



HEAPS ESTRIN

REAL ESTATE TEAM



40 Oaklands Avenue  
Suite 301





## 40 Oaklands Avenue, Suite 301

Welcome to Suite 301 at The Oaklands! This sophisticated 2,351 square foot southwest corner suite is truly one of a kind. The upper level boasts an elegant living room with sleek, architectural custom built-ins, floor to ceiling windows featuring a tree-lined south-facing view, and a custom wood-burning fireplace with stone surround. The main level features a grand dining room and light-filled eat-in kitchen with state-of-the-art granite accents, stainless steel appliances, and a walkout to an 800 square foot south-facing private terrace. Complete with a beautiful wooden pergola, plenty of space for greenery, and a charming stone fountain, the oversized terrace is a tranquil, private oasis. The tasteful principal suite features a spacious walk-through closet, floor-to-ceiling windows with a walkout to a second secluded south-facing balcony, and a gorgeous four piece ensuite with a double vanity, granite counters, and a soaker tub. The den is currently used as a welcoming family room and convenient home office, but easily converts to a spacious second bedroom with a three piece ensuite. Complete with two parking spots and a generous ensuite laundry room, this spectacular suite is the perfect mix of luxury and convenience. Just steps to the many impressive shops and restaurants of Summerhill and Yorkville, newly transformed intersections of Yonge & St. Clair and Yonge & Bloor, and Summerhill Station.

















