	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 Apartment Unit#: 4 Corp#: YCC / 163 Dir/Cross St: YONGE/DAVENPORT Directions: YONGE/DAVENPORT Prop Mgmt: DEL PROPERTY MANAGEMENT		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 16 Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain		
MLS#: C12340541 Sold Date: 10/07/2025 PIN#:					
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Electric Apx Age: Apx Sqft: 500-599 Sqft Source: 540 As per Mpac Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$624.88 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Library, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free Security Feat: Security System		Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Party/Meeting Room Com Elem Incl: Y	
#	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			Sold: \$430,000 List: \$469,000
Condo Apt Apartment Unit#: 02 Corp#: TSCC / 1972	#Shares%: Locker#: Locker Lev/Unit: 17 Locker Unit: 28 Level: 3	Rms: 4 Bedrooms: 1 Washrooms: 1 1x4xMain	
Dir/Cross St: Yonge/Davenport Directions: Yonge/Davenport Prop Mgmt: St. George Property Management			

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: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: 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
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Topography: Flat Waterfront: None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	14.11	x 10.01	Vinyl Floor	Combined W/Dining	Window Flr to Ceil
2	Dining	Main	14.11	x 10.01	Vinyl Floor	Combined W/Living	Mirrored Closet
3	Kitchen	Main	8.01	x 7.32	Granite Counter	Stainless Steel Appl	Breakfast Bar
4	Prim Bdrm	Main	9.51	x 11.81	Vinyl Floor	Closet	Large Window

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 DOM: 20			Sold: \$467,500 List: \$499,000
Condo Apt Apartment Unit#: 13 Corp#: TSCC / 2586	#Shares%: Locker#: Locker Lev/Unit: 23 Locker Unit: 15 Level: 22	Rms: 3 Bedrooms: 1 Washrooms: 1 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 0-499 Sqft Source: Floor Plan Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$542.14 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: 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, Gym, Party/Meeting Room Com Elem Incl: Y
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#	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	Closet	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 #L15). 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 **SPIS:** N **DOM:** 21

Sold: \$490,000
List: \$505,000

Condo Apt
Apartment
Unit#: 11
Corp#: TSCC / 2586

#Shares%:
Locker#:
Locker Lev/Unit: 13
Locker Unit: L12
Level: 13

Rms: 3
Bedrooms: 1
Washrooms: 1
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
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age:
Year Built: 2014
Apx Sqft: 0-499
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: \$542.14
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift: **Retirement:**
HST Applicable to Included In
Sale Price:
Taxes Incl: Y **Water Incl:** Y
Heat Incl: Y **Hydro Incl:**
Cable TV Incl: **CAC Incl:** Y
Bldg Ins Incl: **Prkg Incl:**
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

Balcony: None
Ens Lndry: Y
Lndy Lev:
Exterior: Concrete
Gar/Gar Spcs: Underground / 0
Park/Drive:
Drive:
Park Type: None
Park/Drv Spcs: 0 **Tot Prk Spcs:** 0
Park \$/Mo:
Prk Lvl/Unit:
Bldg Amen:
Bike Storage, Concierge, Gym, Visitor Parking,
Elevator
Com Elem Incl: Y

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

Client Remks: 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
Sold: \$530,000
List: \$550,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** 39 **Bedrooms:** 1 + 1
Unit#: 09 **Locker Lev/Unit:** C **Washrooms:** 1
Corp#: TSCC / 1740 **Locker Unit:** 1x4xFlat
Level: 02
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2005 Apx Sqft: 600-699 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: Owned Maint: \$813.55 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: 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: 0 Tot Prk Spcs: 1 #: 19 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	10.99	x 9.19	Breakfast Bar Stainless Steel Appl
2	Dining	Main	11.02	x 19.62	Open Concept Combined W/Living
3	Living	Main	11.02	x 19.62	Window Flr to Ceil W/O To Balcony
4	Den	Main	9.22	x 8.1	Open Concept
5	Br	Main	8.89	x 10.96	Closet W/O To Balcony

Client Remks: 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 Yorkvilles 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			Sold: \$540,000 List: \$579,000
Condo Apt Apartment Unit#: 03 Corp#: TSCC / 1724	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: 172 Level: 21	Rms: 4 Bedrooms: 1 Washrooms: 1 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 Other 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
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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		Sold: \$550,000 List: \$583,000
	Condo Apt Apartment Unit#: 10 Corp#: TSCC / 2842	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 46 Level: 10	Rms: 4 Bedrooms: 1 Washrooms: 1 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 Elem Incl: Y
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#	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: 7	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	Balcony: Open Ens Lndry: Y Lndy Lev: 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: Bbqs Allowed Com Elem Incl:
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	10.17	x 15.98	Wood Floor	Combined W/Dining	W/O To Balcony
2	Dining	Main	10.17	x 15.98	Wood Floor	Combined W/Living	Open Concept
3	Kitchen	Main	10.17	x 10.33	Wood Floor	Centre Island	B/I Appliances
4	Prim Bdrm	Main	9.58	x 10.99	Wood Floor	Closet	4 Pc Ensuite
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			Sold: \$570,000 List: \$629,000
Condo Apt 1 Storey/Apt Unit#: 13 Corp#: TSCP / 3108	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 21	Rms: 1 Bedrooms: 1 Washrooms: 1 1x3	
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 500-599 Sqft Source: Builder Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$349.99 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: Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Pets Allowed with Restrictions Interior Feat: None	Balcony: None Ens Lndry: Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 0 Park/Drive: Private Drive: Private Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl:
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#	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			Sold: \$625,000		
Toronto Ontario M5R 1M2			List: \$649,000		
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	1x4xFlat, 1x2xFlat			
	Level: 14				
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	Drive:	Underground
Sqft Source:	MPAC	HST Applicable to	Included In	Park Type:	Owned
Exposure:	S	Sale Price:		Park/Drv Spcs:	1
Assessment:		Taxes Incl:	Y	Water Incl:	Y
Spec Desig:	Unknown	Heat Incl:		Hydro Incl:	
Survey Type:	None	Cable TV Incl:		CAC Incl:	Y
Phys Hdcap-Eqp:		Bldg Ins Incl:	Y	Prkg Incl:	Y
		Cert Level:		Energy Cert:	
		GreenPIS:			
		Prop Feat:	Clear View, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School		
		Interior Feat:	Carpet Free		
				Com Elem Incl:	Y

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

Client Remks: 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			Sold: \$640,000		
Toronto Ontario M4W 3Y8			List: \$649,000		
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	1x4xMain			
	Level: 3				
Dir/Cross St: Yonge/Bloor					
Directions: Yonge/Bloor					
Prop Mgmt: Del Property Management 416-964-6939					

