window Coverings, Wall Units In Both Bedrooms.

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



38 Avenue Rd 804
Toronto Ontario M5R 2G2
 Toronto C02 Annex Toronto % Dif: 84
Taxes: \$6,568.10 / 2025 For: Sale **SPIS: N** **DOM: 35**

Sold: \$1,600,000
List: \$1,900,000

Condo Apt #Shares%: **Rms: 5**
 Apartment Locker#: **Bedrooms: 1**
 Unit#: 04 Locker Lev/Unit: **Washrooms: 2**
 Corp#: MTCC / 1276 Locker Unit: #139
 Level: 8 1x2xMain, 1x4xMain

Dir/Cross St: Avenue Rd/Yorkville

Directions: Avenue Rd/Yorkville

Prop Mgmt: Royal Grande

MLS#: C12450451

Sold Date: 11/11/2025

Fractional Ownership: N **PIN#:** 122760087

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Jlte
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$1,469.75	Lndy Lev: Main
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI: No	Park/Drive: Undergrnd
Year Built: 1999	Elev/Lift: Retirement: N	Drive: Underground
Yr Built Source: MPAC	HST Applicable to: Included In	Park Type: Owned
Apx Sqft: 900-999	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Lot Size Source: MPAC	Taxes Incl: Water Incl: Y	#: 99
Sqft Source: Bulider's Plan	Heat Incl: Hydro Incl:	Park \$/Mo:
Exposure: E	Cable TV Incl: CAC Incl:	Prk Lvl/Unit: P2
Assessment:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
Spec Desig: Unknown	Cert Level: Energy Cert: Y	Car Wash, Concierge, Gym, Media Room, Visitor Parking
Survey Type: None	GreenPIS:	Com Elem Incl: Y
Phys Hdcap-Eqp:	Prop Feat: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: None	
	Security Feat: Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description	
1	Foyer	Main	6.14	x 14.17	Hardwood Floor	Pot Lights
2	Kitchen	Main	8.23	x 10.2	Marble Counter	Breakfast Bar
3	Dining	Main	9.38	x 17.06	Hardwood Floor	Pot Lights
4	Living	Main	10.33	x 14.53	Hardwood Floor	Pot Lights
5	Br	Main	10.79	x 17.06	Hardwood Floor	4 Pc Ensuite

Client Remks: Exquisitely renovated with premium finishes this beautifully reimagined condo features a seamless open concept design anchored by a show stopping kitchen adorned with exotic natural stone countertops, backsplash, and a waterfall double bullnose edge. Warm white oak cabinetry, brushed brass fixtures and hardware, high-end integrated appliances elevate the space with modern elegance. Custom millwork in the front hall, Parisian inspired mouldings. classic chevron hardwood flooring throughout infuses timeless character. Every door, hinge, and marble handle has been thoughtfully curated. The primary ensuite continues the luxurious design with white oak custom cabinetry and full height stone slab walls and floors, creating a serene spa-like retreat. Designed by DVIRA Interiors, this special condo is located in one of the finest luxury buildings in Yorkville, offering 5 star amenities.

Inclusions: All existing appliances, all custom light fixtures, custom window coverings, LG washer + dryer, all custom built-ins. Valet parking, 1 Parking spot, 2 Lockers #139 B and #172 B.

Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-785-1500

 <small>HARVEY KALLES REAL ESTATE LTD., Brokerage</small>	55 Scollard St 1805 Toronto Ontario M5R 0A1 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$10,000 / 2025 For: Sale SPIS: N DOM: 11 Condo Apt #Shares%: 5 Apartment Locker#: 2 Unit#: 04 Locker Lev/Unit: 2 Corp#: TSCC / 2282 Locker Unit: 1x5xFlat, 1x3xFlat Level: 17 Dir/Cross St: Yonge & Davenport Directions: North of Yonge & Davenport. Make a right onto Scollard and turn left at 55 Scollard. Valet parking is free for one (1) hour. Prop Mgmt: Four Seasons Private Residences				
	MLS#: C12555126	Sold Date: 11/28/2025	Fractional Ownership: N	PIN#: 762940076	
	Assignment: N				
	Kitchens: 1	Pets Perm: Yes-with Restrictions		Balcony: Open	
	Fam Rm: N	Locker: Owned		Ens Lndry: Y	
	Basement: Apartment	Maint: \$2,518.34		Lndy Lev: Main	
	Fireplace/Stv: N	A/C: Central Air		Exterior: Other	
	Heat: Forced Air / Gas	Central Vac: N		Gar/Gar Spcs: Underground / 1	
	Apx Age: 11-15	UFFI:		Park/Drive:	
	Year Built: 2012	Elev/Lift:	Retirement: N	Drive:	
	Apx Sqft: 1200-1399	HST Applicable to	Included In	Park Type: Owned	
	Lot Size Source: MPAC	Sale Price:		Park/Drv Spcs: 0	Tot Prk Spcs: 1
	Sqft Source: MPAC	Taxes Incl:	Water Incl: Y	Park \$/Mo:	
	Exposure: Sw	Heat Incl: Y	Hydro Incl:	Prk Lvl/Unit:	
	Assessment:	Cable TV Incl:	CAC Incl: Y	Bldg Amen:	
	Spec Desig: Unknown	Bldg Ins Incl: Y	Prkg Incl:	Bus Ctr (Wifi Bldg), Concierge, Games Room, Gym, Indoor Pool, Party/Meeting Room	
	Survey Type: None	Cert Level:	Energy Cert: N	Com Elem Incl:	Y
	Phys Hdcap-Eqp:	GreenPIS: N			
Prop Feat: Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship Exterior Feat: Controlled Entry Interior Feat: Carpet Free					
#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x 4.92	Tile Floor
2	Living	Flat	11.15	x 15.09	Hardwood Floor
3	Dining	Flat	11.15	x 5.58	Window Flr to Ceiling
4	Kitchen	Flat	9.84	x 20.34	Granite Counter
5	Prim Bdrm	Flat	24.28	x 14.76	W/I Closet
6	2nd Br	Flat	10.17	x 12.14	Hardwood Floor
Client Remarks: An emblem of refined living in one of Toronto's most prestigious locations, Suite 1805 at 55 Scollard stands within the iconic Four Seasons Private Residences. Here, architectural elegance, hotel-inspired service, and effortless sophistication converge in an extraordinary two-bed, two-bath home spanning approximately 1,265 sq.ft. From the moment you arrive, a sense of calm refinement takes hold. Expansive floor-to-ceiling windows flood the suite with natural light, highlighting clean lines, rich finishes, and a timeless modern aesthetic. The open-concept living and dining areas are designed for both intimate relaxation and stylish entertaining, all framed by sweeping south-west views of the Yorkville skyline. The chef's kitchen seamlessly blends form and function with integrated Miele, Sub-Zero, and Panasonic appliances, a gas range, polished granite surfaces, and abundant cabinetry, perfect for casual mornings or elegant evenings in. Enjoy your coffee at the granite waterfall island, thoughtfully designed with additional storage and generous bar seating. The primary suite is a serene retreat featuring a spa-inspired five-piece ensuite with a deep soaking tub, glass shower, double vanity, and refined marble finishes. A custom walk-in closet with sleek built-ins and a pocket door elevates both style and practicality. The second bedroom offers versatile space for guests, work, or leisure. Residents enjoy exclusive access to a curated selection of amenities and full hotel privileges: 24-hour concierge and valet, a world-class fitness centre, indoor pool, and direct connection to the Four Seasons Spa. Steps from Yorkville's premier boutiques, acclaimed dining, and parks, this address delivers the ultimate balance of luxury and convenience. Extras include: one owned parking space and locker, ensuite laundry in the primary suite, automatic roller blinds throughout, and more. A truly exceptional opportunity to own within Toronto's most iconic residence.					
Inclusions: All window coverings and ELFs. All appliances: Sub-zero fridge/freezer, Miele gas range, oven, dishwasher, and Panasonic microwave. Miele Washer & Dryer.					
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888					



