



ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13784748

2 Lynwood Avenue PH1, Toronto, ON M4V 1K2

Casa Loma, Toronto · M4V 1K2

C\$ 5,100,000

3	3	4,625	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

There are very few penthouses in the city that offer this level of scale and architectural presence while still feeling like a private residence. This is one of them. Spanning nearly 5,000 square feet across two levels, this one of a kind residence crowns an intimate 16 suite boutique building in the heart of South Hill, conceived around this exceptional penthouse. With a layout more akin to a detached home, it offers a level of privacy rarely found in Toronto. A sculptural white staircase in Venetian plaster anchors the refined, modern interior, while matte herringbone floors add warmth throughout. The scale is striking, with a great room featuring 25 foot ceilings and an open flame fireplace, ideal for both entertaining and everyday living. Expansive windows fill the space with natural light, and the dining area and chef's kitchen connect seamlessly. A family room and main floor primary suite offer comfort and privacy. Upstairs, a library with fireplace and wet bar creates a destination space, alongside an additional bedroom suite and a separate office that could convert to a third bedroom. Renderings have also been prepared to illustrate the potential to convert a portion of the interior space into a private New York style terrace, offering a compelling vision of how outdoor living could be seamlessly integrated into the home, an increasingly rare luxury in this setting. With four car parking, concierge, and amenities including a pool and sauna, every detail is considered. Set near Yorkville, St. Clair West, and Forest Hill, the location offers exceptional convenience. But what truly sets this residence apart is its rarity, a unique opportunity to acquire nearly 5,000 square feet in a boutique setting, at a price per square foot that is difficult to replicate in today's market. Opportunities of this calibre are few and far between.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

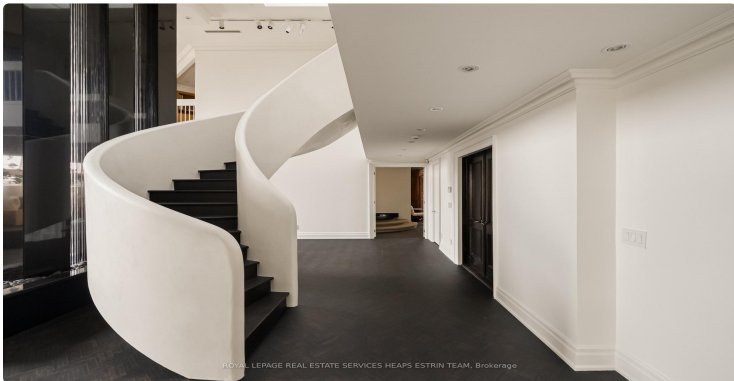
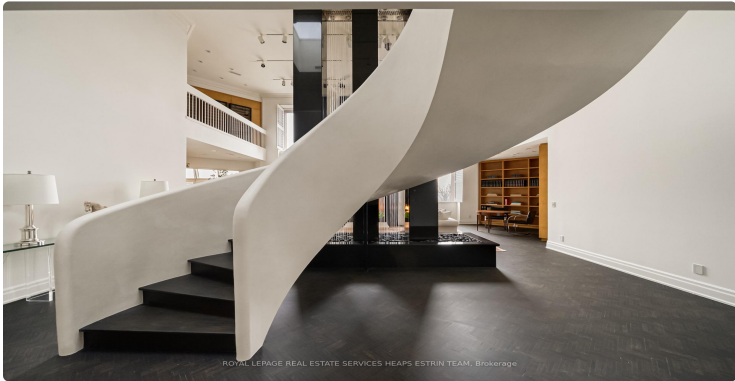
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
AREA RANGE	4500-4749 sqft
PARKING	4 spaces
ANNUAL TAX	\$17,872
POSTAL CODE	M4V 1K2
NEIGHBOURHOOD	Casa Loma

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Gas Fireplace, Window Floor to Ceiling
Foyer	Main	—	Hardwood Floor, Closet, Double Doors
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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Second	—	Broadloom, South View, His and Hers Closets
Primary Bedroom	Main	—	Hardwood Floor, 5 Pc Ensuite, Walk-In Closet(s)
Office	Second	—	Broadloom, B/I Bookcase, South View
Kitchen	Main	—	Marble Floor, Breakfast Bar, Stainless Steel Appl
Family Room	Main	—	Hardwood Floor, Built-in Speakers, Combined w/Sunroom
Den	Main	—	Hardwood Floor, B/I Bookcase
Den	Second	—	Broadloom, B/I Bookcase
Dining Room	Main	—	Marble Floor, Built-in Speakers, Combined w/Sunroom
Library	Second	—	Hardwood Floor, B/I Bookcase, Gas Fireplace

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES HEAPS ESTRIN TEAM

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.