MLS#: C12498200	Sold Date: 11/20/2025
Assignment: N	Fractional Ownership: N PIN#: 127240037

Kitchens: 1	Pets Perm: Yes-with Restrictions	Balcony: Encl
Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$752.24	Lndy Lev: Main
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Other
Heat: Heat Pump / Gas	Central Vac: N	Gar/Gar Spcs: Underground / 1
Apx Age:	UFFI:	Park/Drive:
Year Built: 2005	Elev/Lift:	Drive:
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
Foundation: Concrete	Taxes Incl:	#: 82
Sqft Source: MPAC	Water Incl: Y	Park \$/Mo:
Exposure: W	Heat Incl: Y Hydro Incl:	Prk Lvl/Unit: C
Assessment: \$524,000 / 2025	Cable TV Incl: CAC Incl:	Bldg Amen:
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden, Sauna, Visitor Parking
Survey Type: None	Cert Level: Energy Cert:	Com Elem Incl: Y
Phys Hdcap-Eqp:	GreenPIS:	
	Prop Feat: Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit	
	Interior Feat: Carpet Free	
	Security Feat: Concierge/Security, Smoke Detector	

#	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 Toronto C02 Annex Toronto % Dif: 96 Taxes: \$3,755.27 / 2025 For: Sale SPIS: N DOM: 16			Sold: \$650,000 List: \$679,990
Condo Apt 1 Storey/Apt Unit#: 02 Corp#: TSCP / 2842	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 83 Level: 36	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yonge St & Yorkville Ave Directions: NA Prop Mgmt: First Service Residential			

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

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Apx Sqft: 500-599 Sqft Source: 577 Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$485.46 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: N 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, Pets Allowed with Restrictions Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	17.98	x 9.28	Combined W/Dining	Window Flr to Ceil	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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Electric Apx Age: Apx Sqft: 500-599 Sqft Source: AS PER BUILER Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$676.51 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: 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	Balcony: Open Ens Lndry: Y Lndy Lev: Main 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: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking, Community BBQ Com Elem Incl:
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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
Sold: \$725,000
List: \$699,000
 Condo Apt **#Shares%:** **Rms:** 4
 Apartment **Locker#:** **Bedrooms:** 1
Unit#: 11 **Locker Lev/Unit:** A **Washrooms:** 1
Corp#: TSCC / 1474 **Locker Unit:** 80 1x4xFlat
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,555.27 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Carpet Free	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	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%:	Rms: 4	
Apartment	Locker#:	Bedrooms: 1 + 1	
Unit#: 9	Locker Lev/Unit:	Washrooms: 1	
Corp#: 0 / 0	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	Retirement:	Park Type: None
Exposure: E	HST Applicable to: Not Subject to HST	Park/Drv Spcs: 0 Tot Prk Spcs: 0
Assessment:	Sale Price:	Park \$/Mo:
Spec Desig: Unknown	Taxes Incl:	Prk Lvl/Unit:
Survey Type: Unknown	Heat Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Cable TV Incl:	Com Elem Incl: Y
	Bldg Ins Incl:	
	Cert Level:	
	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: KW Living Realty, 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
Sold: \$840,000
List: \$699,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 08 **Locker Lev/Unit:** C **Washrooms:** 2
Corp#: TSCC / 2451 **Locker Unit:** 45 1x4xFlat, 1x3xFlat
Level: 26
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 0-5 Year Built: 2023 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: 825 Sq.Ft.+ Exposure: Sw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$861.72 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: None / 0 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 17 Park \$/Mo: Prk Lvl/Unit: P1 Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	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 Apartment Unit#: 3 Corp#: TSCC / 1724	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 31	Rms: 4 + 1 Bedrooms: 1 + 1 Washrooms: 1 1x4xFlat	
Dir/Cross St: Yorkville/Yonge Directions: Follow Google Map Prop Mgmt: Icon Property Management			

MLS#: C12434175 **Sold Date:** 10/06/2025
PIN#:

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Fan Coil / Gas Apx Age: Apx Sqft: 600-699 Sqft Source: Per Floorplan & MPAC Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$723.67 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: Carpet Free	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Media Room, Party/Meeting Room, Recreation Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	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 Ceil
5	Den	Flat	10.07	x 6.99	Hardwood Floor		

Client Remks: 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 **DOM:** 1
Sold: \$749,900
List: \$749,900
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: MPAC Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$904.05 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Retirement: Accessibility Elevator Feat: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: 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	Balcony: Open Ens Lndry: Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 0 Park/Drive: Undergrnd Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Bike Storage, Visitor Parking, Elevator Com Elem Incl: Y
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#	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 Remks: 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			Sold: \$745,000		
Toronto Ontario M5R 0B5			List: \$788,000		
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:		1x4xFlat, 1x4xFlat		
		Level: 17			
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:	Water Incl: Y	Tot Prk Spcs:	1
Assessment:		Heat Incl:	Y	Park \$/Mo:	
Spec Desig:	Unknown	Cable TV Incl:	CAC Incl: Y	Prk Lvl/Unit:	Level C/19
Survey Type:	None	Bldg Ins Incl:	Y	Prkg Incl:	
Phys Hdcap-Eqp:		Cert Level:	Energy Cert:	Bldg Amen:	
		GreenPIS:		Com Elem Incl:	Y
		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 Pc 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 Remks: 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 Canadas 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 Streets 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 ELF's 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 SPIS: N DOM: 54		Sold: \$770,000 List: \$795,000			
Condo Apt Apartment Unit#: 03 Corp#: TSCC / 1572		#Shares%: Locker#: L24 Locker Lev/Unit: P1 Locker Unit: Level: 04		Rms: 4 Bedrooms: 1 + 1 Washrooms: 1 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 2003 Yr Built Source: MPAC Apx Sqft: 700-799 Sqft Source: floor plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:		Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$908.50 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to: Not Subject to HST Sale Price: Taxes Incl: Heat Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Cert Level: Y 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		Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert: Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: B55 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Exercise Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y			
#	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 SPIS: N DOM: 22			Sold: \$798,000 List: \$798,000
Condo Apt Apartment Unit#: 04 Corp#: TSCP / 2478	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 17	Rms: 6 Bedrooms: 2 Washrooms: 2 1x4, 1x3	
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: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: 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			Sold: \$748,000 List: \$798,800
Condo Apt Apartment Unit#: 19 Corp#: TSCC / 2139	#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 8	Rms: 5 Bedrooms: 1 + 1 Washrooms: 1 1x4	
Dir/Cross St: Bloor/Bedford Directions: Bloor/Bedford Prop Mgmt: Crossbridges Condominium Services			