128 Hazelton Ave 301 Toronto Ontario M5R 2E5 Toronto C02 Annex Toronto % Dif: 95 Taxes: \$16,024.35 / 2025 For: Sale		Sold: \$2,095,000 List: \$2,195,000 SPIS: N DOM: 26																																																
Condo Apt 1 Storey/Apt Unit#: 01 Corp#: TSCC / 2967		#Shares%: Locker#: 9 Locker Lev/Unit: Locker Unit: A Level: 3																																																
Dir/Cross St: Hazelton and Davenport Directions: Follow GPS for directions Prop Mgmt: ICC Property Management																																																		
MLS#: C12463574 Sold Date: 11/10/2025 PIN#:																																																		
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 1200-1399 Sqft Source: Builder's Plan Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:																																																		
Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,716.49 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free																																																		
Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Brick / Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 9 Park \$/Mo: Prk Lvl/Unit: Level A Bldg Amen: Concierge, Gym, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y																																																		
<table border="1"> <thead> <tr> <th>#</th> <th>Room</th> <th>Level</th> <th>Length (ft)</th> <th>Width (ft)</th> <th>Description</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Living</td> <td>Flat</td> <td>8.69</td> <td>x 29.69</td> <td>Combined W/Dining</td> <td>Heated Floor</td> <td>Ne View</td> </tr> <tr> <td>2</td> <td>Dining</td> <td>Flat</td> <td>8.69</td> <td>x 29.69</td> <td>Combined W/Living</td> <td>Heated Floor</td> <td>Ne View</td> </tr> <tr> <td>3</td> <td>Kitchen</td> <td>Flat</td> <td>8.69</td> <td>x 29.69</td> <td>Open Concept</td> <td>Breakfast Area</td> <td></td> </tr> <tr> <td>4</td> <td>Prim Bdrm</td> <td>Flat</td> <td>14.11</td> <td>x 11.81</td> <td>Ensuite Bath</td> <td>Closet</td> <td>Hardwood Floor</td> </tr> <tr> <td>5</td> <td>2nd Br</td> <td>Flat</td> <td>9.51</td> <td>x 13.58</td> <td>Closest</td> <td></td> <td></td> </tr> </tbody> </table>			#	Room	Level	Length (ft)	Width (ft)	Description			1	Living	Flat	8.69	x 29.69	Combined W/Dining	Heated Floor	Ne View	2	Dining	Flat	8.69	x 29.69	Combined W/Living	Heated Floor	Ne View	3	Kitchen	Flat	8.69	x 29.69	Open Concept	Breakfast Area		4	Prim Bdrm	Flat	14.11	x 11.81	Ensuite Bath	Closet	Hardwood Floor	5	2nd Br	Flat	9.51	x 13.58	Closest		
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Client Remks: Experience boutique elegance at 128 Hazelton, an exclusive residence with fewer than 20 suites offering the ultimate in privacy and sophistication. This stunning 2-bedroom corner suite boasts 1,340 sq. ft. of thoughtfully designed living space with a split floor plan for comfort. Comes with tandem parking for two cars, offering both comfort and practicality. Curated lifestyle amenities, includes 24hr concierge, on-demand valet, a high-performance fitness space, and seamless indoor/ outdoor entertaining area. Inclusions: All existing window coverings and light fixtures.																																																		
Listing Contracted With: <u>SOTHEBY'S INTERNATIONAL REALTY CANADA</u> 416-960-9995																																																		