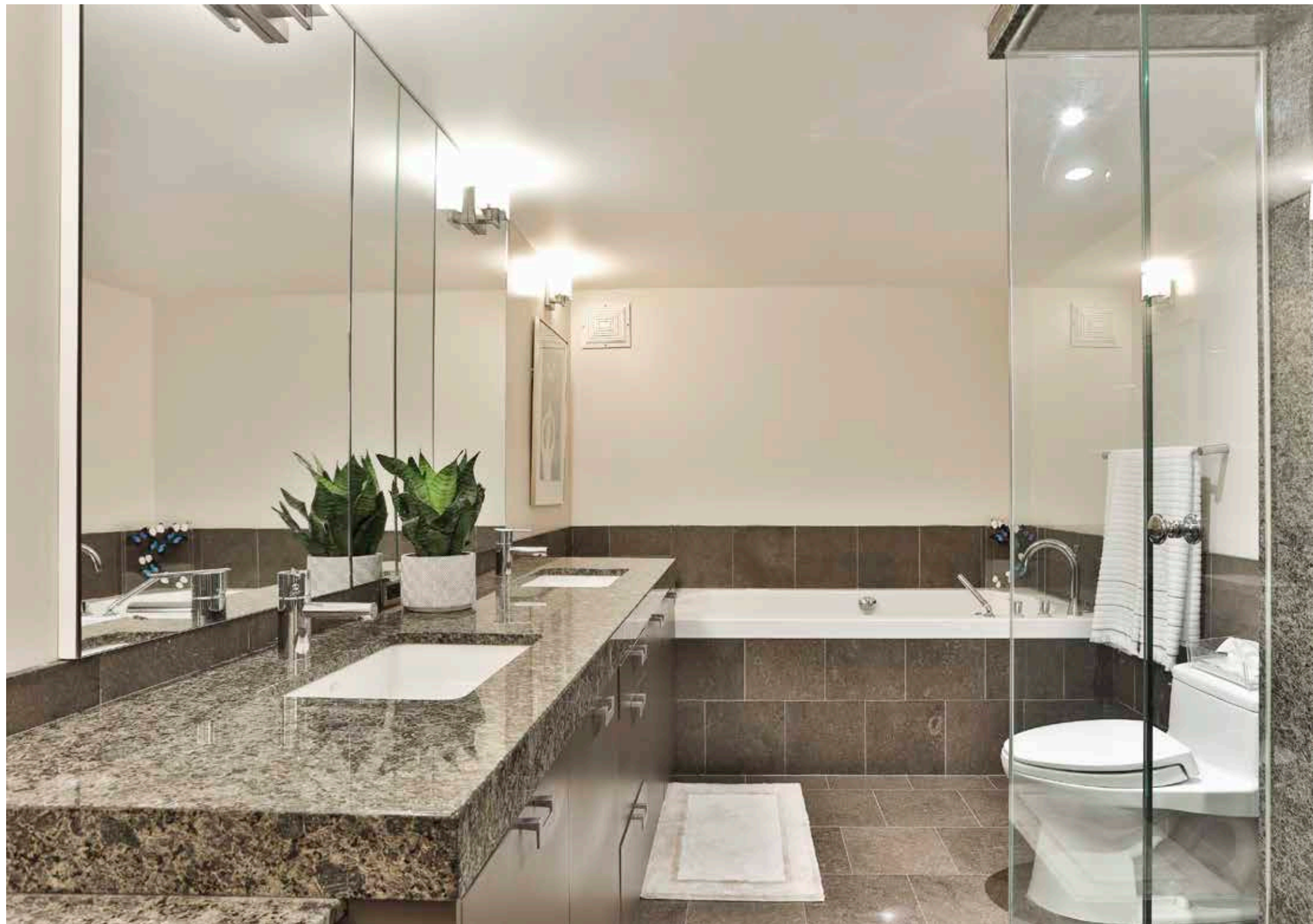












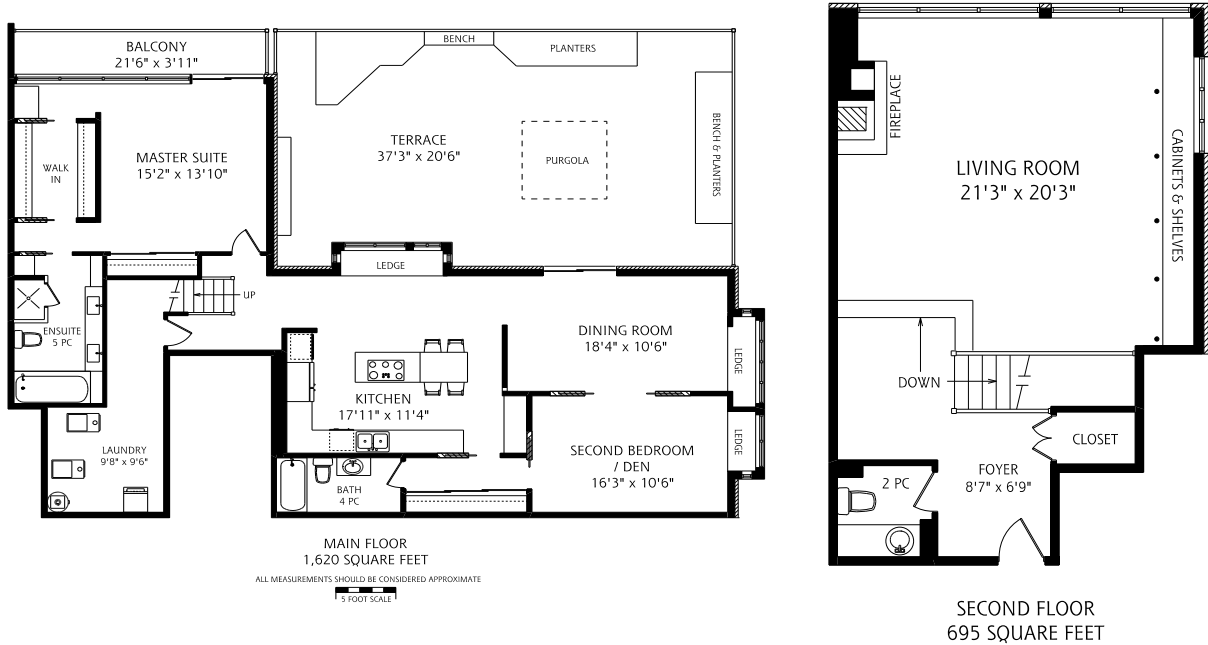












# Details

## MAINTENANCE

\$2398.89

## TAXES

\$6,404.84 (2020)

## POSSESSION

60/90 Days

## HEATING

Forced Air/Gas

## COOLING

Central Air Conditioning

## DRIVEWAY

2 Spots in Garage

# Features

- Spectacular southwest corner suite with gorgeous tree-lined views, oversized widows, and plenty of natural light throughout
- 2,351 square feet of sophisticated living space designed by Herschel Okan spread across two expansive stories
- Spacious entrance foyer features a large closet with ample storage and a sizeable powder room
- Elegant upper-level living and dining room features sleek, architectural custom built-ins with a mirrored bar cabinet, floor to ceiling windows with tree-lined south-facing views, and a striking wood-burning fireplace with a custom stone surround.
- Grand main level dining room features large windows and a walkout to an expansive south-facing private, sheltered terrace perfect for outdoor dining.
- The light-filled eat-in kitchen features state-of-the-art granite accents, stainless steel appliances, a comprehensive butler's pantry, and a walkout to the incredible oversized terrace oasis.
- Impressive 800 square foot terrace provides a tranquil, private escape from the city. It features a large decorative wooden pergola, plenty of space for greenery, and a charming stone fountain.
- Luxurious, oversized master suite features a spacious walk-through closet with plenty of built-in organizers, floor-to-ceiling windows with a walkout to a second secluded south-facing balcony, and a gorgeous four piece ensuite with a double vanity, granite counters, glass enclosed shower, and a relaxing soaker tub.
- Enclosed den provides a welcoming family room but can also become a convenient home office or spacious second bedroom with a three piece ensuite.
- Generous ensuite laundry room with ample space for additional storage
- Two underground parking spots
- Nearby Schools include De La Salle, Upper Canada College, Bishop Strachan School, The York School, Cottingham Junior Public School
- Amenities at 40 Oaklands include: elegant indoor gardens, 24 Hour Security System, Concierge, Visitor Parking, Bike Storage
- Just steps to the many impressive shops and restaurants of Summerhill and Yorkville, newly transformed intersections of Yonge & St. Clair and Yonge & Bloor, and Summerhill Station.

## INCLUSIONS

- Diva Induction Cooktop
- Dacor Oven
- Monogram Fridge
- Miele Dishwasher
- Panasonic Microwave
- Samsung Washer and Dryer
- All Electric Light Fixtures Except Otherwise Excluded
- All Broadloom Where Laid

## EXCLUSIONS

- Dining Room Chandelier
- Stairwell Pendant
- Living Room Pendant





# HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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