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

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2010 Apx Sqft: 600-699 Sqft Source: Builder Floor plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: None Maint: \$730 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: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Primary Bedroom - Main Floor	Balcony: Encl Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: C27 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Com Elem Incl: Y
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#	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	Closet	Broadloom	Large Window
5	Den	Flat	6.23	x 13.12	Closet	Hardwood Floor	

Client Remks: 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			Sold: \$772,000		
Toronto Ontario M5R 0C1			List: \$799,900		
Toronto C02 Annex Toronto % Dif: 97					
Taxes: \$5,936.89 / 2024		For: Sale	SPIS: N	DOM: 31	
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		Retirement:	Drive: Underground
Exposure: N		HST Applicable to: Not Subject to HST	Park Type: Owned
Assessment:		Sale Price:	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Spec Desig: Unknown		Taxes Incl:	#: P2 - 2004
Survey Type: None		Water Incl:	Park \$/Mo:
Phys Hdcap-Eqp:		Hydro Incl:	Prk Lvl/Unit:
		CAC Incl: Y	Bldg Amen:
		Y Prkg Incl: Y	Bike Storage, Concierge, Gym, Party/Meeting
		Energy Cert:	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	Hardwood Floor	Open Concept
2	Kitchen	Main	7.58	x 9.33	B/I Appliances	Eat-In Kitchen	Hardwood Floor
3	Prim Bdrm	2nd	13.58	x 8.67	W/I Closet	Large Window	Hardwood Floor
4	2nd Br	2nd	15.17	x 9.58	Large Closet	Large Window	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 **SPIS:** N **DOM:** 12
Sold: \$810,000
List: \$799,900
 Condo Apt **#Shares%:**
 Apartment **Locker#:**
Unit#: 5 **Locker Lev/Unit:**
Corp#: MTCC / 795 **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: Open Floor Plan 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
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	8.01	x 4.49	Closet
2	Living	Flat	18.44	x 19.42	Combined W/Dining South View Fireplace
3	Dining	Flat	21.13	x 19.42	Combined W/Living B/I Shelves
4	Kitchen	Flat	10.01	x 9.51	Updated O/Looks Dining
5	Prim Bdrm	Flat	19.06	x 11.55	W/I Closet 4 Pc Ensuite South View
6	2nd Br	Flat	13.75	x 9.42	South View
7	Laundry	Flat	8.23	x 7.74	
8	Sunroom	Flat	13.16	x 6.82	South View

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
Sold: \$815,000
List: \$848,888
 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 1x3xMain, 1x3xUpper
Level: 4
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Year Built: 2002 Yr Built Source: MPAC Apx Sqft: 800-899 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite+Owned Maint: \$1,190.35 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Carpet Free, Separate Heating Controls	Balcony: Encl Ens Lndry: Y Lndy Lev: Upper Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 5 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Concierge, Gym, Elevator Com Elem Incl: Y
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#	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's, 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 **Locker#:** 106B **Bedrooms:** 1
Unit#: 05 **Locker Lev/Unit:** B **Washrooms:** 1
Corp#: MTCC / 1430 **Locker Unit:** 1x5
Level: 2
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: 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
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#	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 Fibe 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		Sold: \$800,000
	Toronto Ontario M4W 3P5		List: \$889,000
	Toronto C02 Annex Toronto % Dif: 90		
	Taxes: \$4,072.07 / 2025	For: Sale	SPIS: N DOM: 17
Condo Apt	#Shares%:	Rms: 5	
Multi-Level	Locker#: 23	Bedrooms: 2	
Unit#: 501	Locker Lev/Unit: B2	Washrooms: 2	
Corp#: MTCC / 698	Locker Unit: 3	2x4	
	Level: 5		
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	Drive: Underground
Sqft Source: 1450	Retirement: Included In	Park Type: Exclusive
Exposure: W	HST Applicable to:	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Assessment:	Sale Price:	#: B26
Spec Desig: Unknown	Taxes Incl:	Park \$/Mo:
Survey Type: None	Water Incl: Y	Prk Lvl/Unit: B2
Phys Hdcap-Eqp: N	Heat Incl:	Bldg Amen:
	Cable TV Incl:	Concierge, Party/Meeting Room, Rooftop
	Bldg Ins Incl: Y	Deck/Garden, Visitor Parking, Elevator
	Cert Level:	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	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			Sold: \$900,000 List: \$899,900	
Condo Townhouse Multi-Level Unit#: 7 Corp#: MTCC / 1095			#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 2		Rms: 7 Bedrooms: 2 Washrooms: 1 1x4x2nd		
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Year Built: 1995 Yr Built Source: MPAC Apx Sqft: 800-899 Sqft Source: 867 Square Feet Exposure: W Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: None Maint: \$908.49 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: Accessibility Elevator Feat: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: 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			Balcony: Open Ens Lndry: Lndy Lev: Main Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level B Unit 32 Bldg Amen: Elevator Com Elem Incl: Y	
#	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 Remks: 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: SOTHEYB'S INTERNATIONAL REALTY CANADA 416-960-9995							



