

	619 Avenue Rd 901		List: \$2,149,000 For: Sale
	Toronto Ontario M4V 2K6 Toronto C02 Yonge-St. Clair Toronto		
	SPIS: N	Taxes: \$9,420.36/2024	DOM: 0
	Condo Apt Corp#: TSCC / 1516 Unit#: 1	Apartment #Shares%: Locker#: Locker Lev Unit: 1 1x3xMain, 1x3xMain Locker Unit#: 39 Level: 9	Rms: 5 Bedrooms: 2 Washrooms: 2
Zoning: Prop Mgmt: Crossbridge Condominium Services Dir/Cross St: Avenue Rd/Lonsdale Rd			

MLS#: C9360030 **Possession Remarks:** TBD
Status Cert: Y **Bldg Name:** The Lonsdale **PIN#:** 125160065

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1600-1799 Sqft Source: 1770 sq ft as per floor plan company Exposure: Nw Assessment: Spec Desig: Unknown Phys Hdp-Eqp:	Pets Perm: Restrict Locker: Common Maint: \$2,158.26 A/C: Central Air Central Vac: UFFI: Elev/Lift: Taxes Incl: Heat Incl: Cable TV Incl: Y Bldg Ins Incl: Y Com Elem Incl: Y Cert Level: Energy Cert: N GreenPIS: N	Water Incl: Y Hydro Incl: CAC Incl: Prkg Incl: Retirement: Balcony: None Ens Lndry: Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Undergrnd Park Type: Common Park/Drv Spcs: 0 Tot Prk Spcs: 1 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Concierge, Guest Suites, Gym, Outdoor Pool, Party/Meeting Room, Visitor Parking Prop Feat: Pets Allowed with Restrictions, Public Transit, School
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	20.51	x 15.58	Open Concept	Window Flr to Ceil	Hardwood Floor
2	Dining	Main	11.84	x 10.83	Open Concept	Window Flr to Ceil	Hardwood Floor
3	Kitchen	Main	11.58	x 9.09	Galley Kitchen	Breakfast Bar	Hardwood Floor
4	Breakfast	Main	13.85	x 11.58	Open Concept	B/I Shelves	Window Flr to Ceil
5	Prim Bdrm	Main	20.41	x 13.85	3 Pc Ensuite	Closet Organizers	Window Flr to Ceil
6	2nd Br	Main	17.65	x 13.91	3 Pc Bath	B/I Desk	Window Flr to Ceil

Client Remks:
 This meticulously renovated two-bedroom condo on the northwest corner of The Lonsdale is a masterpiece of design and craftsmanship. Every detail has been thoughtfully considered, from the stone slab foyer to the walnut hardwood floors and unique leather and hardwood wall coverings, creating an elegant and inviting atmosphere. Ample built-ins and storage throughout the unit. Expansive floor-to-ceiling windows offer stunning views of UCC's clock tower, its grounds, and the lush Forest Hill neighbourhood. The spacious open-concept living area is flanked by two generous bedrooms. The primary suite features extensive custom closets, while the second bedroom is versatile enough to function as both a guest room and home office or den. Situated in an exclusive, quiet building with only four suites on this floor, residents enjoy attentive concierge and valet service in this highly sought-after property.

Extras:
 Walnut floors, extensive built-ins with many drawer organizers, stone slab foyer floor, leather walls, wood walls, automated A/V system, owned HVAC. Maintenance fee includes \$50.85/month for cable, internet, and satellite TV.

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