



FOR SALE

CONDO APARTMENT

MLS# C13645082

35 Hollywood Avenue 922, Toronto, ON M2N 0A9

Willowdale East, Toronto · M2N 0A9

C\$ 728,000

3	2	850	1	11-15	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fall in love the moment you step into Unit 922 at The Pearl Condos! Bathed in brilliant morning sunlight with breathtaking, unobstructed east-facing views, this freshly painted, beautifully updated suite is the North York gem you've been waiting for. The smart, open-concept layout flows effortlessly - a generous living and dining space paired with a versatile den that's tailor-made for a stylish home office or cozy second lounge. Two full 4-piece bathrooms, each with a bathtub, make busy mornings a breeze for families and shared living alike, while the serene primary retreat pampers you with a private ensuite and a walk-in closet with storage to spare. Complete with 1 parking space and 1 locker, this suite delivers convenience and value in equal measure. Indulge in resort-style amenities: 24-hour concierge, indoor pool, fully equipped gym, sauna, party room, guest suites, visitor parking, and more - true condo living at its finest. And the location? Simply unbeatable. Steps to Yonge & Sheppard subway station with effortless TTC access and quick highway connections, and surrounded by vibrant shopping, restaurants, cafes, parks, and top schools. Whether you're a professional, a couple, or a savvy investor, this move-in-ready stunner checks every box - modern upgrades, functional space, and a prime address in one of North York's most sought-after buildings. Vacant and easy to show - don't let this one get away!

FEATURES

- ✓ Garage
- ✓ Arts Centre
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	11-15 years
AREA RANGE	800-899 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,629
POSTAL CODE	M2N 0A9
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

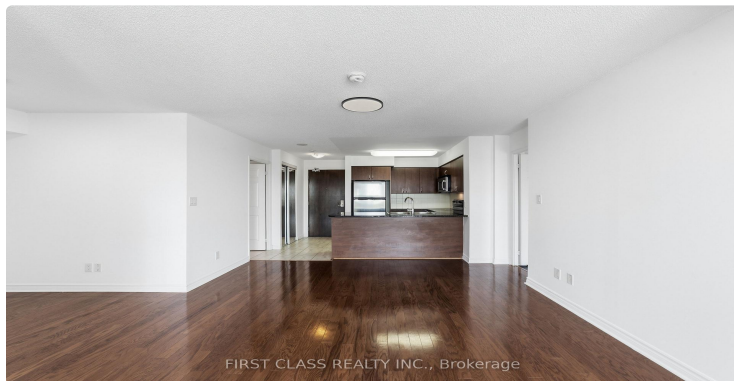
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	6.19 x 3.72	Hardwood Floor, Combined w/Dining, W/O To Balcony
Dining Room	Ground	6.18 x 3.71	Hardwood Floor, Combined w/Living
Kitchen	Ground	2.44 x 2.44	Ceramic Floor, Granite Counters, Breakfast Bar

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FIRST CLASS REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Ground	4.27 x 3.05	Walk-In Closet(s), 4 Pc Bath, W/O To Balcony
Bedroom 2	Ground	3.50 x 2.74	Laminate, Closet
Den	Ground	2.26 x 2.13	Hardwood Floor

GALLERY





LISTING AGENT

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FIRST CLASS REALTY INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.