1 Yorkville Ave 1402			Sold: \$870,000		
Toronto Ontario M4W 0B1			List: \$948,000		
Toronto C02 Annex Toronto % Dif: 92					
Taxes: \$5,255.66 / 2024		For: Sale	SPIS: N	DOM: 39	
Condo Apt	#Shares%:		Rms: 5		
Apartment	Locker#:		Bedrooms: 2		
Unit#: 2	Locker Lev/Unit:		Washrooms: 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	Pets Perm: Yes-with Restrictions	Balcony: Open
Fam Rm: Y	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$657.52	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:	Drive: Underground
Sqft Source: MPAC	HST Applicable to: Included In	Park Type: Owned
Exposure: Sw	Sale Price:	Park/Drv Spcs: 1
Assessment:	Taxes Incl:	Tot Prk Spcs: 1
Spec Desig: Unknown	Heat Incl:	#: 6
Survey Type: None	Cable TV Incl:	Park \$/Mo:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Prk Lvl/Unit: P4
	Prkg Incl:	Bldg Amen:
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions	
	Interior Feat: None	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	8.5	x 9.91	Combined W/Dining	Window Flr to Ceil	Open Concept
2	Dining	Flat	7.15	x 13.58	Combined W/Living	W/O To Balcony	Open Concept
3	Kitchen	Flat	8.5	x 8.01	Centre Island	B/I Appliances	O/Looks Living
4	Prim Bdrn	Flat	8.5	x 12.17	Laminate	4 Pc Ensuite	Window Flr to Ceil
5	2nd Br	Flat	7.74	x 8.23	Laminate	Window Flr to Ceil	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 DOM: 63			Sold: \$880,000 List: \$998,000
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2967	#Shares%: Locker#: Locker Lev/Unit: 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 700-799 Sqft Source: As per Seller Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,395.89 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Primary Bedroom - Main Floor	Balcony: Jlte Ens Lndry: Y Lndy Lev: Exterior: Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: 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
1	Foyer	Main	16.93	x 4.3	Hardwood Floor Recessed Lights
2	Living	Main	15.81	x 14.17	Hardwood Floor Juliette Balcony Recessed Lights
3	Kitchen	Main	15.81	x 14.17	Hardwood Floor Coffered Ceiling Marble Counter
4	Br	Main	12.27	x 11.38	Hardwood Floor Coffered Ceiling Recessed Lights
5	Bathroom	Main	11.06	x 7.97	Marble Floor Marble Counter Heated 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 details has been designed with sophistication in mind. Additional amenities include a private gym, stunning indoor and outdo 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			Sold: \$890,000
Toronto Ontario M4W 3P5			List: \$999,000
Toronto C02 Annex Toronto % Dif: 89			
Taxes: \$3,863 / 2025	For: Sale	SPIS: N	DOM: 130
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Lot Size Source: MPAC Sqft Source: MPAC Exposure: W Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,787.98 A/C: Central Air Central Vac: N UFFI: Elev/Lift: HST Applicable to: Included In Sale Price: Taxes Incl: Y Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 27 Park \$/Mo: Prk Lvl/Unit: P1 Bldg Amen: Com Elem Incl: Y
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#	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		Sold: \$1,024,990
Toronto Ontario M4W 0B6		List: \$1,024,990
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	1x4xFlat, 1x3xFlat
	Level: 48	
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:	Retirement:	Park Type: Compact
717SF+Balcony as per floor plan	HST Applicable to: Included In	Park/Drv Spcs: 0 Tot Prk Spcs: 1
Exposure: Nw	Sale Price:	#: TBA
Assessment:	Taxes Incl:	Park \$/Mo:
Spec Desig: Unknown	Heat Incl: Y	Prk Lvl/Unit: TBA
Survey Type: Unknown	Cable TV Incl:	Bldg Amen:
Phys Hdcap-Eqp:	Bldg Ins Incl: Y	Com Elem Incl: Y
	Prkg Incl: Y	
	Energy Cert:	
	GreenPIS:	
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions	
	Interior Feat: Carpet Free	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	23.1	x 10.17	Laminate	Stone Counter	Stainless Steel Appl
2	Dining	Flat	23.1	x 10.17	Laminate	Combined W/Kitchen	Nw View
3	Living	Flat	23.1	x 10.17	Laminate	Combined W/Dining	W/O To Balcony
4	Prim Bdrm	Flat	11.32	x 8.66	Laminate	4 Pc Ensuite	Closet Organizers
5	2nd Br	Flat	9.25	x 8.83	Laminate	Large Closet	Window

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 Apartment Unit#: 12 Corp#: TSCC / 1474	#Shares%: Locker#: Locker Lev/Unit: A Locker Unit: 90 Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 2 1x4, 1x3	
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: AS PER MPAC Exposure: W Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,787.25 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Level A/Unit 46 Bldg Amen: Concierge, Exercise Room, Games Room, Guest Suites, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	13.42	x 14.7	Hardwood Floor	Combined W/Dining	Large Window
2	Dining	Main	8.56	x 14.7	Hardwood Floor	Combined W/Living	O/Looks Park
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	W/I Closet
5	2nd Br	Main	14.96	x 11.94	Hardwood Floor	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		Sold: \$1,075,000		
		Toronto Ontario M5R 1B9		List: \$1,149,000		
		Toronto C02 Annex Toronto % Dif: 94				
		Taxes: \$7,540.87 / 2025 For: Sale		SPIS: N	DOM: 31	
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 Retirement: N		Drive: Private	
Lot Shape: Other		Accessibility	Elevator		Park Type: Owned	
Lot Size Source: Other		Feat:			Park/Drv Spcs: 0 Tot Prk Spcs: 1	
Roof: Unknown		HST Applicable to	Included In		#: C13	
Foundation: Unknown		Sale Price:			Park \$/Mo:	
Sqft Source: AS PER MPAC		Taxes Incl:	Water Incl:		Prk Lvl/Unit: P3	
Exposure: Ew		Heat Incl:	Y Hydro Incl:		Bldg Amen:	
Assessment:		Cable TV Incl:	CAC Incl: Y		Bike Storage, Concierge, Gym, Party/Meeting	
Spec Desig: Unknown		Bldg Ins Incl:	Y Prkg Incl: Y		Room, Rooftop Deck/Garden, Elevator	
Survey Type: Unknown		Cert Level:	Energy Cert:		Com Elem Incl: Y	
Phys Hdcap-Eqp:		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 B/I Appliances	
2	Living	Flat	9.91	x 14.73	Window Flr to Ceil Open Concept Combined W/Dining	
3	Dining	Flat	9.91	x 14.73	Open Concept Combined W/Living	
4	Prim Bdrm	Flat	10.07	x 9.97	Closet Ensuite Bath Window Flr to Ceil	
5	2nd Br	Flat	8.4	x 8.99	Closet Window Flr to Ceil	
6	Den	Flat	7.12	x 10.27	Sliding Doors	
Client Remks: 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
Sold: \$1,080,000
List: \$1,160,000
 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 1x5xFlat, 1x3xFlat
Level: 8
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 900-999 Sqft Source: 939 Sq.ft as per MPAC Exposure: S Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,307.42 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: 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	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Brick / Stone Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 59 Park \$/Mo: Prk Lvl/Unit: Lvl C Bldg Amen: Bbqs Allowed, Concierge, Guest Suites, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	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 Torontos finest destinations, youll 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 Torontos most sought-after addresses. Dont 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
Toronto Ontario M4W 1L2
 Toronto C02 Annex Toronto % Dif: 57
Taxes: \$4,785 / 2025 **For:** Sale **SPIS:** N **DOM:** 182

Sold: \$675,000
List: \$1,179,000

Condo Apt #Shares%: Rms: 6
 Apartment Locker#: 65 Bedrooms: 1
 Unit#: 03 Locker Lev/Unit: C Washrooms: 1
 Corp#: TSCC / 3108 Locker Unit: 73 1x4
 Level: 25