 <small>HARVEY KALLES REAL ESTATE LTD. Brokerage</small>	10 Bellair St 1403 Toronto Ontario M5R 3T8 Toronto C02 Annex Toronto % Dif: 80 Taxes: \$10,569.23 / 2024 For: Sale SPIS: N DOM: 47 Condo Apt #Shares%: Rms: 6 Apartment Locker#: Bedrooms: 2 + 1 Unit#: 03 Locker Lev/Unit: C Washrooms: 2 Corp#: TSCC / 1519 Locker Unit: 102 1x6xFlat, 1x3xFlat Level: 13 Dir/Cross St: Bay & Bloor St Directions: Bay & Bloor St Prop Mgmt: Del Property Management						
	MLS#: C12405021	Sold Date: 10/30/2025					
	PIN#: 125190088						
	Kitchens: 1	Pets Perm: Yes-with Restrictions		Balcony: Open			
	Fam Rm: Y	Locker: Owned		Ens Lndry: Y			
	Basement: None	Maint: \$2,031.71		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: 16-30	UFFI:		Park/Drive:			
	Apx Sqft: 1400-1599	Elev/Lift:	Retirement:	Drive:			
Sqft Source: plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	HST Applicable to	Included In		Park Type: Owned			
	Sale Price:			Park/Drv Spcs: 0	Tot Prk Spcs: 1		
	Taxes Incl:	Water Incl: Y		#: 84			
	Heat Incl:	Y Hydro Incl: Y		Park \$/Mo:			
	Cable TV Incl:	CAC Incl: Y		Prk Lvl/Unit: C			
	Bldg Ins Incl:	Y Prkg Incl: Y		Bldg Amen:			
	Cert Level:	Energy Cert:		Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna			
	GreenPIS:			Com Elem Incl:	Y		
	Prop Feat: Arts Centre, Ensuite Laundry, Family Room, Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Bar Fridge, Built-In Oven, Carpet Free Security Feat: Concierge/Security						
Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	24.93	x 13.45	Hardwood Floor	Open Concept	W/O To Balcony
2	Dining	Flat	12.24	x 13.78	Hardwood Floor	Open Concept	
3	Kitchen	Flat	16.9	x 9.09	Hardwood Floor	B/I Appliances	Window Flr to Cel
4	Den	Flat	8.07	x 10.3	Marble Floor	Sliding Doors	
5	Prim Bdrm	Flat	10.93	x 15.75	6 Pc Ensuite	Hardwood Floor	W/I Closet
6	2nd Br	Flat	9.78	x 13.78	Window Flr to Cel	Double Closet	Hardwood Floor
7	Foyer	Flat	15.58	x 6.1	Marble Floor		
Client Remks: Refined luxury living in Yorkville. Bathed in sunlight from morning to dusk, this expansive, impeccably renovated residence in one of Yorkville's most prestigious addresses offers a rare blend of elegance, space, and tranquility in the city's most coveted neighbourhood. This one-of-a-kind layout at 10 Bellair St. showcases a generous two-bedroom plus a full-sized den design. This rare suite is bright, beautifully proportioned, and crafted for seamless living and entertaining. The large den functions effortlessly as a third bedroom or private home office. A grand marble foyer opens into a sophisticated open-concept living design, where floor-to-ceiling windows flood the suite with natural light. This is truly as bright and airy as it gets. At the heart of the home is a fully customized chefs kitchen appointed with sleek Miele appliances, extensive cabinetry, and built-in design details that elevate everyday functionality. The spacious dining area easily accommodates a table for 8 to 10, ideal for gatherings and intimate dinners. The private primary retreat offers a serene escape, complete with a walk-in closet and spa-inspired ensuite featuring a deep soaker tub and a large glass-enclosed shower. Set within a discreet, impeccably maintained, and highly residential building known for its peace and privacy, this suite offers a true sanctuary in the city. Residents enjoy world-class amenities including guest suites, a saltwater pool, sauna, recently renovated dual-level fitness facilities, a stunning landscaped rooftop terrace, valet service, and a highly attentive concierge team. Just steps from the best of Toronto luxury boutiques, five-star dining, art galleries, and cultural institutions, this upscale location is hard to beat. This suite comes complete with parking and a rare massive locker that is approximately 100+ sq ft. **Maintenance fees inclusive of utilities**							
Inclusions: Included are all built in Miele appliances, fridge, oven, microwave, induction stove, dishwasher, Washer, dryer. One (1) parking spot and large locker room. New HVAC UNIT replaced in 2023.							
Listing Contracted With: HARVEY KALLES REAL ESTATE LTD. 416-441-2888							

	175 Cumberland St 1810/1809 Toronto Ontario M5R 3M9 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$19,643.97 / 2025 For: Sale SPIS: N DOM: 14					Sold: \$2,423,100 List: \$2,595,000
	Condo Apt	#Shares%:		Rms:	10	
	Apartment	Locker#:		Bedrooms:	2 + 1	
	Unit#:	10/0		Washrooms:	4	
	Corp#:	MTCC / 626		Level:	1x2xFlat, 1x4xFlat, 1x4xFlat, 1x4xFlat	
	Dir/Cross St: Bloor & Avenue Rd Directions: Bloor & Avenue Rd Prop Mgmt: Del Property Management					
	MLS#: C12448727	Sold Date: 10/21/2025				
	PIN#: 116260081					
	Kitchens: 1	Pets Perm:	Yes-with Restrictions	Balcony:	None	
	Fam Rm: Y	Locker:	Ensuite	Ens Lndry:	Y	
Basement: None		Maint:	\$4,062.65	Lndy Lev:		
Fireplace/Stv: N		A/C: Central Air		Exterior:	Concrete	
Heat: Radiant / Gas		Central Vac:	N	Gar/Gar Spcs:	Underground / 1	
Apx Age:		UFFI:		Park/Drive:	Undergrnd	
Year Built: 1983		Elev/Lift:	Retirement:	Drive:	Underground	
Apx Sqft: 3500-3749		HST Applicable to	Included In	Park Type:	Rental	
Lot Size Source: MPAC		Sale Price:		Park/Drv Spcs:	1	Tot Prk Spcs: 1
Sqft Source: FLOOR PLAN		Taxes Incl:	Water Incl:	Park \$/Mo:		
Exposure: Ne		Heat Incl:	Y	Hydro Incl:		
Assessment:		Cable TV Incl:	Y	CAC Incl:		
Spec Desig: Unknown		Bldg Ins Incl:	Y	Prkg Incl:		
Survey Type: None		Cert Level:		Energy Cert:		
Phys Hdcap-Eqp:		GreenPIS:		Prop Feat:	Ensuite Laundry, Family Room, Pets Allowed with Restrictions	
				Interior Feat:	Carpet Free	
				Security Feat:	Concierge/Security	
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Flat	28.77	x 17.68	Hardwood Floor	Bay Window
2	Dining	Flat	26.18	x 17.06	Hardwood Floor	French Doors
3	Family	Flat	16.11	x 13.39	Hardwood Floor	B/I Bookcase
4	Library	Flat	11.98	x 9.38	Hardwood Floor	Bay Window
5	Kitchen	Flat	20.08	x 11.09	Renovated	Breakfast Bar
6	Prim Bdrm	Flat	16.57	x 13.32	W/I Closet	4 Pc Ensuite
7	Sitting	Flat	11.78	x 10.5	Large Window	
8	2nd Br	Flat	25.49	x 10.01	Combined W/Sitting	W/I Closet
9	3rd Br	Flat	21.82	x 9.38	Laminate	4 Pc Ensuite
10	Other	Flat	11.58	x 9.19	Laminate	W/W Closet
11	Laundry	Flat	0	0	4 Pc Bath	Pot Lights
Client Remks: Welcome to 175 Cumberland St, Suite 1810 in the Renaissance. Approx.. 3,667 sq.ft. of total luxury. 3 bedrooms, 4 baths corner suite. Ideal layout featuring incredible views of Rosedale & Yorkville. The stunning high-end Downsview kitchen renovated in 2024, featuring \$300,000 in premium upgrades & cabinetry. The 9.5 x 4.3 Centre island/bar with Silestone quartz countertops are complimented by a full suite of top-tier Miele appliances. The kitchen opens to an expansive dining room with seating over 25 guests, which flows seamlessly into a lavishly appointed living room. From there, the design continues effortlessly through French doors into a spacious family room and a sunlit library with built-ins. Every inch reflects thoughtful planning and high end finishings. The spacious primary suite includes a large sitting room, with wall to wall windows, along with a private ensuite, separate shower, and a walk-in closet. The second bedroom offers its own sitting area, walk-in closet and its own private ensuite. The third bedroom/gym boasts wall to wall closet. The ensuite storage room provides a convenient dog shower option for dog owners. This suite offers two separate entrances, including a secondary entry near the kitchen for convenience. One parking space included by assumption. High end amenities: 24 hour concierge, valet parking, guest parking, indoor pool, gym. Steps to the best of Yorkville, shops, restaurants, arts, subway.						
Inclusions: Miele fridge (2024), Miele 36" induction cooktop (2024), Miele b/i convection oven (2024), Miele speed oven/convection microwave (2024), Blanco deep double sink, Elica exhaust fan, washer & dryer, grand piano, 3 hall consoles & 2 mirrors, window coverings, electric light fixtures. Carpet free. Water alert system, 2 alarms. Bicycle Storage. Maintenance includes: Bell Fibe tv & Internet. Corner suite. 2 entrances EV available for charging car if needed. Bike Storage.						
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-488-2875						

