



38 Avenue Rd 2300 **List: \$7,600,000 For: Sale**
 Toronto Ontario M5R 2G2
 Toronto C02 Annex Toronto
SPIS: N **Taxes:** \$24,582.19 / 2022 **DOM:** 0

Condo Apt Apartment **Rms:** 8
Corp#: MTCC / 1276 **#Shares%:** **Bedrooms:** 3
Unit#: 1 **Locker#:** **Washrooms:** 3
Locker Lev Unit: A 1x2xMain, 1x5xMain, 1x7xMain
Locker Unit#: 72
Level: 22

Zoning:
Prop Mgmt: Royale Grande
Dir/Cross St: Avenue Rd/Yorkville

MLS#: C5957924	Possession Remarks: 90 Days/Tba	Status Cert: Y	Bldg Name: The Prince Arthur	PIN#: 122760147	
Kitchens: 1	Pets Perm: Restrict	Balcony: Open	Fam Rm: N	Locker: Owned	Ens Lndry: Y
Basement: None	Maint: \$6,010.77	Lndy Lev: Main	Fireplace/Stv: Y	A/C: Central Air	Exterior: Brick
Heat: Forced Air / Gas	Central Vac: Y	Gar/Gar Spcs: Underground / 3.0	Apx Age:	UFFI:	Park/Drive: Undergrnd
Apx Sqft: 4250-4499	Elev/Lift:	Park Type: Owned / Owned	Sqft Source: 4370 Sq Ft As Per Builder	Retirement:	Park/Drv Spcs: 3
Exposure: Sw	Taxes Incl: Y	Tot Prk Spcs: 3.0	Assessment:	Water Incl: Y	Pk Spot#: B3
Spec Desig: Unknown	Heat Incl: Y	Pk Spot#: B4	Phys Hdp-Eqp:	Hydro Incl: Y	Park \$/Mo:
	Cable TV Incl:	Prk Lvl/Unit: B / B		CAC Incl: Y	Bldg Amen: Car Wash, Concierge, Gym,
	Bldg Ins Incl: Y	Bldg Amen: Party/Meeting Room, Visitor Parking		Prkg Incl: Y	
	Com Elem Incl:			Energy Cert:	
	Cert Level:			GreenPIS:	

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	14.33	x 14.01	Limestone Flooring Coffered Ceiling O/Looks Living
2	Living	Main	35.33	x 24.08	Combined W/Den Gas Fireplace Hardwood Floor
3	Den	Main	35.33	x 24.08	Panelled Moulded Ceiling W/O To Balcony
4	Dining	Main	19.42	x 13.15	Moulded Ceiling Wainscoting Hardwood Floor
5	Kitchen	Main	20.73	x 19.65	Eat-In Kitchen Balcony B/I Desk
6	Library	Main	21.32	x 12.17	Panelled W/O To Balcony Hardwood Floor
7	Prim Bdrm	Main	21.48	x 21.25	7 Pc Ensuite Gas Fireplace Balcony
8	2nd Br	Main	14.50	x 9.68	B/I Closet Window Flr To Ceil Broadloom
9	3rd Br	Main	12.76	x 12.33	Double Closet Window Flr To Ceil Broadloom

Client Remks: A Rare Opportunity To Acquire One Of The Largest Suites At The Highly Coveted Prince Arthur. Just Under 4400 Sq Ft Of Exquisitely Designed Space. Large Foyer Leads To Massive Living Room Combined With Den, With Walkout To Wraparound Balcony. Stunning South And West Views. The Suite Was Bought From The Builder And Custom Designed With Incredible Details Including Plaster Mouldings, Wainscoting, Coffered Ceilings, Pocket Doors, Built-Ins. Large Oval Dining Room With Butler's Pantry And French Doors. Library With Chinoiserie Panelled Walls, Floor-To-Ceiling Window Framing The Cn Tower, And Walk-Out To Wraparound Balcony. Private Primary Bedroom Wing With Balcony, Gas Fireplace, And Large Spa-Like Ensuite Bath With Double Shower With Body Sprays And Rain Shower Head.

Extras: Three Balconies, Two Gas Fireplaces, Three Parking Spots, One Locker. Superb, Attentive Concierge And Valet Staff. Three Owned Heat Pumps.

Listing Contracted With: CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE 416-925-9191