



FOR SALE

CONDO APARTMENT

MLS# C13752738

99 Avenue Road 708, Toronto, ON M5R 2G5

Annex, Toronto · M5R 2G5

C\$ 2,395,000

2	3	2,625	2	16-30	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Yorkville's best kept secret. This boutique building, with only 60 residences, offers the discerning Buyer a rarely available 2,544 sq.ft. open concept suite, with a premium sized 45 foot east facing, unobstructed terrace overlooking Yorkville shops and treed fine residences below. The welcoming entry allows you to take in the full open view. The very bright east facing windows flood this open concept layout with natural light and the versatile open concept, allows different Liv Room, Dining Room, Family Room layout options. A rarely seen gas fireplace defines the Living Room space. The chef's kitchen offers an abundance of counter space with 2 oversized east facing windows, perfect for natural light food prep. An adjoining walk-in pantry offers the chef tons of extra storage of all your culinary needs. There is a designated office, already set up for your work space requirements. The Primary ensuite is ideally set up to allow use of both sinks with privacy from the WC and shower area. Building amenities include Valet parking, 24 hour conceirge, Sauna, Party/Meeting Room, Gym, Steam Room, Guest Suite and Bike storage. With an emphasis on privacy and discretion, immerse yourself in this top notch neighbourhood, and its highly rated restaurants, cultural, fashion and art scenes, within steps to TTC buses and subway. Walk score of 99. Stroll to Whole Food or Holt Renfrew. An opportunity not to be missed.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Clear View
- ✓ Hospital
- ✓ Park
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	16-30 years
AREA RANGE	2500-2749 sqft
PARKING	2 spaces
ANNUAL TAX	\$15,131
POSTAL CODE	M5R 2G5
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Family Room	Flat	—	Hardwood Floor, Combined w/Living, Irregular Room
Living Room	Flat	—	Fireplace, Hardwood Floor, W/O To Terrace
Office	Flat	—	Hardwood Floor, B/I Desk, B/I Shelves

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ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Combined w/Living, Open Concept, W/O To Terrace
Primary Bedroom	Flat	—	Hardwood Floor, Walk-In Closet(s), 4 Pc Ensuite
Kitchen	Flat	—	Stone Floor, Breakfast Bar, Pantry
Bedroom 2	Flat	—	Hardwood Floor, Double Closet, Window

GALLERY





LISTING AGENT

Pavel Shaganenko

HARVEY KALLES REAL ESTATE LTD.

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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.