



# HEAPS ESTRIN

REAL ESTATE TEAM



155 St Clair Avenue West,  
Suite 507



## 155 St Clair Avenue West, Suite 507

Welcome to unit 507 at The Avenue, a distinguished building in the heart of South Hill, conveniently located at the corner of St Clair Avenue and Avenue Road. Among Toronto's most prestigious and highly coveted buildings, The Avenue boasts first-class amenities. Suite 507 is a sophisticated two-bedroom plus den unit that truly merges luxury and comfortable living.

Upon entering the unit, the foyer greets you with stunning marble floors, crown moulding, large windows and a double closet with custom built-ins. Head down the hall to the delightful living and dining rooms. Made for everyday living and entertaining, the rooms offer hardwood floors, crown mouldings, and floor-to-ceiling windows and doors. Custom built-ins and a stunning fireplace sit front and center with marble surround and backlit shelving. Off of the dining room is a gorgeous kitchen with custom quality cabinetry, stainless steel appliances and stone backsplash. A floor-to-ceiling pantry provides extensive storage. The kitchen also hosts an oversized breakfast bar with clear north views.

Two sets of French doors lead to a wonderful den with north and west exposure. This bright and versatile room makes for the perfect family room, office or third bedroom. It also walks out to an expansive northwest facing terrace.

On the east side of the suite, elegant French doors open to the Primary suite. Hardwood floors lead to a beautiful bedroom complete with a dressing room, a large double closet and a stunning five-piece ensuite. The washroom was recently updated and features stone floors, double sinks with stone countertop, a large glass shower, built-in storage and a gorgeous freestanding tub. The Magnificent bedroom boasts beautiful hardwood floors, crown moulding and pot lights. Automatic blinds on the large windows provide privacy. The room also has a walk-out to the balcony with northwest views.

The second bedroom also features hardwood floors, a double closet, large windows and a walk-out to the balcony. The room is complete with a four-piece ensuite with tile floors, a marble counter and storage.

The unit also offers a large laundry room with front loading washer and dryer, tile floors, a folding counter and built-in storage.

Outside, the spacious northwest facing terrace offers beautiful views and is well outfitted with planters, an umbrella, built-in speakers throughout and a bbq.

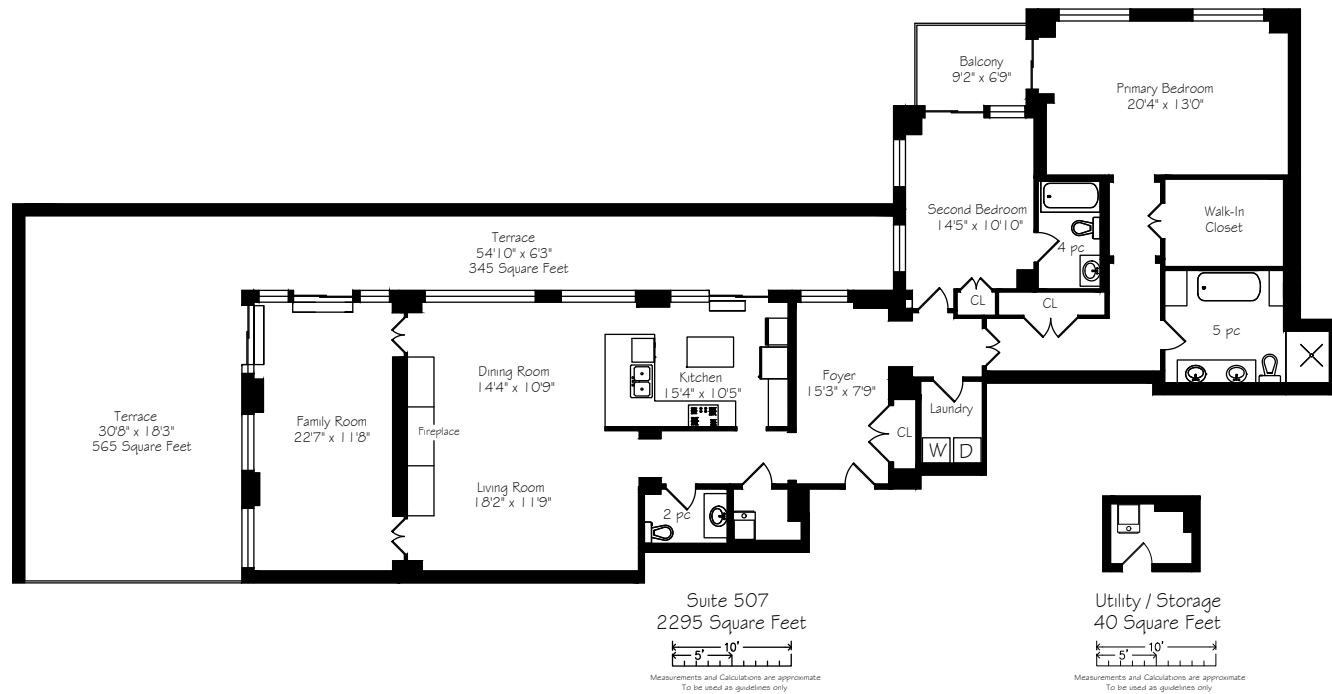
The amenities are fantastic, including a full-service concierge, valet, treatment room, yoga studio, a state-of-the-art exercise room as well as a conference room, video room and kitchen. The unit offers 2 parking spaces and a locker.