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
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#	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: SUMMERHILL PRESTIGE REAL ESTATE LTD. 416-385-3333

	11 Yorkville Ave 2504		Sold: \$675,000
	Toronto Ontario M4W 1L2		List: \$1,189,000
	Toronto C02 Annex Toronto % Dif: 57		
	Taxes: \$4,341.81 / 2025	For: Sale	SPIS: N DOM: 182
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	Retirement:	Park Type: Owned
Apx Sqft: 600-699	HST Applicable to: Included In	Park/Drv Spcs: 1 Tot Prk Spcs: 1
Sqft Source: Builder's Floor Plans	Sale Price:	#: P3 #355
Exposure: N	Taxes Incl:	Park \$/Mo:
Assessment:	Heat Incl:	Prk Lvl/Unit: Level C/Unit 59
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:
Survey Type: None	CAC Incl:	Bus Ctr (Wifi Bldg), Games Room, Gym, Indoor
Phys Hdcap-Eqp:	Bldg Ins Incl: Y Prkg Incl: Y	Pool, Media Room, Visitor Parking
	Cert Level:	Com Elem Incl: Y
	Energy Cert:	
	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: SUMMERHILL PRESTIGE REAL ESTATE LTD. 416-385-3333



15 McMurrich St 1202
Toronto Ontario M5R 3M6
 Toronto C02 Annex Toronto % Dif: 95
Taxes: \$5,336 / 2024 **For:** Sale **SPIS:** N **DOM:** 75
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: Floor Plan Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,115 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: N GreenPIS: N Prop Feat: Arts Centre, Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Public Transit, School Interior Feat: None	Balcony: Open Ens Lndry: Y Lndy Lev: Exterior: Brick Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 8 Park \$/Mo: Prk Lvl/Unit: B Bldg Amen: Concierge, Exercise Room, Party/Meeting Room, Rooftop Deck/Garden Com Elem Incl: Y
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#	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, youre greeted by a spacious open-concept living and dining area. The fluid layout creates an ideal space for entertaining guests. The living room is complemented by expansive windows that bathe the room in natural light. Adjacent to the living area, the solarium is a serene retreat surrounded by windows, perfect for relaxing with a book or savoring your morning coffee. This versatile space can also serve as an additional seating area, office, or a charming sunlit dining nook. The primary bedroom is a sanctuary of comfort, complete with a walk-in closet providing ample storage. Residents of 15 McMurrich Street enjoy an array of premium amenities that enhance the lifestyle experience. A 24-hr concierge service provides security and convenience, while the gym, sauna, and party room offer opportunities for wellness and socializing. Situated just steps away from the vibrant Yonge Street corridor, and the upscale boutiques, fine dining, and cultural attractions of Yorkville which are just a short stroll away. ****EXTRAS**** 2 Parking + Locker. Floor Plans Attached. 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



181 Bedford Rd 409			Sold: \$1,268,000		
Toronto Ontario M5R 0C2			List: \$1,315,000		
Toronto C02 Annex Toronto % Dif: 96					
Taxes: \$6,598.26 / 2025		For: Sale	SPIS: N	DOM: 14	
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					
Dir/Cross St: Bedford Road & Davenport					
Directions: Bedford Road & Davenport					
Prop Mgmt: First Service Residential					

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:		Drive:	
Sqft Source:	As per previous listing	Retirement:	Included In	Park Type:	Owned
Exposure:	Sw	HST Applicable to Sale Price:		Park/Drv Spcs:	1
Assessment:		Taxes Incl:		Tot Prk Spcs:	1
Spec Desig:	Unknown	Water Incl:		Park \$/Mo:	
Survey Type:	None	Hydro Incl:		Prk Lvl/Unit:	Level P3/ #3082
Phys Hdcap-Eqp:		CAC Incl:	Y	Bldg Amen:	
		Y Prkg Incl:	Y	Com Elem Incl:	Y
		Energy Cert:			
		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			Sold: \$1,250,000	
	Toronto Ontario M4W 3P5			List: \$1,349,900	
	Toronto C02 Annex Toronto % Dif: 93				
	Taxes: \$4,056.98 / 2025		For: Sale	SPIS: N	DOM: 59
	Condo Apt	#Shares%:		Rms: 6	
	Apartment	Locker#:		Bedrooms: 2	
	Unit#: 2	Locker Lev/Unit: B		Washrooms: 2	
	Corp#: MTCC / 698	Locker Unit: 48		1x3xFlat, 1x4xFlat	
			Level: 9		
	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	Pets Perm: Yes-with Restrictions	Balcony: None	
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y	
Basement: None	Maint: \$1,764.93	Lndy Lev:	
Fireplace/Stv: N	A/C: Central Air	Exterior: Concrete	
Heat: Heat Pump / Electric	Central Vac: N	Gar/Gar Spcs: Underground / 1	
Apx Age:	UFFI:	Park/Drive: Undergrnd	
Apx Sqft: 1400-1599	Elev/Lift:	Drive: Underground	
Roof: Other	Retirement: Included In	Park Type: Exclusive	
Foundation: Other	HST Applicable to	Park/Drv Spcs: 1 Tot Prk Spcs: 1	
Sqft Source: Sq. Ft.	Sale Price:	#: 31	
Exposure: E	Taxes Incl:	Park \$/Mo:	
Assessment:	Heat Incl:	Prk Lvl/Unit: B	
Spec Desig: Unknown	Cable TV Incl:	Bldg Amen:	
Survey Type: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Com Elem Incl: Y	
Phys Hdcap-Eqp:	Cert Level:		
	Energy Cert:		
	GreenPIS:		
	Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions		
	Interior Feat: Other		

Water Body Type: Bay							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Flat	15.55	x 11.88	Hardwood Floor	Granite Counter	Centre Island
2	Dining	Flat	27	x 21.39	Combined W/Living	Hardwood Floor	Large Window
3	Living	Flat	27	x 21.39	Combined W/Dining	Hardwood Floor	Pot Lights
4	Prim Bdrm	Flat	26.64	x 11.19	Hardwood Floor	W/I Closet	Pot Lights
5	2nd Br	Flat	22.01	x 12.11	Hardwood Floor	W/I Closet	Bay Window
6	Laundry	Flat	9.68	x 9.68	Tile Floor	Pot Lights	

