



KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13810582

40 Oaklands Avenue 321, Toronto, ON M4V 2Z3

Yonge-St. Clair, Toronto · M4V 2Z3

C\$ 999,000

2	3	1,700	1	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Looking to Transform an Expansive and Well-Maintained Residence into your Dream Home? This Wonderful 1697sqft East-Facing 2-Storey Town Home Style Abode Offers a Spectacular Opportunity to Update to your Heart's Content! Designed by DuBois Plumb & Associates and Recipient of the Governors General Award for Architecture, The Oaklands, a Low-Key Luxury Building, Conveniently located just off Avenue Rd between Davenport and St. Clair in the Cottingham School District. The Elegant Layout features a Sprawling, Open Concept Living Room with Fireplace, Large East-Facing Windows Overlooking Front Gardens, Open Concept Dining Room Leading to the Large Outdoor Patio. Two Generous Bedrooms with Large Closets and Terraces. Primary Retreat Offers 4pc Bathroom with Soaker Tub and Separate Shower, Ample Closet Space. Large Laundry/Utility Room Provides Extra Storage and 200 AMP electric panel. Upgraded Parking Space with EV Charging. This Gem of a Building Welcomes Residents with a Wonderful Management, Concierge and Superintendent Team, Lush Landscaping, Light-Filled Atrium, Conveniences of a Car Wash, Visitor Parking and fees which include Water, Building Insurance, Common Elements, Rogers Cable and Internet. Hydro is Separately Metered. Lovely Neighbourhood with Great Parks, Restaurants, Shops and Summerhill subway station just moments away! Great Opportunity to Bring your Vision to Life and Create your Dream Home! More: [Theoaklands.ca](#)

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Electric Car Charger
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship

PROPERTY DETAILS

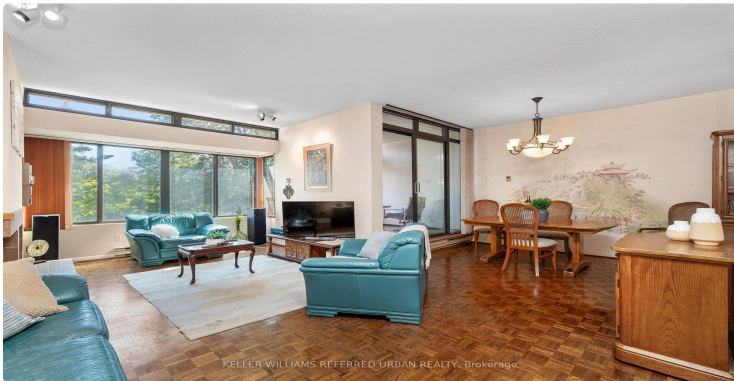
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Apartment
AGE	31-50 years
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
ANNUAL TAX	\$6,369
POSTAL CODE	M4V 2Z3
NEIGHBOURHOOD	Yonge-St. Clair

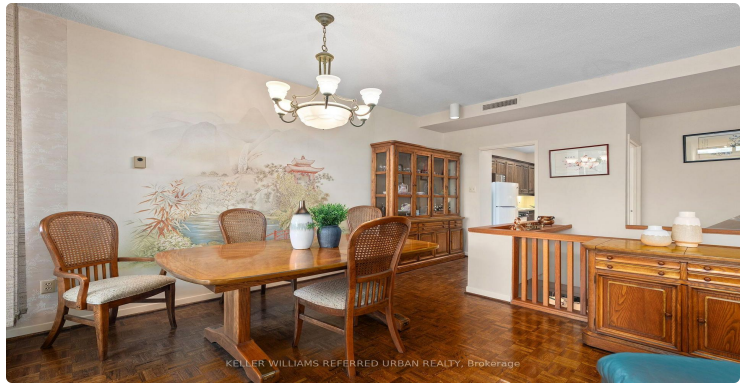
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Upper	—	Hardwood Floor, East View, Open Concept
Dining Room	Upper	—	Hardwood Floor, W/O To Balcony, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Upper	—	Eat-in Kitchen, Pocket Doors
Bathroom	Upper	—	2 Pc Bath
Foyer	Upper	—	Hardwood Floor, Closet
Other	Upper	—	Balcony, East View
Bedroom	Lower	—	4 Pc Ensuite, W/O To Terrace, Large Closet
Bedroom 2	Lower	—	W/O To Terrace, East View, Closet
Utility Room	Lower	—	Combined w/Laundry, Central Vacuum
Bathroom	Lower	—	3 Pc Bath
Bathroom	Lower	—	4 Pc Ensuite, Soaking Tub, Separate Shower

GALLERY





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS REFERRED URBAN REALTY

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.