



FOR SALE

CONDO APARTMENT

MLS# C13816128

99 Avenue Road SUBPH3, Toronto, ON M5R 2G5

Annex, Toronto · M5R 2G5

C\$ 3,950,000

4	4	3,375	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rarely offered, exceptional sub penthouse at the prestigious 99 Avenue Road Private Residences in the heart of Yorkville. This extraordinary 3,276 sf luxury unit in an exclusive 12-storey boutique building by Max & Co Development showcases a top-to-bottom European-inspired designer renovation with quality craftsmanship, timeless finishes & magazine-worthy interiors featured in Style at Home. Offering 10' ceilings, expansive principal rooms and 3 private balconies, this remarkable suite blends refined elegance with sophisticated entertaining spaces in one of Toronto's most coveted locations. Features include a grand foyer, elegant living with gas fireplace, office niche, wainscotting and rich hardwood floors, formal dining room with gas fireplace, custom millwork and designer details including Japanese silk wallpaper, chef-inspired gourmet kitchen with stone counters, centre island, breakfast area and premium Wolf and Sub-Zero appliances, massive family room with balcony walkout, large windows, wainscotting & crown moulding, versatile den/home office with pocket doors and balcony walkout, luxurious primary retreat with west-facing balcony, 2 walk-in closets and spa-inspired 5-piece ensuite, 2 additional spacious bedrooms with 4-piece ensuites, walk-in closets & custom millwork, well-appointed laundry room & sophisticated powder room. Hundreds of thousands of dollars in curated designer furnishings, artwork and custom extras included, creating a truly turnkey luxury offering. 2 parking spaces and 2 lockers! 5 star amenities include 24-hour concierge, valet parking, theatre, gym, guest suite, boardroom, visitor parking and landscaped courtyard gardens. Ideally located steps to Yorkville Village, Whole Foods, luxury Mink Mile shops, Hazelton Avenue galleries, world-class dining, ROM, Gardiner Museum, University of Toronto, TTC and more. An extraordinary boutique suite offering impressive scale and designer interiors at one of Yorkville's most prestigious addresses.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Public Transit
- ✓ Library
- ✓ School
- ✓ Park
- ✓ Arts Centre
- ✓ Hospital

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	3250-3499 sqft
PARKING	2 spaces
ANNUAL TAX	\$19,614
POSTAL CODE	M5R 2G5
NEIGHBOURHOOD	Annex

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Living Room	Main	—	Gas Fireplace, Hardwood Floor, Crown Moulding
Dining Room	Main	—	Gas Fireplace, Crown Moulding, Wainscoting
Den	Main	—	W/O To Balcony, Large Window, Pocket Doors
Bedroom 2	Main	—	Walk-In Closet(s), 4 Pc Ensuite, Broadloom
Foyer	Main	—	Wainscoting, Crown Moulding, Closet
Laundry	Main	—	Laundry Sink, B/I Shelves, Tile Floor
Kitchen	Main	—	Centre Island, Breakfast Area, Stone Counters
Family Room	Main	—	W/O To Balcony, Wainscoting, Hardwood Floor
Primary Bedroom	Main	—	5 Pc Ensuite, Walk-In Closet(s), W/O To Balcony
Bedroom 3	Main	—	Walk-In Closet(s), 4 Pc Ensuite, Wainscoting

GALLERY





RE/MAX PROFESSIONALS INC., Brokerage



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LISTING AGENT

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.