

PROUDLY PRESENTED BY

Oulahen TEAM
REALTY INC. BROKERAGE



20 AVOCA AVENUE SUITE 301

STEP INTO YOUR
PICTURESQUE,
LUXURIOUS
DREAM HOME
IN THE HEART
OF TORONTO

Welcome to this completely reimagined 2-bedroom, 2-bathroom home in exclusive 20 Avoca Avenue. No expense spared in this completely renovated corner unit featuring seamlessly elegant open concept kitchen, living/dining area and walk-out to 433 sq. ft. wraparound custom-surface terrace with spectacular tree lined views. Floor to ceiling treetop views, hard wired automated day/night Hunter Douglas blinds, and wide-plank flooring throughout. Exquisitely modern kitchen with unobtrusive under-counter fridges, freezers, and speed oven flowing into the open dining and living rooms. Spacious primary bedroom and luxurious ensuite bath with extensive built-in storage cabinets. Second bedroom features a built-in desk and secondary walk out to private oasis balcony. The perfect move-in ready home in a tranquil park-like setting with 24-hour concierge, fitness room, sauna, outdoor pool, party/common room, and ample outdoor visitor parking. Easy access to Don Valley Parkway and TTC subway. Just steps to ravine, parks, trails, shops, restaurants, library, Farm Boy, Loblaws, Longos, and so much more! Move in and enjoy!

DETAILS

LISTING PRICE: \$1,295,000

SQUARE FOOTAGE: 1,111 + 433 SQ.FT.

MAINTENANCE FEES: \$2,273.16/MONTH
(INC.: PROPERTY TAXES, AIR CONDITIONING, HEAT, HYDRO,
WATER, PARKING RENTAL, COMMON ELEMENTS, BUILDING
INSURANCE)

BEDROOMS: TWO

WASHROOMS: TWO (1X3 PC, 1X2 PC)

PARKING: ONE (INC. WIRED TESLA WALL CONNECTOR)

LOCKER: ONE (LOCKER #28)

INCLUSIONS

- KitchenAid Integrated Fridge (2) & Freezer Drawers (2)
- KitchenAid Induction Cooktop
- Bosch Convection/Microwave Speed Oven
- KitchenAid Integrated Dishwasher
- Samsung 56" The Framed Television
- All Electrical Light Fixtures
- All Window Coverings





2022 RENOVATION UPGRADES

- Completely re-invented (removal and relocation of closets, walls, and door)
- Wide-plank hardwood flooring throughout
- Hard wired automated day/night Hunter Douglas blinds with remote and network connection available
- Modern kitchen with breakfast bar
- High-end Bosch appliances
- Numerous custom built-in cabinets
- Both spa-like bathrooms completely re-invented
- Stylish light fixtures and pot lights
- Custom Condo Kandy outdoor weather resistant flooring
- New doors, trims, and moulding
- All permitted and management approved



















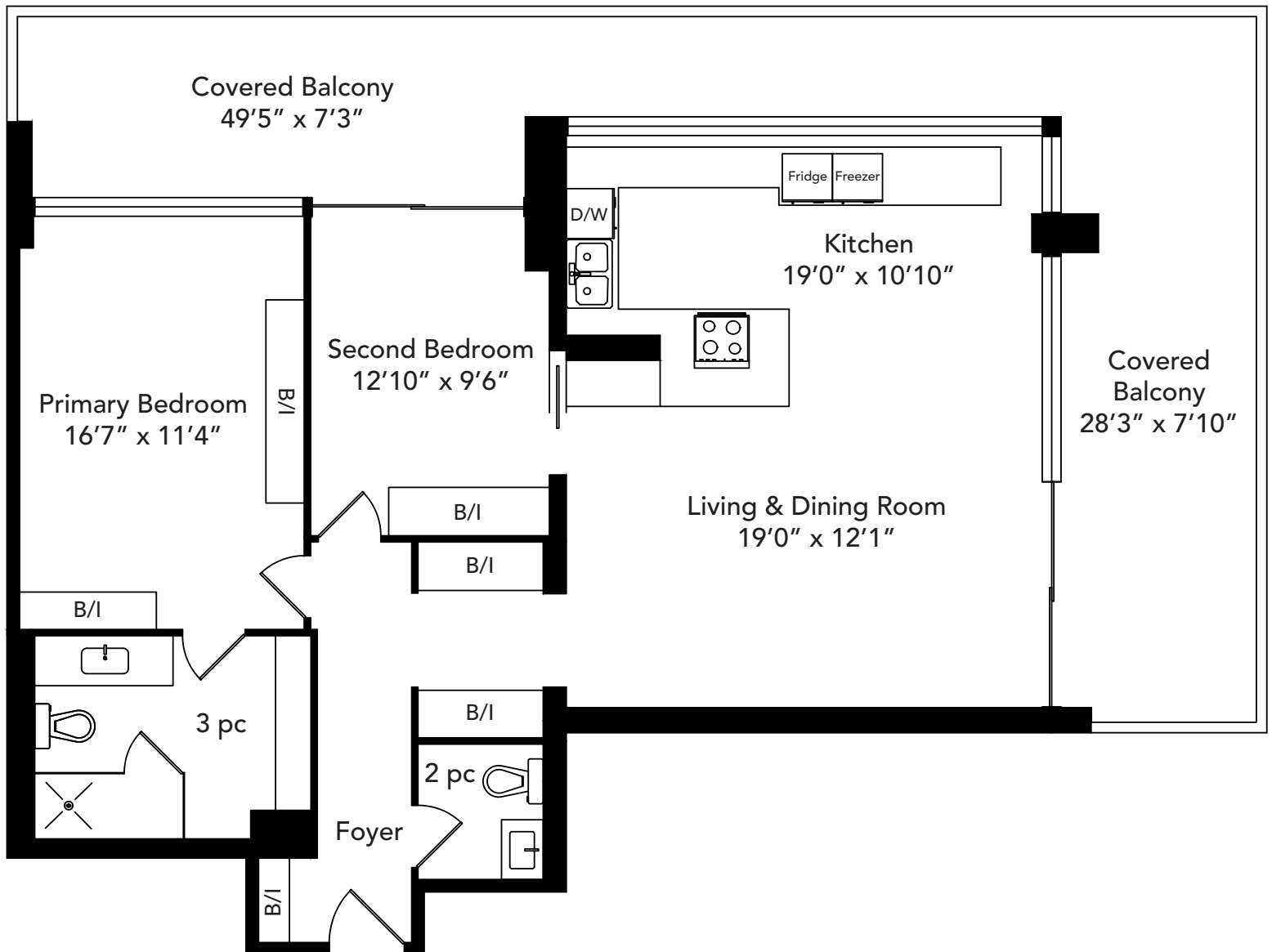




FLOOR PLAN

20 Avoca Avenue, Suite 301

1,111 + 433 sq. ft.



BUILDING AMENITIES





Oulahen TEAM
REALTY INC. BROKERAGE

4685 YONGE STREET, SUITE 200

TORONTO, ONTARIO, M2N 5M3

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