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REAL ESTATE TEAM



38 Avoca Avenue #505



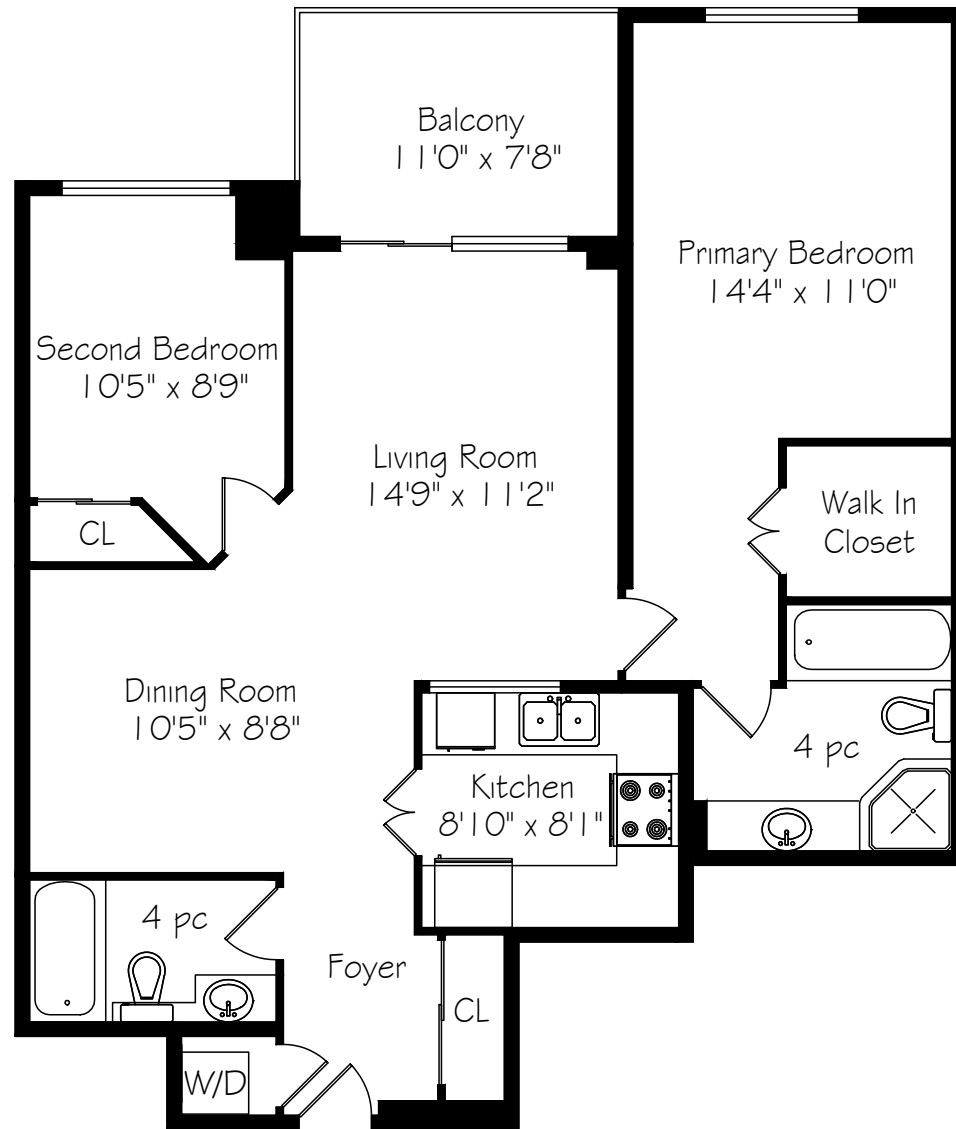
## 38 Avoca Avenue #505

Welcome to 38 Avoca, one of the most desirable buildings in the heart of Yonge and St. Clair. Suite 505 is a gorgeous light-filled unit offering welcoming living spaces, two bedrooms, two bathrooms, and stunning south-facing city views. This unit includes a lovely patio, ensuite laundry, a locker, and parking for one car.

Upon entering unit 505, one is struck by the abundance of natural light flowing throughout. The entry is flanked by a large double closet leading to the open plan layout, with bright living and dining spaces. The living room has gorgeous south-facing views of the Toronto city line.

The primary bedroom features a wall of windows, a large walk-in closet, and a four-piece bathroom. The unit boasts a well-proportioned second bedroom and a second four-piece bathroom and ensuite laundry.

Residents of 38 Avoca enjoy a wide variety of amenities with a twenty-four-hour concierge, a fully equipped gym, visitor parking, a welcoming library, a landscaped courtyard with a barbecue, and a large party room. Enjoy all the perks of urban living with great restaurants, some of the city's best schools, transportation, gyms, and private clubs just out your front door. Or escape to some of the city's best green spaces with ravines and the St Clair Reservoir steps away.



# Details

## MAINTENANCE

\$1191.70

## TAXES

\$4379.30 (2023)

# Features

- Nestled in Toronto's coveted Yonge and St. Clair neighbourhood, 38 Avoca, known as The Avoca Vale, is a 24-year-old prestigious condominium with a hundred and twenty-two luxurious units.
- The entrance to the building brings visitors and residents into a beautiful lobby with a concierge.
- Suite 505 is a sun-drenched unit offering two bedrooms, two bathrooms, and a lovely covered terrace.
- The entryway features a double closet and tucked away stacked laundry.
- The open-concept living and dining space is perfect for entertaining guests or relaxing with family indoors or out on the terrace.
- The spacious primary bedroom offers a quiet respite and is complete with abundant windows overlooking the cityscape, spacious walk-in closets, and a four-piece ensuite bathroom.
- The second bedroom boasts a bright south-facing view and a double closet.
- Amenities available in the building include a fully equipped gym, a large party room, a library, dedicated visitor parking, and a 24-hour concierge.
- The building is near many popular green spaces, including the St. Clair Reservoir, and is surrounded by some of the city's most sought-after restaurants, retail shops, private clubs, gyms, and hiking trails.
- In close proximity to public schools, including Deer Park Jr. Public School. As well as some of the city's most sought after private schools including Upper Canada College, The York School, Branksome Hall, Bishop Strachan School, Greenwood College, DeLaSalle, and St. Michaels.

## INCLUSIONS

- Kitchen appliances
- Stacked washer/dryer Point

## EXCLUSIONS

- None

## RENTALS

- None





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