	88 Davenport Rd 804 Toronto Ontario M5R 0A5 Toronto C02 Annex Toronto % Dif: 98 Taxes: \$15,292.80 / 2024 For: Sale		Sold: \$2,750,000 List: \$2,799,000				
	Condo Apt Apartment Unit#: 04 Corp#: TSCC / 2280	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 75 Level: 8	Rms: 5 Bedrooms: 2 + 1 Washrooms: 3 1x2xFlat, 1x3xFlat, 1x4xFlat				
	Dir/Cross St: Bay & Davenport Directions: Follow your GPS Prop Mgmt: Crossbridge Condominium Services						
MLS#: C12535870	Sold Date: 11/28/2025						
PIN#: 076280004							
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: As per floor plan -attached Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,193.88 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Electric Car Charger, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Guest Accommodations, Intercom, Primary Bedroom - Main Floor, Storage Area Lockers, Bar Fridge Security Feat: Concierge/Security	Balcony: Open Ens Lndry: Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: None Drive: None Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: #140 #: #141 Park \$/Mo: Prk Lvl/Unit: 3 / 3 Bldg Amen: Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden Com Elel Incl: Y					
# 1 2 3 4 5 6 7 8	Room Living Dining Kitchen Breakfast Prim Bdrm Bathroom 2nd Br Den	Level Flat Flat Flat Flat Flat Flat Flat Flat	Length (ft) 17.39 6.56 13.16 13.16 19.36 10.17 15.75 10.5	Width (ft) x 17.39 x 17.39 x 12.14 x 7.87 x 14.11 x 16.73 x 13.78 x 13.78	Description Combined W/Dining Combined W/Living Centre Island Combined W/Kitchen W/O To Terrace Combined W/Br 3 Pc Ensuite W/O To Terrace	Hardwood Floor Hardwood Floor W/O To Terrace Hardwood Floor Coffered Ceiling Marble Floor Hardwood Floor B/I Shelves	Coffered Ceiling W/O To Terrace Hardwood Floor W/O To Terrace W/I Closet Soaker W/O To Terrace Broadloom
Client Remks: Welcome to The Florian, an ultra-exclusive residence offering unparalleled luxury and sophistication in one of Toronto's most sought after locations. Step inside this remarkable space and be wowed by the high-end finishes and custom details throughout. Totaling almost 2,200 square feet of interior space, this sublime unit also boasts over 450 square feet of exterior space. The chef's dream gourmet eat-in kitchen features custom cabinetry, state of the art appliances, a large centre island and designer backsplash. The expansive open-plan living room / dining room with 10' ceilings and hardwood flooring through out is perfect for entertaining and relaxation. The sumptuous principal suite has a private terrace and a huge custom-built walk in closet. The marble-floored ensuite enjoys a separate water closet, spa-style shower, and extra deep soaker tub. The second large bedroom is an ideal office space with its own upgraded ensuite. The den/office/third bedroom is replete with custom finishes and hidden pocket door for added privacy. Walk out to oversized terraces with panoramic views from every room. Floor-to-ceiling windows allow for natural sunlight and jaw-dropping unobstructed views of the city. Two side-by-side parking spots and an oversized locker next to the spots are also included. The Florian features world class amenities including 5 star concierge services, valet parking for both residents and guests, and a stunning swimming pool and award-winning fitness center. This striking Yorkville landmark building is steps to high end shopping, fine dining, cultural attractions and more, making it perfectly positioned for those seeking a life style of convenience and elegance. Do not miss this beauty!! **EXTRAS** Miele fridge/freezer: S/S double oven; S/S Microwave: induction gas cooktop; Dishwasher; Faber S/S hood fan; LG Washer & Dryer : 2 bar fridges.							
Inclusions: All electric light fixtures; custom window coverings; sconces in powder room; TVs, brackets and equipment; surround sound and equipment							
Listing Contracted With: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-913-7930							