Steps from beautiful parks and midtown's finest shops, restaurants and sports clubs. The Avenue is perfectly located minutes from Yonge St with easy access to public transport, streetcar and subway. The unit faces Glen Gould Park and is within walking distance from the ravine and David Belfour Park Trail.





# Features



## Details

### TAXES

\$13,561.29 (2022)

### MAINTENANCE FEES

\$2,842.84 monthly

### POSSESSION

Flexible

### HEATING

Gas/heat pump

### COOLING

Central air conditioning

### PARKING

Two side-by-side underground parking spots

### LOCKER

Owned

- One of the city's most sophisticated residences. This 19-storey building boasts a beautiful façade of glass, stone and brick in the heart of South Hill.
- The building's lobby welcomes you with wonderful staff, a concierge and a valet as well as a luxurious sitting area
- Upon entering the suite, the foyer sets the tone for the entire unit with gorgeous marble floors and crown mouldings. Double closet with custom inserts for ample storage.
- Hardwood floors span throughout the suite and towards the bright living and dining rooms.
- Oversized windows throughout offer views of the terrace and beyond to the northwest
- Custom automatic blinds provide privacy throughout.
- The stunning fireplace with marble surrounds sits centre between the living room and dining room with custom-built, backlit shelves and cabinets
- The living room is a wonderful size and features stunning crown moulding
- The open concept kitchen is complete with everything on your wish list including hardwood floors, gorgeous stone countertops and backsplash, contemporary lighting, pot lights, custom cabinetry, stainless steel appliances, top-of-the-line appliances, excellent natural light and a breakfast bar
- The kitchen also overlooks the dining room and walks out to the terrace
- The spacious family room makes the ideal den, office or third bedroom
- Filled with natural light this versatile space walks out to and overlooks the terrace
- The convenient powder room is well designed and discreetly tucked away
- Beautiful French doors lead to the primary suite. This exceptional space has stunning wall-to-wall windows, a balcony, a dressing room, a double closet and a renovated five-piece ensuite.
- The second bedroom features hardwood floors, a double closet with custom built-in storage, large windows and a walk-out to the balcony. The room also hosts a four-piece ensuite with tile floors and a custom vanity with a stone top and built-in storage
- The unit also has a large laundry room with front loading washer and dryer, tile floors, a folding counter and built-in storage
- Outside, the spacious stone patio awaits. Almost 1,000 exterior square feet offers endless possibilities and views of the northwest
- Fantastic amenities include a concierge, valet service, treatment room, yoga studio, a state-of-the-art exercise room as well as a conference room, video room and kitchen.
- The unit includes two parking spaces and a locker as well as another storage space down the hall
- Stroll down St Clair Avenue to Yonge street to find excellent restaurants and shops.
- Convenient access to public transportation and just blocks to Yorkville and Forest Hill Village
- Fantastic Parks and green space all around and just minutes away.

### BUILDING AMENITIES

- Full-Service Concierge
- Car wash
- Valet parking
- Second-floor spa with indoor pool
- Whirlpool
- Massage room
- Fitness center
- Yoga Studio

### INCLUSIONS

- Wolf 4 burners gas stove
- Wolf oven
- Sub-Zero integrated fridge and freezer drawers
- Miele dishwasher
- Built-in Wolf Microwave
- Frigidaire front loading washer
- Frigidaire front loading dryer
- All electric light fixtures
- All window coverings (except where excluded)
- All patio furniture
- All planters
- Outdoor patio umbrella
- Barbecue
- Built-in speakers and tuner

### EXCLUSIONS

- Window coverings in the dining room



# 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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