



FOR SALE

CONDO APARTMENT

MLS# C13732650

# 2 Clairtrell Road LPH 1, Toronto, ON M2N 7H5

Willowdale East, Toronto · M2N 7H5

C\$ 1,029,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 3        | 2         | 1,300 | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Lower Penthouse #1 Corner Suite spans 45' long and wraps the corner 34' offering Privacy of Lifestyle & unobstructed breathtaking panoramic views sw, west and north in a true 3 Bedroom 2 Bath Condo 1,325 sf with gracious sized rooms. Spacious Open entertaining style living with 9' height overlooking luxury treed residential prestigious neighbourhood. Modern Kitchen with ample cupboards & counter surfaces. Full size appliances, Pantry laundry Bar with Com Tech oversize washer & dryer. Unique Primary Bedroom with full ensuite & private secluded Balcony. 2 of the 3 bedrooms can easily accommodate king size beds. Ample closets include 2 walk in's. Finishes are modern neutral palette, tasteful and include interesting LED Light fixtures, square pot lights, motion and under cabinet lights, engineered hardwood flooring. Natural light is abundant! One owned Parking Spot also #1 and One Owned large locker are included in PP. Maintenance Fees suite LPH 1 approx. \$1.00/sf include all - save for electricity at \$32.00 av per mo. This Unique Boutique Condo bldg of 133 Units has 33 visitor parking spots, a rooftop terrance w BBQ's, a guest suite. a multipurpose room with free WIFI, 24 hour on site concierge for you to enjoy with your guests. Corporation Financials are strong operating in surplus w Reserve Fund approx \$4 Million. Bayview Village, YMCA w pool, NYG & Sunnybrook Hospitals close by , numerous entertainment options & subway are at your fingertips! Easy access to downtown, airport & TTC. Please see link for neighbourhood report for schools.

### FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School
- ✓ Wooded/Treed

### PROPERTY DETAILS

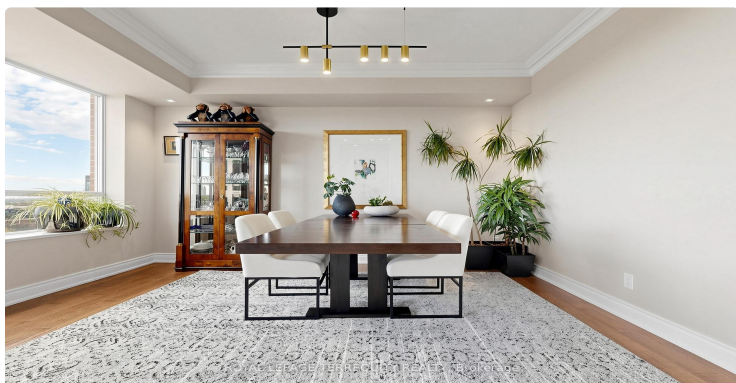
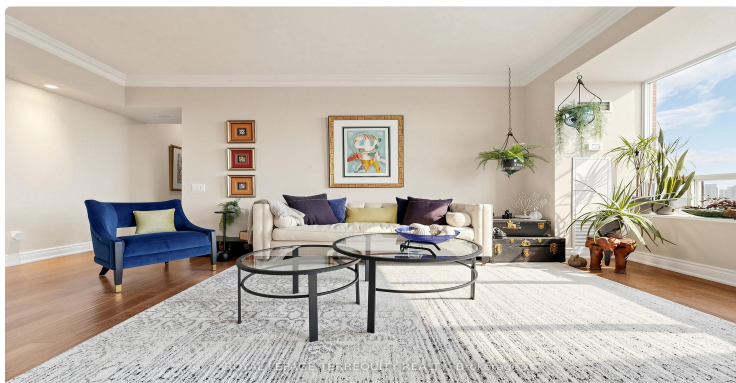
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 1200-1399 sqft  |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$4,251         |
| POSTAL CODE    | M2N 7H5         |
| NEIGHBOURHOOD  | Willowdale East |

## ROOM BREAKDOWN

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                          |
|-------------|-------|------------|---------------------------------------------------|
| Living Room | Flat  | —          | Combined w/Dining, Hardwood Floor, Irregular Room |
| Dining Room | Flat  | —          | Combined w/Living, Open Concept, Irregular Room   |
| Kitchen     | Flat  | —          | Updated, Breakfast Bar, Double Sink               |

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                        |
|-----------------|-------|------------|-------------------------------------------------|
| Laundry         | Flat  | —          | Dry Bar, Linen Closet, Pantry                   |
| Primary Bedroom | Flat  | —          | Walk-In Closet(s), 3 Pc Ensuite, W/O To Balcony |
| Bedroom 2       | Flat  | —          | Walk-In Closet(s), Hardwood Floor, Large Window |
| Bedroom 3       | Flat  | —          | Hardwood Floor, Large Window                    |
| Bathroom        | Flat  | —          | Large Window, Ensuite Bath, Separate Shower     |
| Bathroom        | Flat  | —          | Updated, 4 Pc Bath, Tile Floor                  |

## GALLERY





## LISTING AGENT

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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.