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: SUTTON GROUP-ADMIRAL REALTY INC. 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				Sold: \$1,295,000 List: \$1,399,000							
	Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2842		#Shares%: Locker#: Locker Lev/Unit: Locker Unit: Level: 41		Rms: 7 Bedrooms: 3 Washrooms: 3 1x3xMain, 1x4xMain, 1x5xMain							
	Dir/Cross St: Yonge & Yorkville 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: Included In HST Applicable to 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:						
<table><tr><th>#</th><th>Room</th><th>Level</th><th>Length (ft)</th><th>Width (ft)</th><th>Description</th></tr></table>							#	Room	Level	Length (ft)	Width (ft)	Description
#	Room	Level	Length (ft)	Width (ft)	Description							
Client Remks: 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 Torontos 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%:** **Rms:** 7
 Apartment **Locker#:** 67 **Bedrooms:** 2
Unit#: 05 **Locker Lev/Unit:** C **Washrooms:** 2
Corp#: TSCC / 3108 **Locker Unit:** 75 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: Y 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 Elem 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 Toronto C02 Annex Toronto % Dif: 94 Taxes: \$4,635.08 / 2024 For: Sale SPIS: N DOM: 47			Sold: \$1,510,000 List: \$1,599,000					
			Condo Apt Apartment Unit#: 03 Corp#: MTCC / 698			#Shares%: Locker#: Rm#2 Locker Lev/Unit: B1 Locker Unit: 13 Level: 14			Rms: 8 Bedrooms: 2 Washrooms: 2 1x6xFlat, 1x4xFlat		
			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 PIN#:			Sold Date: 11/15/2025								
Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Heat Pump / Electric Apx Age: Apx Sqft: 1600-1799 Sqft Source: Floor Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:			Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$2,127.63 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y HST Applicable to Included In Sale Price: Taxes Incl: Heat Incl: Cable TV Incl: Bldg Ins Incl: Cert Level: GreenPIS: Prop Feat: Clear View, Ensuite Laundry, Fireplace/Stove, Library, Park, Pets Allowed with Restrictions, Public Transit, Ravine, School Interior Feat: Other			Water Incl: Y Hydro Incl: CAC Incl: Y Prkg Incl: Y Energy Cert:			Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Exclusive Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: A 14 #: B 12 Park \$/Mo: Prk Lvl/Unit: Level B1 / Level B2 Bldg Amen: Concierge, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y		
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 Pc 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 Pc 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/In 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/In 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			Sold: \$1,750,000
Toronto Ontario M5R 1B3			List: \$1,825,000
Toronto C02 Annex Toronto % Dif: 96			
Taxes: \$8,578 / 2024 For: Sale		SPIS: N	DOM: 56
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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Heat Pump / Electric Apx Age: Apx Sqft: 2250-2499 Sqft Source: 2,333 Sq.ft as per Floor Plan Exposure: N Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Exclusive Maint: \$3,325.66 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: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y 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	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: B-1 Bldg Amen: Car Wash, Concierge, Exercise Room, Guest Suites, Indoor Pool, Party/Meeting Room Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19.26	x 8.01	Double Doors
2	Living	Main	22.67	x 19.26	Open Concept
3	Dining	Main	16.01	x 12.01	Open Concept
4	Kitchen	Main	16.99	x 10.99	B/I Appliances
5	Prim Bdrm	Main	23.16	x 13.16	6 Pc Ensuite
6	2nd Br	Main	20.41	x 11.09	4 Pc Ensuite
7	Office	Main	6	x 10.01	Large Window

Client Remks: 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			Sold: \$1,600,000
Toronto Ontario M5R 2G2			List: \$1,900,000
Toronto C02 Annex Toronto % Dif: 84			
Taxes: \$6,568.10 / 2025		For: Sale	SPIS: N
			DOM: 35
Condo Apt	#Shares%:	Rms: 5	
Apartment	Locker#:	Bedrooms: 1	
Unit#: 04	Locker Lev/Unit:	Washrooms: 2	
Corp#: MTCC / 1276	Locker Unit: #139	1x2xMain, 1x4xMain	
	Level: 8		
Dir/Cross St: Avenue Rd/Yorkville			
Directions: Avenue Rd/Yorkville			
Prop Mgmt: Royal Grande			

MLS#: C12450451 **Sold Date:** 11/11/2025
Assignment: N **Fractional Ownership:** N **PIN#:** 122760087

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Year Built: 1999 Yr Built Source: MPAC Apx Sqft: 900-999 Lot Size Source: MPAC Sqft Source: Bulider's Plan Exposure: E Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,469.75 A/C: Central Air Central Vac: N UFFI: No Elev/Lift: Retirement: N HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Hydro Incl: Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Fireplace/Stove, Park, Pets Allowed with Restrictions, Public Transit Interior Feat: None Security Feat: Concierge/Security	Balcony: Jlte Ens Lndry: Y Lndy Lev: Main Exterior: Brick Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 99 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Car Wash, Concierge, Gym, Media Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description	Pot Lights	Double Closet
1	Foyer	Main	6.14	x 14.17	Hardwood Floor	Pot Lights	Pot Lights
2	Kitchen	Main	8.23	x 10.2	Marble Counter	Pot Lights	Panelled
3	Dining	Main	9.38	x 17.06	Hardwood Floor	Pot Lights	W/O To Balcony
4	Living	Main	10.33	x 14.53	Hardwood Floor	Pot Lights	W/I Closet
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



55 Scollard St 1805
Toronto Ontario M5R 0A1
 Toronto C02 Annex Toronto % Dif: 98
Taxes: \$10,000 / 2025 **For:** Sale **SPIS:** N **DOM:** 11
Sold: \$2,153,750
List: \$2,195,000
 Condo Apt **#Shares%:** **Rms:** 5
 Apartment **Locker#:** **Bedrooms:** 2
Unit#: 04 **Locker Lev/Unit:** **Washrooms:** 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#: C1255126		Sold Date: 11/28/2025	
Assignment: N		Fractional Ownership: N PIN#: 762940076	
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:	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:	Park \$/Mo:	
Exposure: Sw	Heat Incl: Y	Prk Lvl/Unit:	
Assessment:	Cable TV Incl:	Bldg Amen:	
Spec Desig: Unknown	CAC Incl: Y	Bus Ctr (Wifi Bldg), Concierge, Games Room,	
Survey Type: None	Bldg Ins Incl: Y	Gym, Indoor Pool, Party/Meeting Room	
Phys Hdcap-Eqp:	Prkg Incl:	Com Elem Incl: Y	
	Cert Level:		
	Energy Cert: N		
	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	Double Closet	Pot Lights
2	Living	Flat	11.15	x 15.09	Hardwood Floor	Window Flr to Ceil	Combined W/Dining
3	Dining	Flat	11.15	x 5.58	Window Flr to Ceil	W/O To Balcony	Combined W/Living
4	Kitchen	Flat	9.84	x 20.34	Granite Counter	B/I Appliances	Centre Island
5	Prim Bdrm	Flat	24.28	x 14.76	W/I Closet	5 Pc Ensuite	W/O To Balcony
6	2nd Br	Flat	10.17	x 12.14	Hardwood Floor	Window Flr to Ceil	3 Pc Bath

