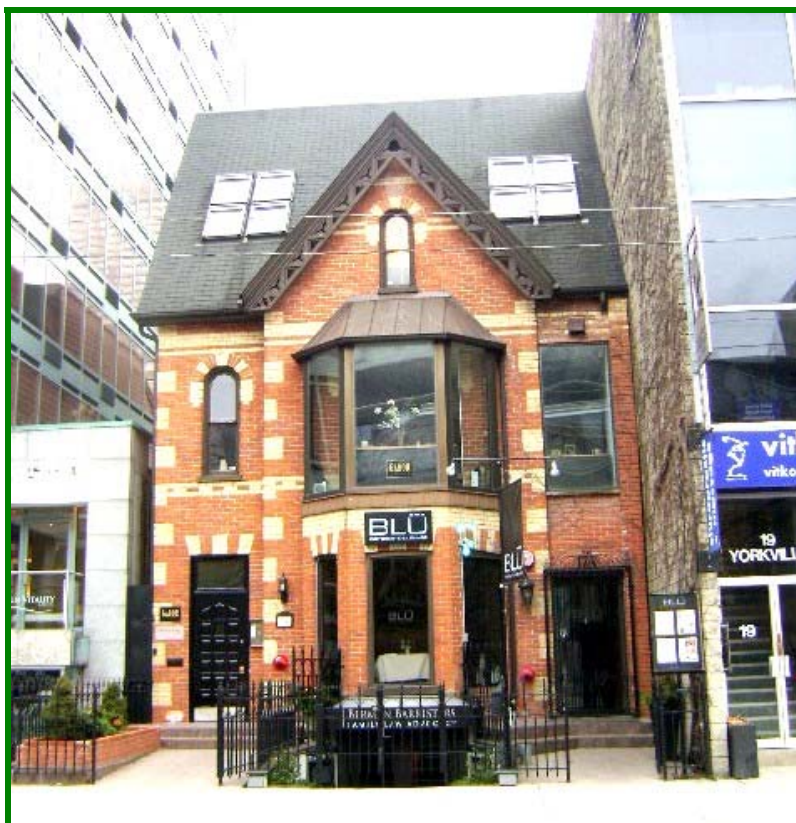


# For Sale



## *17 Yorkville Avenue, Penthouse 1*

*A truly unique opportunity to acquire a brand new 2 level “Loft” apartment within a historically significant Victorian mansion in the heart of Yorkville!*

- ◆ Loft overlooks 26'.10” x 25'.40” Great Room with sky lit vaulted ceiling.
- ◆ Price includes hardwood floors, 4 new stainless steel appliances, stunning gourmet kitchen, Jacuzzi style tub and 2 bathrooms featuring granite & marble finishes.
- ◆ Private single garage included in the purchase price.
- ◆ 1538 sq.ft. unit ideal for live/work, showroom or professional space.
- ◆ Only 6 units in the building.

Offered at \$ 759,000.00 CDN by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460

## **LOCATION:**

The site is located along the south side of Yorkville Avenue between Yonge and Bay Streets, two blocks north of the intersection of Yonge and Bloor Streets - Canada's busiest retail/commercial intersection - in the Yorkville District of the City of Toronto. The subject is located amidst commercial office buildings, luxury residential condominiums, upscale boutiques, restaurants and steps from the new 4 Season Hotel.

## **SITE:**

Frontage : 28.5 Feet  
Depth : 167.0 Feet  
Site Area : 4,759.5 Square Feet (approx.)

**2009 Realty Taxes: \$ 4,443.95**

**Monthly Condo Fee: \$ 1,002.07 ( includes parking maintenance \$ 115.50)**

**ZONING:** CR T3.0 C1.75 R3.0 Mixed Commercial Residential

**Unit GFA: 1538 Square Feet.**

## **HISTORY:**

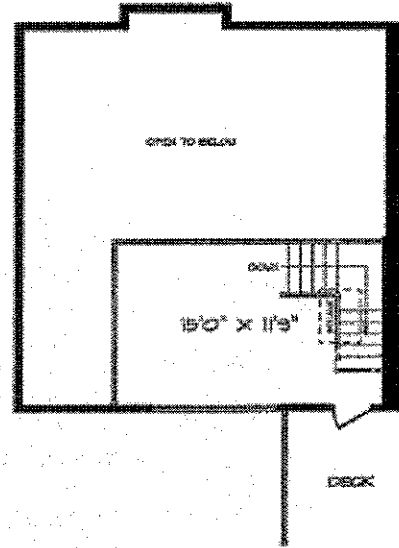
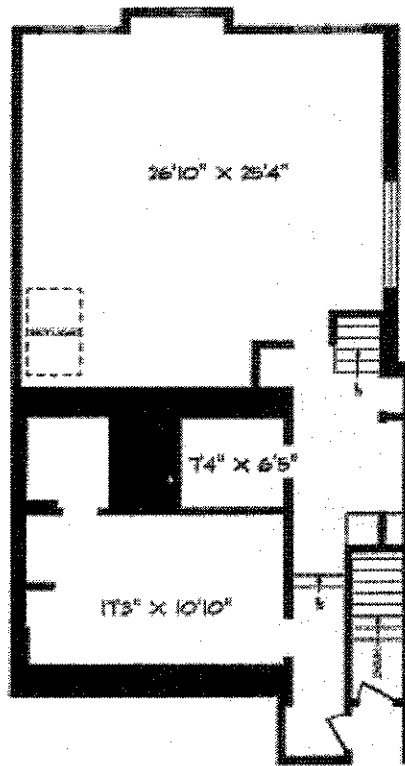
Originally built in 1881, *17 Yorkville Avenue* was originally the residence of Toronto's first building inspector. Over the years the building has been expanded through several additions and has most recently enjoyed a substantial renovation and conversion into 6 individual condominium units. According to Patricia McHugh, author of *Toronto Architecture, A City Guide*, 17 Yorkville Avenue "perfectly expresses stylish modernizing efforts to be found throughout Yorkville."

**POSSESSION: Immediately or To Be Arranged**

*For further information contact: Kevin Gillen  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460  
Email: [kevin@kpgillen.com](mailto:kevin@kpgillen.com)*

*The information detailed herein has been provided by the Vendor and is deemed to be correct.  
K. P. Gillen & Co. Realty Ltd. assumes no responsibility for the accuracy of the information contained herein.*

17 YORKVILLE AVENUE  
2 LEVEL UNIT #1  
1538 SQUARE FEET



PLANIT  
INCORPORATED  
1000 WEST BROADWAY  
NEW YORK, NY 10011  
212-512-1000



Entrance Hallway





Washrooms



Living / Dining



Loft





Master Bedroom



Deck







Garage

