



HEAPS ESTRIN

REAL ESTATE TEAM



80 Yorkville Avenue,
Suite 605



80 Yorkville Avenue, Suite 605

Situated in the heart of one of Toronto's most chic and sought-after neighbourhoods, 80 Yorkville Avenue offers some of the most luxurious and stylish condominiums in the city. This prestigious development is comprised of two residential condominium towers, six elegant townhomes, and an interior courtyard, all of which incorporate the historic facade of the city's original Mount Sinai Hospital. With a separate residential entrance fronting on Scollard Street, residents of the building can enjoy peace and privacy while simultaneously taking advantage of the lively upscale Yorkville neighbourhood. Suites in this development are highly sought after, and rarely come available.

Suite 605 is a spacious 1,450 square foot light-filled corner unit offering two bedrooms, three bathrooms, captivating South East city views, and is a space where elegance coexists with comfort. The suite features eight-foot-high windows and soaring ten-foot-high ceilings with cornice mouldings throughout each of the principal rooms.

The fabulous open concept living and dining area is perfect for entertaining and is complete with a stone clad gas fireplace and a walkout to a balcony overlooking Yorkville Avenue. The kitchen is perfectly tailored to the needs of the urban dweller and features a large eat-in stone kitchen island, top-of-the-line luxury appliances, an abundance of storage space, and can be separated from the living and dining areas with convenient French pocket doors.

The primary bedroom overlooks Bellair Street and Yorkville Avenue and has large floor-to-ceiling windows replete with convenient electric blackout blinds, a walk-in closet, and four-piece ensuite bathroom. The second well-proportioned bedroom has access to a second balcony and features an additional four-piece ensuite bathroom. This room also has potential as a home office, a gym, or a nursery.

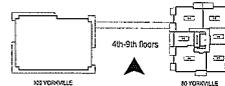
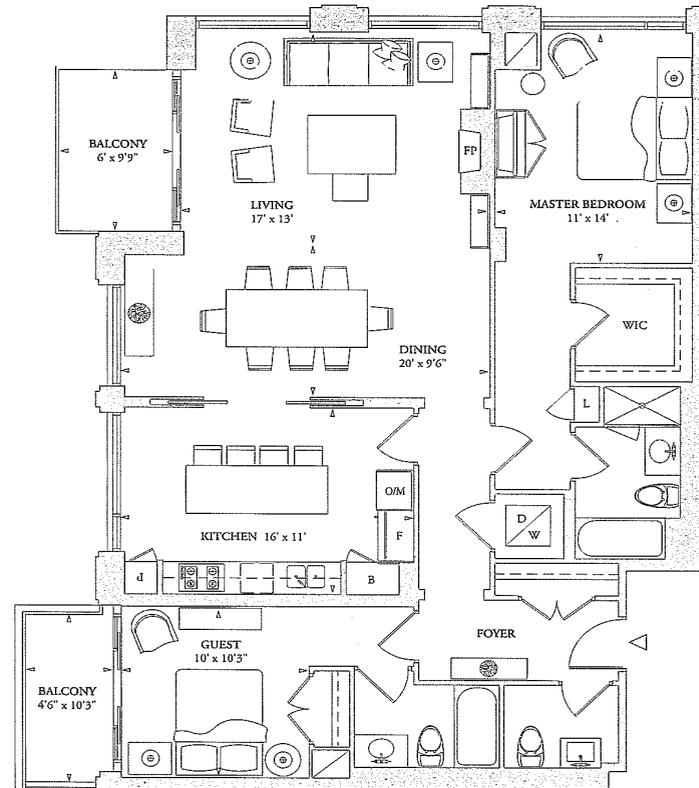
Residents of 80 Yorkville Avenue enjoy a wide array of luxurious amenities, with hotel-style guest suites, a resident's lounge with a prep kitchen, a boardroom and a state-of-the-art newly renovated fitness centre with a yoga floor, a wet steam sauna, a lap pool, and a whirlpool. The building also provides access to twenty-four-hour concierge, porter & valet services.

Suite 605 is steps away from world-class designer boutiques, some of city's most favoured restaurants, boutique hotels, art galleries, and in close proximity to some of the best greenspaces in the city. This stellar property offers a unique opportunity to own in one of Toronto's most iconic and diverse neighbourhoods.



VALENTINO

TWO BEDROOM
1,450 SQ. FT.
BALCONY 119 SQ. FT.



Details

TAXES

\$9,295.42 (2020)

MONTHLY MAINTENANCE FEES

\$2,134.21

- Access to amenities including sauna, recreation room, exercise room, indoor pool, barbeque, visitor parking, underground parking, party room, guest suites, security system, concierge, and water.
- Owner pays hydro, heat and air conditioning

POSSESSION

30 days or to be arranged

Features

- Newly built in 2010, this eighteen-storey, mid-rise building has a stone and tinted glass façade
- Two floors of retail on the lower level facing Yorkville Avenue
- Building designed by Hariri Pontarini Architects
- A spacious 1,450 square foot light-filled corner suite with two large bedrooms and three bathrooms
- Captivating South East city views
- Eight-foot-high windows and soaring ten-foot-high ceilings with cornice mouldings throughout the main living area
- Open concept living and dining area with a stone clad gas fireplace and a walkout to balcony
- The kitchen is perfectly tailored to the needs of the urban dweller and features a large eat-in stone kitchen island and an abundance of storage space
- Top-of-the-line luxury appliances including a Wolf gas stove, oven, and microwave, a Miele dishwasher, and a Subzero fridge
- The primary bedroom overlooking Bellair Street and Yorkville Avenue and has large floor-to-ceiling windows with convenient electric blackout blinds, a walk-in closet, and a four-piece ensuite bathroom
- The second well-proportioned bedroom has access to a second balcony and features an additional four-piece ensuite bathroom
- Custom window coverings in kitchen, living and dining rooms
- A wide array of luxurious amenities available including hotel-style guest suites, a resident's lounge with a prep kitchen, a boardroom and a state-of-the art newly renovated fitness centre with a yoga floor, a wet steam sauna, a lap pool and a whirlpool. The building also provides access to 24-hour concierge, porter & valet services
- Close proximity to public schools including Jesse Ketchum Junior and Senior Public School, Jarvis Collegiate Institute, Central Technical School, and Northern Secondary School
- Perfectly located in a fabulous community and close proximity to Jesse Ketchum Park, Queen's Park, Casa Loma, and Ramsden Park
- Two side by side parking spaces and a storage locker located on P3

IMPROVEMENTS

- Freshly repainted (2021)

INCLUSIONS

- Wolf gas stove, oven and microwave
- Miele Dishwasher
- Subzero fridge
- Front loading washer and dryer
- All light fixtures
- Televisions in living room and primary bedroom
- All window coverings
- Two shelving units in living room

EXCLUSIONS

- None



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.



Cailey Heaps

B.Comm.

SALES REPRESENTATIVE,
PRESIDENT & CEO

416.424.4910

Cailey@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated