



20 Southport St 121 **List: \$819,000 For: Sale**
Toronto Ontario M6S 4Y8
 Toronto W01 High Park-Swansea Toronto
SPIS: N **Taxes:** \$2,465.87/2025 **DOM:** 0
 Condo Apt Apartment **Rms:** 6
Corp#: MTCC / 797 **#Shares%:** **Bedrooms:** 2 + 1
Unit#: 19 **Locker#:** 185 **Washrooms:** 2
Locker Lev Unit: 1x3xFlat, 1x4xFlat
 01
Locker Unit#: A
Level: 01
Zoning:
Prop Mgmt: FirstService Residential Ontario
Dir/Cross St: Windemere/Queensway
Directions:
 From the intersection of Windemere Ave and The Queensway, head north on Windemere Ave, then take the first left onto Windemere Place. Turn right onto Southport St, and 20 Southport St will be on your left.

MLS#: W12920184 **Possession Remarks:** 60 days/TBD
Status Cert: N **Bldg Name:** **PIN#:** 117970017

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1000-1199 Sqft Source: Previous Listing Exposure: Nw Assessment: Spec Desig: Unknown Survey Type: Unknown Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,477.99 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Retirement: HST Applicable to Sale Price: Not Subject to HST 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 Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: Terr 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 Pk Spot#: 31 Park \$/Mo: Prk Lvl/Unit: A Bldg Amen: Guest Suites, Gym, Indoor Pool, Party/Meeting Room, Sauna, Squash/Racquet Court Prop Feat: Ensuite Laundry, Pets Allowed with Restrictions Interior Feat: Other
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	13.68	x 8.01	Stainless Steel Appl
2	Dining	Flat	10.99	x 8.66	Separate Rm
3	Living	Flat	14.4	x 14.07	O/Looks Dining
4	Den	Flat	12.99	x 8.92	Hardwood Floor
5	Prim Bdrm	Flat	13.16	x 10.24	3 Pc Ensuite
6	2nd Br	Flat	10.99	x 10.43	Large Window

Client Remks:
 A rare offering in the heart of High Park-Swansea, this spacious 2+1 bedroom ground-floor residence delivers the perfect balance of vibrant city living and peaceful retreat, anchored by an exceptional private terrace that truly sets it apart. Spanning approximately 1,181 sq. ft., the thoughtfully designed layout offers generous principal rooms, a seamless flow, and floor-to-ceiling windows that fill the space with soft northwest light. The open-concept living and dining areas connect effortlessly to the outdoors, creating an extension of the home that feels both expansive and inviting. The versatile den offers endless flexibility ideal as a home office, guest room, or cozy library. Step outside to your own secluded urban oasis. Enclosed and surrounded by lush greenery, the terrace offers rare privacy and a tranquil, garden-like setting - perfect for morning coffee, quiet afternoons, or relaxed entertaining. Inside, hardwood flooring runs throughout, complemented by a functional kitchen with stainless steel appliances and ample storage, including thoughtfully designed closet systems. The well-proportioned bedrooms are tucked away for added privacy, with the primary suite featuring a walk-in closet and ensuite bath. Enjoy the ease of main-floor living in a well-appointed building with amenities including an indoor pool, gym, guest suites, party room, bike storage, and visitor parking. One parking space and one locker complete the offering, with the parking spot ideally positioned just steps from the elevator-offering everyday convenience for seamless arrivals, grocery runs, and effortless day-to-day living. Ideally located just moments from High Park, the Humber River trails, and the charm of Bloor West Village. Welcome to 20 Southport Street, Suite 121 - a home that offers the best of both worlds: urban convenience with a true sense of calm. For additional pics, virtual tour and floor plan - check out: www.20southport.com
Inclusions:
 Stainless steel appliances including fridge, stove, and built-in dishwasher, all electric light fixtures, bathroom mirrors, all window coverings and blinds with hardware, washer and dryer, primary walk-in closet system, linen closet storage shelving system, and front hall closet system.

Listing Contracted With: Signature Elite Realty Ltd. **Ph:** 888-551-6599