**55 Scollard St 1401
 Toronto Ontario M5R 0A1**

Toronto C02 Annex Toronto % Dif: 94

Taxes: \$14,501 / 2025 For: Sale

Sold: \$2,675,000

List: \$2,850,000

SPIS: N

DOM: 13

Condo Apt #Shares%: Rms: 5

Apartment Locker#: E106 Bedrooms: 2

Unit#: 01 Locker Lev/Unit: E Washrooms: 3

Corp#: TSCC / 2294 Locker Unit: 106 1x4xFlat, 1x3xFlat,

Level: 13 1x2xFlat

Dir/Cross St: Bay And Cumberland

Directions: Bay And Cumberland

Prop Mgmt: Four Seasons Hotel And Resorts

MLS#: C12470122

Sold Date: 10/31/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$3,126	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:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 1400-1599	Elev/Lift: Y Retirement:	Drive: Underground
Sqft Source: Geowarehouse	HST Applicable to Included In	Park Type: Owned
Exposure: Nw	Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Assessment:	Taxes Incl: Water Incl: Y	#: 84
Spec Desig: Unknown	Heat Incl: Y Hydro Incl: Y	Park \$/Mo:
Survey Type: Unknown	Cable TV Incl: CAC Incl: Y	Prk Lvl/Unit: P5
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Bldg Amen:
	Cert Level: Energy Cert:	Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking
	GreenPIS:	Com Elel Incl: Y
	Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School	
	Interior Feat: None	
	Security Feat: Alarm System, Concierge/Security	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	15.85	x 10.5	Combined W/Dining	Hardwood Floor	Window Flr to Ceil
2	Kitchen	Ground	10.17	x 20.41	Stainless Steel Appl	Centre Island	Marble Counter
3	Dining	Ground	15.85	x 9.91	Combined W/Living	Hardwood Floor	Window Flr to Ceil
4	Prim Bdrm	Ground	15.29	x 13.94	4 Pc Ensuite	Hardwood Floor	W/I Closet
5	2nd Br	Ground	11.32	x 15.35	3 Pc Ensuite	Hardwood Floor	W/O To Balcony

Client Remks: Experience luxury living at its finest in this spectacular northwest corner suite at the Four Seasons Private Residences, nestled in the heart of prestigious Yorkville. This nearly 1,600 sq. ft. 2-bedroom, 3-bathroom residence offers breathtaking views of Midtown Toronto through expansive floor-to-ceiling windows, filling the space with natural light. Meticulously upgraded with no expense spared, the suite features gorgeous hardwood floors, elegant marble countertops, and top-of-the-line custom kitchen cabinetry. Every detail has been thoughtfully designed, including solid core doors, electric blinds, and soaring 10-foot ceilings, creating a refined and sophisticated living environment. An extraordinary opportunity to embrace the ultimate in urban luxury, with 5-star hotel services and world-class amenities just steps from Yorkville's finest shops, restaurants, and cultural landmarks.

Inclusions: All Window Coverings, S/S Microwave, Miele Oven, Sub-Zero Fridge, Miele Stove, Miele Dishwasher, Washer & Dryer.

Listing Contracted With: HOMELIFE LANDMARK REALTY INC. 905-305-1600



181 Bedford Rd PH01 Toronto Ontario M5R 0C2 Toronto C02 Annex Toronto % Dif: 88 Taxes: \$13,965.69 / 2025 For: Sale SPIS: N DOM: 36		Sold: \$2,600,000 List: \$2,949,000					
Condo Apt	#Shares%:	Rms: 7					
Apartment	Locker#:	Bedrooms: 3 + 1					
Unit#: 1	Locker Lev/Unit: P2	Washrooms: 4					
Corp#: TSCC / 2883	Locker Unit: 25	1x5, 2x3, 1x2					
	Level: 27						
Dir/Cross St: Davenport/Bedford							
Directions: Davenport/Bedford							
Prop Mgmt: First Service Residential							
MLS#: C12463433	Sold Date: 11/20/2025						
PIN#:							
Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr					
Fam Rm: N	Locker: Owned	Ens Lndry: Y					
Basement: None	Maint: \$1,617.33	Lndy Lev:					
Fireplace/Stv: Y	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: 1800-1999	Elev/Lift:	Drive: Underground					
Sqft Source: MPAC	HST Applicable to: Included In	Park Type: Owned					
Exposure: Se	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 1					
Assessment:	Taxes Incl:	#: 2015					
Spec Desig: Unknown	Water Incl: Y	Park \$/Mo:					
Survey Type: None	Heat Incl: Hydro Incl: Y	Prk Lvl/Unit: P2					
Phys Hdcap-Eqp:	Cable TV Incl: CAC Incl: Y	Bldg Amen:					
	Bldg Ins Incl: Y Prkg Incl: Y	Bbqs Allowed, Bus Ctr (Wifi Bldg), Concierge, Games Room, Visitor Parking					
	Cert Level: Energy Cert: Y	Com Elem Incl: Y					
	GreenPIS:						
	Prop Feat: Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions						
	Interior Feat: Guest Accommodations						
	Security Feat: Concierge/Security, Carbon Monoxide Detectors, Security Guard, Smoke Detector						
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.63	x 12.5	Hardwood Floor	Open Concept	W/O To Terrace
2	Dining	Flat	14.6	x 11.25	Hardwood Floor	Window Flr to Cel	W/O To Terrace
3	Kitchen	Flat	15.72	x 8.01	Hardwood Floor	B/I Appliances	Centre Island
4	Prim Bdrm	Flat	15.68	x 12.11	Hardwood Floor	5 Pc Ensuite	W/I Closet
5	2nd Br	Flat	14.11	x 11.29	Hardwood Floor	3 Pc Ensuite	W/I Closet
6	3rd Br	Flat	13.29	x 11.12	Hardwood Floor	3 Pc Ensuite	Large Closet
7	Den	Flat	11.48	x 10.04	Hardwood Floor	Large Window	W/O To Terrace
8	Foyer	Flat	12.76	x 10.83	Hardwood Floor	2 Pc Bath	Large Closet
Client Remks: Experience The Epitome Of Luxury Living In This Spectacular Penthouse Located In The Heart Of Yorkville, At Bedford And Davenport. Boasting Breathtaking, Unobstructed Views To The North, South, And East, This Residence Offers Three Spacious Bedrooms Plus A Den And Four Beautifully Appointed Bathrooms. Completely And Tastefully Renovated Throughout, Every Detail Has Been Thoughtfully Curated With Style And Sophistication In Mind. The Open-Concept Layout Is Ideal For Both Elegant Entertaining And Comfortable Daily Living. Featuring High Ceilings, Floor-To-Ceiling Windows With Custom Drapery And Automatic Blinds, And Flawless Designer Finishes, This Penthouse Is Truly Move-In Ready A Rare Opportunity To Own A Turnkey Home In One Of Toronto's Most Coveted Neighbourhoods.							
Inclusions: Liebherr Panelled In Fridge, Stainless Steel Samsung Twin Cooler Fridge, New Jenn-Air Cooktop, Jenn-Air Built-In Wall Oven, Panasonic Inverter Microwave, Jenn-Air Panelled In Dishwasher, New Full Size Washer And Dryer, All Custom Drapery And Window Coverings, Automatic Blinds Throughout, All Electric Light Fixtures And Wall Sconces, All New Vanities And Hardware In Bathrooms. Custom Built-Ins Include: Home Entertainment Wall With Electric Fireplace And Storage, Built-In Dining Room Wall, Built-In Laundry Room, Custom Double Doors In 2 Front Hall Closets. Outdoor Gas Fireplace With Gas Line For BBQ Hookup.							
Listing Contracted With: FOREST HILL REAL ESTATE INC. 416-785-1500							