Client Remks: 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 ELF's. 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 SPIS: N DOM: 26		Sold: \$2,095,000 List: \$2,195,000
Condo Apt 1 Storey/Apt Unit#: 01 Corp#: TSCC / 2967	#Shares%: Locker#: 9 Locker Lev/Unit: Locker Unit: A Level: 3	Rms: 5 Bedrooms: 2 Washrooms: 3 1x3xFlat, 1x4xFlat, 1x2xFlat
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: 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: 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
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#	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	Closet	Hardwood Floor	

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: SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995



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
Sold: \$2,000,000
List: \$2,490,000
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 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 16-30 Apx Sqft: 1400-1599 Sqft Source: plans Exposure: S Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$2,031.71 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: 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	Balcony: Open Ens Lndry: Y Ndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Drive: Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 84 Park \$/Mo: Prk Lvl/Unit: C Bldg Amen: Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Sauna Com Elem Incl: Y
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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 Ceil
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 Ceil	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 **Locker Lev/Unit:** **Washrooms:** 4
Corp#: MTCC / 626 **Locker Unit:** 1x2xFlat, 1x4xFlat,
Level: 8 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 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Radiant / Gas Apx Age: Year Built: 1983 Apx Sqft: 3500-3749 Lot Size Source: MPAC Sqft Source: FLOOR PLAN Exposure: Ne Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$4,062.65 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: Y CAC Incl: Bldg Ins Incl: Y Prkg Incl: Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Carpet Free Security Feat: Concierge/Security	Balcony: None Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Rental Park/Drv Spcs: 1 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Gym, Indoor Pool, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	28.77	x 17.68	Hardwood Floor Bay Window Open Concept
2	Dining	Flat	26.18	x 17.06	Hardwood Floor French Doors Open Concept
3	Family	Flat	16.11	x 13.39	Hardwood Floor B/I Bookcase Bay Window
4	Library	Flat	11.98	x 9.38	Hardwood Floor Bay Window B/I Bookcase
5	Kitchen	Flat	20.08	x 11.09	Renovated Breakfast Bar Pot Lights
6	Prim Bdrm	Flat	16.57	x 13.32	W/I Closet 4 Pc Ensuite Separate Shower
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 4 Pc Ensuite
9	3rd Br	Flat	21.82	x 9.38	Laminate W/W Closet Pot Lights
10	Other	Flat	11.58	x 9.19	Laminate Separate Shower
11	Laundry	Flat	0	0	4 Pc Bath

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 **SPIS:** N **DOM:** 16

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
PIN#: 076280004

Sold Date: 11/28/2025

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 Retirement: Sale Price: Included In Taxes Incl: Heat Incl: Y Cable TV Incl: Y Bldg Ins Incl: Y Cert Level: 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 Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Flat	17.39	x 17.39	Combined W/Dining
2	Dining	Flat	6.56	x 17.39	Combined W/Living
3	Kitchen	Flat	13.16	x 12.14	Centre Island
4	Breakfast	Flat	13.16	x 7.87	Combined W/Kitchen
5	Prim Bdrm	Flat	19.36	x 14.11	W/O To Terrace
6	Bathroom	Flat	10.17	x 16.73	Combined W/Br
7	2nd Br	Flat	15.75	x 13.78	3 Pc Ensuite
8	Den	Flat	10.5	x 13.78	W/O To Terrace

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. Totalling 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: SOTHEYB'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 SPIS: N DOM: 13			Sold: \$2,675,000 List: \$2,850,000
Condo Apt Apartment Unit#: 01 Corp#: TSCC / 2294	#Shares%: Locker#: E106 Locker Lev/Unit: E Locker Unit: 106 Level: 13	Rms: 5 Bedrooms: 2 Washrooms: 3 1x4xFlat, 1x3xFlat, 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 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1400-1599 Sqft Source: Geowarehouse Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,126 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: 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	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 1 Tot Prk Spcs: 1 #: 84 Park \$/Mo: Prk Lvl/Unit: P5 Bldg Amen: Concierge, Exercise Room, Indoor Pool, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	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 Yorkvilles 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 Fam Rm: N Basement: None Fireplace/Stv: Y Heat: Forced Air / Gas Apx Age: Apx Sqft: 1800-1999 Sqft Source: MPAC Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,617.33 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: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: 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	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 0 Tot Prk Spcs: 1 #: 2015 Park \$/Mo: Prk Lvl/Unit: P2 Bldg Amen: Bbqs Allowed, Bus Ctr (Wifi Bldg), Concierge, Games Room, Visitor Parking Com Elem Incl: Y
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#	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 Ceil	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 **Locker Lev/Unit:** P4 **Washrooms:** 3
Corp#: TSCC / 1937 **Locker Unit:** 50 1x2xMain, 1x5xMain,
Level: 15 1x3xMain
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 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: 16-30 Year Built: 2008 Yr Built Source: MPAC Apx Sqft: 2500-2749 Sqft Source: Floor Plans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$3,388.78 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Y Retirement: HST Applicable to Not Subject to HST Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Central Vacuum, Ensuite Laundry, Family Room, Park, Pets Allowed with Restrictions, Public Transit Exterior Feat: Patio Interior Feat: Central Vacuum Security Feat: Concierge/Security	Balcony: Terr Ens Lndry: Y Endy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 #: 12 #: 13 Park \$/Mo: Prk Lvl/Unit: P4 / P4 Bldg Amen: Bbqs Allowed, Bike Storage, Concierge, Gym, Party/Meeting Room, Visitor Parking Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	20.51	x 7.25	Closet	Stone Floor	2 Pc Bath
2	Living	Main	22.74	x 17.16	Open Concept	Picture Window	East View
3	Dining	Main	12.5	x 10.24	Window Flr to Ceil	W/O To Terrace	Hardwood Floor
4	Kitchen	Main	14.76	x 11.91	Renovated	Centre Island	Breakfast Bar
5	Family	Main	16.5	x 14.67	Open Concept	Picture Window	South View
6	Library	Main	13.58	x 8.76	B/I Bookcase	Pocket Doors	Large Window
7	Prim Bdrm	Main	19.26	x 14.6	5 Pc Ensuite	W/I Closet	B/I Desk
8	2nd Br	Main	12.24	x 11.25	3 Pc Ensuite	Large Closet	Sw View
9	Laundry	Main	8.5	x 4.92	Laundry Sink	B/I Vanity	Stone Floor