	68 Yorkville Ave 1601 Toronto Ontario M5R 3V7 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$18,912.50 / 2025 For: Sale SPIS: N DOM: 55					Sold: \$3,085,000 List: \$3,295,000																																																																						
	Condo Apt	#Shares%:	Rms:	8	Apartment	Locker#:	Bedrooms: 2 + 1																																																																					
Unit#: 01 Corp#: TSCC / 1937 Locker Lev/Unit: P4 Locker Unit: 50 Level: 15 Dir/Cross St: Bay & Yorkville Directions: N/W Corner Of Bay & Yorkville Prop Mgmt: Forest Hill Kipling																																																																												
MLS#: C12421791 Sold Date: 11/17/2025 PIN#: 129370060																																																																												
Kitchens: 1 Pets Perm: Yes-with Restrictions Balcony: Terr Fam Rm: Y Locker: Owned Ens Lndry: Y Basement: None Maint: \$3,388.78 Lndy Lev: Main Fireplace/Stv: N A/C: Central Air Exterior: Concrete Heat: Heat Pump / Gas Central Vac: Y Gar/Gar Spcs: Underground / 2 Apx Age: 16-30 UFFI: Park/Drive: Undergrnd Year Built: 2008 Elev/Lift: Y Retirement: Drive: Underground Yr Built Source: MPAC HST Applicable to: Not Subject to HST Park Type: Owned / Owned Apx Sqft: 2500-2749 Sale Price: Park/Drv Spcs: 2 Tot Prk Spcs: 2 Sqft Source: Floor Plans Taxes Incl: Water Incl: Y #: 12 Exposure: Se Heat Incl: Y Hydro Incl: Y #: 13 Assessment: Spec Desig: Unknown Cable TV Incl: CAC Incl: Y Park \$/Mo: Survey Type: None Bldg Ins Incl: Y Prkg Incl: Y Prk Lvl/Unit: P4 / P4 Phys Hdcap-Eqp: Cert Level: Energy Cert: Bldg Amen: Prop Feat: Central Vacuum, Ensuite Laundry, Bbqs Allowed, Bike Storage, Concierge, Gym, Family Room, Park, Pets Allowed with Party/Meeting Room, Visitor Parking Restrictions, Public Transit Com Elem Incl: Y Exterior Feat: Patio Interior Feat: Central Vacuum Security Feat: Concierge/Security																																																																												
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Client Remks: * You Have Arrived! Meticulously Designed Corner Unit In One Of Toronto's Most Prestigious Boutique Buildings Offering Full Service Concierge & Valet Parking * Outstanding Open Concept Layout Features Grand Principal Rooms & 10' Ceilings * Spanning 2,671 SF + Two Terraces * Extensively Upgraded - Automated Blinds, Lighting, Audio & Designer Finishes * Luxurious Primary Bedroom With A Spa-Like Ensuite, His/Hers Walk-In Closets, And Walk-Out To South Balcony * Gas BBQ Outlet On Terrace * Large Locker Approximately 13' By 7'5" * Steps To Shopping, Fine Dining & Numerous Galleries * One Of Only Two Units On The 16th Floor * First Class Amenities Include: 24/7 Concierge, Valet Parking, Party Room, Meeting Room, Exercise Room And Visitor Parking *																																																																												
Inclusions: Miele Fridge, Miele Wall Oven, Miele Cooktop, Miele Coffee Centre, Miele Microwave, Bosch Dishwasher, Washer, Dryer, All ELFs, All Automated Blinds, Extensive Custom Built-ins, All Heating & Cooling Equipment, Two Side-By-Side Parking, One Locker.																																																																												
Listing Contracted With: ROYAL LEPAGE/J & D DIVISION 416-489-2121																																																																												



36 Hazelton Ave 3G Toronto Ontario M5R 2E2		Sold: \$3,125,000
Toronto C02 Annex Toronto % Dif: 91		List: \$3,450,000
Taxes: \$20,186.91 / 2025	For: Sale	SPIS: N
Condo Apt	#Shares%:	Rms: 6
2-Storey	Locker#: 2/10	Bedrooms: 2 + 1
Unit#: 7	Locker Lev/Unit: A	Washrooms: 3
Corp#: TSCC / 2506	Locker Unit: 2 an	1x2xMain, 1x5xLower, 1x3xLower
	Level: 3	
Dir/Cross St: HAZELTON & YORKVILLE		
Directions: North of Yorkville Ave		
Prop Mgmt: ICC Property Management		

MLS#: C12505292 **Sold Date:** 11/25/2025

PIN#:

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$5,815.75	Lndy Lev:
Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick / Concrete
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 2000-2249	Elev/Lift:	Drive: Underground
Sqft Source: Floor Plans	HST Applicable to	Park Type: Owned / Owned
Exposure: Nw	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Water Incl: Y	Prk Lvl/Unit:
Survey Type: None	Heat Incl: Y	Lvl C/17 (#27) / Lvc C/18 (#28)
Phys Hdcap-Eqp:	Hydro Incl:	Bldg Amen:
	Cable TV Incl: Y	Bbqs Allowed, Concierge, Exercise Room, Games Room, Visitor Parking
	Bldg Ins Incl: Y	
	Prkg Incl: Y	Com Elel Incl: Y
	Cert Level:	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School	
	Interior Feat: Carpet Free	
	Security Feat: Alarm System, Concierge/Security, Security System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 8.33	2 Pc Bath	W/I Closet	
2	Living	Main	20.18	x 31	Open Concept	W/O To Balcony	Hardwood Floor
3	Dining	Main	20.18	x 31	O/Looks Living	Large Window	Hardwood Floor
4	Kitchen	Main	18.67	x 10.01	Centre Island	Quartz Counter	B/I Appliances
5	Office	Lower	8.66	x 17.49	Open Concept	W/O To Terrace	Combined W/Den
6	Prim Bdrm	Lower	16.77	x 14.01	W/I Closet	5 Pc Ensuite	W/O To Terrace
7	2nd Br	Lower	10.99	x 11.68	3 Pc Ensuite	Large Window	Hardwood Floor

Client Remarks: Stunningly beautiful and rarely offered, this spacious two-storey suite in one of Yorkville's most coveted boutique residences is the perfect urban retreat. Offering over 2,100 square feet of light-filled living space, this 2+1 bedroom, 3 bathroom home with a wrap-around terrace is ideal as a sophisticated pied-a-terre or for those looking to downsize without compromise. The main floor is designed for elegant living and effortless entertaining. It features an expansive open-concept layout with a generous foyer, stylish powder room, and a seamless flow between the living room, dining area, and oversized kitchen. The living room is anchored by a gas fireplace with a feature wall, flanked by sleek glass shelving and custom lower cabinetry. From here, step out onto a private balcony - perfect for morning coffee or evening cocktails. The chef's kitchen is outfitted with built-in Miele appliances, Caesarstone countertops, a large centre island, and custom cabinet organizers, making it as functional as it is stylish. Hardwood floors run throughout, while floor-to-ceiling, wall-to-wall windows with Lutron motorized shades provide beautiful natural light on both levels. The lower level offers a well-considered private retreat with two bedrooms plus a den/office, and direct access to the wraparound terrace - ideal for hosting gatherings of up to 60 guests. The primary suite features a walk-in closet with built-ins, ensuite laundry, and a spa-inspired 5-piece ensuite with heated floors, a deep soaker tub, oversized shower with steam sauna, double vanity with Caesarstone counters, and a private water closet. The second bedroom includes its own 3-piece ensuite - perfect for guests - while the open concept den/office area includes custom built-in shelving, ideal for working from home or additional storage. This suite comes with 2 Parking Spaces, 1 Locker + 1 Wine Cellar/Locker.

Inclusions: See Schedule B

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

	4 Lowther Ave 505 Toronto Ontario M5R 1C6 Toronto C02 Annex Toronto % Dif: 92 Taxes: \$10,872.40 / 2024 For: Sale SPIS: N DOM: 231 Condo Apt #Shares%: 10 Apartment Locker#: 134 Bedrooms: 2 Unit#: 5 Locker Lev/Unit: B Washrooms: 3 Corp#: MTCC / 692 Locker Unit: 1 Level: 4 1x4xMain, 1x3xMain, 1x2xMain Dir/Cross St: Avenue Rd.and Bloor Street W. Prop Mgmt: T.S.E. Management Services 905-764-9166																																																																																															
	MLS#: C11975914 Sold Date: 10/07/2025 PIN#:																																																																																															
Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: 31-50 Apx Sqft: 2750-2999 Sqft Source: Floor Plans Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$4,365.12 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Family Room, Fireplace/Stove, Hospital, Library, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Other	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: None Drive: None Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 5 #: 6 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y																																																																																														
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10	Laundry	Main	6.4	x 4.3																																																																																												
11	Bathroom	Main	4.76	x 5.02	2 Pc Bath																																																																																											
Client Remks: Welcome to Suite 505 at 4 Lowther Ave., an extremely rare and tranquil Yorkville suite with panoramic western views in every room overlooking century-old Victorians. For the most discerning Buyers who would appreciate living in a 40-unit boutique building in this prime Yorkville-Annex pocket, just steps to the very best shopping and restaurants the city has to offer. Enjoy the almost 2900 sq. ft. interior with an approximate 1200 sq. ft. spectacular west-facing garden terrace. The private garden terrace is designed by award-winning Landscape Architect Ina Elias and is perfectly constructed with exceptional foliage, granite patio stone, auto-lighting, and irrigation. This sunlit and tranquil unit includes 2 bedrooms, 3 bathrooms, 2 side-by-side parking, and 1 locker. A second service entrance makes entertaining even easier. Situated so conveniently, the building at 4 Lowther boasts professional and attentive concierge and security many of whom have enjoyed multiple decades of service. Enjoy valet parking, the indoor pool, a fitness room, and an elegant party/meeting room - live with ease just steps to the city's best.																																																																																																
Inclusions: KitchenAid Stainless Steel: dishwasher, combined oven/micro/connect steam cooking, 4-burner Scott Ceran cooking top, fan extractor hood. Miele touchstone T8023C self-venting dryer and W3038 water control system washing machine.																																																																																																
Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191																																																																																																



110 Bloor St W 2008 Toronto Ontario M5S 2W7 Toronto C02 Annex Toronto % Dif: 93 Taxes: \$15,435.94 / 2025 For: Sale		Sold: \$4,200,000 List: \$4,499,000
Condo Apt	#Shares%:	Rms: 9
2-Storey	Locker#:	Bedrooms: 2 + 1
Unit#: 8	Locker Lev/Unit:	Washrooms: 3
Corp#: MTCC / 539	Locker Unit:	1x2, 1x6, 1x3
	Level: 17	
Dir/Cross St: Bay/Bloor/Avenue Rd		
Directions: Bloor/Bay/Avenue Rd		
Prop Mgmt: Del Property Management		

MLS#: C12357513 **Sold Date:** 10/27/2025
PIN#: 115390150

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Terr
Fam Rm: Y	Locker: Ensuite	Ens Lndry: Y
Basement: Other	Maint: \$3,839.40	Lndy Lev: Upper
Fireplace/Stv: Y	A/C: Central Air	Exterior: Other
Heat: Other / Other	Central Vac: N	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Park/Drive: Undergrnd
Year Built: 1980	Elev/Lift: Y	Drive: Underground
Yr Built Source: MPAC	Retirement: N	Park Type: Owned
Apx Sqft: 3250-3499	HST Applicable to: Included In	Park/Drv Spcs: 2
Lot Size Source: Other	Sale Price:	Tot Prk Spcs: 2
Sqft Source: 3400 per building plans	Taxes Incl: Y	
Exposure: S	Water Incl: Y	
Assessment: 2024	Heat Incl: Y	
Spec Desig: Unknown	Hydro Incl: Y	
Survey Type: Unknown	Cable TV Incl: Y	
Phys Hdcap-Eqp: N	Bldg Ins Incl: Y	
	Prkg Incl: Y	
	Cert Level: Energy Cert: N	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Fireplace/Stove, Pets Allowed with Restrictions	
	Exterior Feat: Deck, Built-In-BBQ	
	Interior Feat: Other	
	Security Feat: Alarm System	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	10.99	x 10.66	2 Pc Bath	W/I Closet	
2	Living	Main	30.68	x 26.25	Fireplace	Vaulted Ceiling	South View
3	Dining	Main	17.88	x 12.66	South View	Open Concept	
4	Family	Main	0	0	Open Concept	South View	B/I Bar
5	Kitchen	Main	15.98	x 12.66	B/I Appliances	Combined W/Dining	
6	Prim Bdrm	2nd	21.23	x 12.66	South View	B/I Closet	Electric Fireplace
7	Other	2nd	19.19	x 12.66	B/I Closet	South View	
8	2nd Br	2nd	16.9	x 13.5	Murphy Bed	B/I Closet	South View
9	Laundry	2nd	10	x 6.08	Laundry Sink	Separate Rm	
10	Office	2nd	21.75	x 15.75	Open Concept	B/I Bookcase	
11	Other	3rd	26.08	x 16.5	South View	Balcony	