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/ & D DIVISION 416-489-2121



36 Hazelton Ave 3G Toronto Ontario M5R 2E2 Toronto C02 Annex Toronto % Dif: 91 Taxes: \$20,186.91 / 2025 For: Sale SPIS: N DOM: 22			Sold: \$3,125,000 List: \$3,450,000
Condo Apt 2-Storey Unit#: 7 Corp#: TSCC / 2506	#Shares%: Locker#: 2/10 Locker Lev/Unit: A Locker Unit: 2 an Level: 3	Rms: 6 Bedrooms: 2 + 1 Washrooms: 3 1x2xMain, 1x5xLower, 1x3xLower	
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 Fam Rm: Y Basement: None Fireplace/Stv: Y Heat: Heat Pump / Gas Apx Age: Apx Sqft: 2000-2249 Sqft Source: Floor Plans Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$5,815.75 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Ensuite Laundry, Family Room, 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	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Brick / Concrete Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: Lvl C/ 17 (#27) / Lvc C/ 18 (#28) Bldg Amen: Bbqs Allowed, Concierge, Exercise Room, Games Room, Visitor Parking Com Elem Incl: Y
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#	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 Remks: Stunningly beautiful and rarely offered, this spacious two-storey suite in one of Yorkvilles 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		Sold: \$3,600,000
	Toronto Ontario M5R 1C6		List: \$3,898,000
	Toronto C02 Annex Toronto % Dif: 92		
	Taxes: \$10,872.40 / 2024	For: Sale	SPIS: N
			DOM: 231
	Condo Apt	#Shares%:	Rms: 10
	Apartment	Locker#: 134	Bedrooms: 2
	Unit#: 5	Locker Lev/Unit: B	Washrooms: 3
	Corp#: MTCC / 692	Locker Unit: 1	1x4xMain, 1x3xMain,
		Level: 4	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	Pets Perm:	Yes-with Restrictions
Fam Rm:	Y	Locker:	Exclusive
Basement:	None	Maint:	\$4,365.12
Fireplace/Stv:	Y	A/C:	Central Air
Heat:	Heat Pump / Electric	Central Vac:	N
Apx Age:	31-50	UFFI:	
Apx Sqft:	2750-2999	Elev/Lift:	Retirement:
Sqft Source:	Floor Plans	HST Applicable to	Included In
Exposure:	Nw	Sale Price:	
Assessment:		Taxes Incl:	Water Incl: Y
Spec Desig:	Unknown	Heat Incl:	Hydro Incl:
Phys Hdcap-Eqp:		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

Water Body Type: Lake							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	9.45	x 7.64	Closet		
2	Living	Main	40.16	x 16.6	Fireplace	Hardwood Floor	Large Window
3	Dining	Main	26.97	x 9.71	Large Window	Hardwood Floor	Hardwood Floor
4	Kitchen	Main	17.98	x 16.67	Stainless Steel Appl	W/O To Terrace	
5	Office	Main	9.45	x 17.29	Wet Bar		
6	Prim Bdrm	Main	27.99	x 25.85	West View	W/I Closet	4 Pc Ensuite
7	Bathroom	Main	17.81	x 5.81	4 Pc Bath	Double Sink	
8	2nd Br	Main	23.72	x 12.3	West View	B/I Closet	
9	Bathroom	Main	7.94	x 5.91	3 Pc Bath		
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 **SPIS:** N **DOM:** 67
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 Fam Rm: Y Basement: Other Fireplace/Stv: Y Heat: Other / Other Apx Age: Year Built: 1980 Yr Built Source: MPAC Apx Sqft: 3250-3499 Lot Size Source: Other Sqft Source: 3400 per building plans Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: Unknown Phys Hdcap-Eqp: N	Pets Perm: Yes-with Restrictions Locker: Ensuite Maint: \$3,839.40 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Y Retirement: N HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: Y CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: N GreenPIS: 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	Balcony: Terr Ens Lndry: Y Lyndy Lev: Upper Exterior: Other Gar/Gar Spcs: Underground / 2 Park/Drive: Undergrnd Drive: Underground Park Type: Owned Park/Drv Spcs: 2 Tot Prk Spcs: 2 Park \$/Mo: Prk Lvl/Unit: P2#18 / P2#19 Bldg Amen: Com Elem Incl: Y
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#	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 Remks: Discover an extraordinary penthouse in the heart of Yorkville with over 3,400 sq. ft. of meticulously reimagined 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 reimagined 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 SPIS: N DOM: 77			Sold: \$7,500,000 List: \$8,499,000
Condo Apt 1 Storey/Apt Unit#: 3 Corp#: TSCC / 2282	#Shares%: Locker#: 126 Locker Lev/Unit: C Locker Unit: Level: 22	Rms: 7 Bedrooms: 2 Washrooms: 3 1x6, 1x3, 1x2	
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 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Heat Pump / Gas Apx Age: Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 3250-3499 Lot Size Source: MPAC Sqft Source: MPAC Exposure: S Assessment: 2024 Spec Desig: Unknown Survey Type: None Phys Hdcap-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$5,378.73 A/C: Central Air Central Vac: Y UFFI: Elev/Lift: Retirement: HST Applicable to Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Cable TV Incl: CAC Incl: Y Bldg Ins Incl: Y Prkg Incl: Y Cert Level: Energy Cert: GreenPIS: Prop Feat: Central Vacuum, Ensuite Laundry, Family Room, Pets Allowed with Restrictions Interior Feat: Carpet Free, Central Vacuum	Balcony: Open Ens Lndry: Y Lndy Lev: Main Exterior: Concrete / Other Gar/Gar Spcs: Underground / 2 Park/Drive: Drive: Park Type: Owned / Owned Park/Drv Spcs: 0 Tot Prk Spcs: 2 #: 68 #: 69 Park \$/Mo: Prk Lvl/Unit: C / C Bldg Amen: Com Elem Incl: Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	20.05	x 7.45	Limestone Flooring
2	Living	Main	29.89	x 24.74	Hardwood Floor
3	Dining	Main	29.89	x 24.74	Hardwood Floor
4	Library	Main	19.65	x 15.62	Hardwood Floor
5	Kitchen	Main	18.5	x 17.75	Breakfast Area
6	Prim Bdrm	Main	18.57	x 16.34	Hardwood Floor
7	2nd Br	Main	18.34	x 12.66	Hardwood Floor

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