Client Remarks: Discover an extraordinary penthouse in the heart of Yorkville with over 3,400 sq. ft. of meticulously reimaged living space that blends sophistication with modern elegance. This fully renovated two story south facing penthouse is a one-of-a-kind residence framed by the spectacular downtown Toronto skyline. The living room is crowned by a dramatic vaulted ceiling with a rooftop skylight, allowing natural light to flood the interior. Note the rare wood-burning fireplace with its custom marble mantle; a warm, authentic touch for cozy evenings. Designed for seamless entertaining, the layout connects expansive living, dining, and lounge areas, featuring a bar and temperature controlled wine wall. Recently reimaged kitchen with top of the line appliances, beside an entertaining sized dining room. Floor to ceiling windows on both floors offer simply breathtaking views of the lake and city lights. The second floor leads to an open concept home office, two very generous bedrooms and a huge walk in custom fitted dressing room/closet (could be a 3rd bedroom). Fabulous spalike generous sized baths. But the true piece de resistance lies one level above: a spacious, south-facing private terrace that elevates outdoor living to an art form. Step outside and discover an entertainers paradise: an outdoor kitchen featuring a built-in BBQ and fridge, a dining & lounge zone complete with weatherproof TV for summer movie nights or city-view sports. Here, the boundaries between indoor and out dissolve; sunset cocktails, morning yoga, or simply basking in the sun become your new routine. With panoramic views over Toronto and Lake Ontario, this PH is both an escape and an invitation. This gem is a one of kind, its the penthouse we all dream of calling home.

Inclusions: all electric light fixtures, all window coverings (all automated except for dressing room blinds), all appliances

Listing Contracted With: HAZELTON REAL ESTATE INC. 416-924-3779



50 Yorkville Ave 4403 Toronto Ontario M4W 0A3 Toronto C02 Annex Toronto % Dif: 88 Taxes: \$43,726 / 2024 For: Sale		Sold: \$7,500,000 List: \$8,499,000
Condo Apt	#Shares%:	Rms: 7
1 Storey/Apt	Locker#: 126	Bedrooms: 2
Unit#: 3	Locker Lev/Unit: C	Washrooms: 3
Corp#: TSCC / 2282	Locker Unit:	1x6, 1x3, 1x2
	Level: 22	
Dir/Cross St: Bay St & Yorkville Ave Directions: South of Davenport Rd, North of Bloor St, on East side of Bay St Prop Mgmt: Four Seasons Private Residences		

MLS#: C12376325 **Sold Date:** 11/19/2025
PIN#: 762820076

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$5,378.73	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete / Other
Heat: Heat Pump / Gas	Central Vac: Y	Gar/Gar Spcs: Underground / 2
Apx Age:	UFFI:	Park/Drive:
Year Built: 2012	Elev/Lift:	Drive:
Yr Built Source: MPAC	HST Applicable to	Park Type: Owned / Owned
Apx Sqft: 3250-3499	Sale Price:	Park/Drv Spcs: 0 Tot Prk Spcs: 2
Lot Size Source: MPAC	Taxes Incl:	#: 68
Sqft Source: MPAC	Water Incl: Y	#: 69
Exposure: S	Heat Incl: Y	Park \$/Mo:
Assessment: 2024	Hydro Incl:	Prk Lvl/Unit: C / C
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:
Survey Type: None	Bldg Ins Incl: Y	Com Elel Incl:
Phys Hdcap-Eqp:	Prkg Incl: Y	Energy Cert:
	GreenPIS:	
	Prop Feat: Central Vacuum, Ensuite Laundry, Family Room, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free, Central Vacuum	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.05	x 7.45	Limestone Flooring	Coffered Ceiling	2 Pc Bath
2	Living	Main	29.89	x 24.74	Hardwood Floor	Combined W/Dining	South View
3	Dining	Main	29.89	x 24.74	Hardwood Floor	Combined W/Living	South View
4	Library	Main	19.65	x 15.62	Hardwood Floor	B/I Bar	W/O To Balcony
5	Kitchen	Main	18.5	x 17.75	Breakfast Area	Centre Island	W/O To Balcony
6	Prim Bdrm	Main	18.57	x 16.34	Hardwood Floor	6 Pc Ensuite	W/O To Balcony
7	2nd Br	Main	18.34	x 12.66	Hardwood Floor	3 Pc Ensuite	W/O To Balcony

Client Remks: Celebrated as one of Toronto's most prestigious and affluent neighborhoods, the Four Seasons Private Residences in Yorkville offer the ultimate in luxury living. Enter through two private elevators to a grand entrance gallery featuring underlit onyx and limestone flooring and soaring ten-foot coffered ceilings. Perfect for refined entertaining, the expansive living and dining area is adorned with six-inch white oak hardwood floors and flooded with natural light from floor-to-ceiling windows, showcasing panoramic views of the city and Lake Ontario. The custom-designed Italian Boffi kitchen is equipped with top-of-the-line Miele appliances, a breakfast nook, and access to a west-facing terrace. The spacious primary suite includes a walk-in dressing room and an opulent six-piece marble ensuite. Additional features include a den with custom beechwood and leather cabinetry opening to an east terrace, and a guest bedroom with its own ensuite and access to the west terrace. Residents enjoy full access to all of the Hotel amenities including the world-class spa, fitness centre, indoor pool, Cafe Boulud and D-Bar, 24/7 concierge & valet, housekeeping & room services, guest suites & parking. Enjoy the availability of the upscale boutiques of Bloor St., Hazelton Lanes & the vibrant cultural scene of Yorkville. ****EXTRAS**** A prime location close to many parks with public transit readily accessible. This cosmopolitan jewel represents the perfect home for the discerning buyer who desires a truly luxurious living experience in a prime location.

Inclusions: Miele dishwasher, Miele bar fridge, Miele fridge/freezer, Miele 5-burner gas stove w/ hood & exhaust, Miele wall oven, Miele front load washer & dryer, all electric light fixtures, all window treatments, central vac including equipment

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