



FOR SALE

CONDO APARTMENT

MLS# C13847928

11 Lillian Street 406, Toronto, ON M4S 0C3

Mount Pleasant West, Toronto · M4S 0C3

C\$ 669,000

2	2	750	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Nestled on a quiet stretch of Lillian Street in the heart of Yonge and Eglinton, this rarely offered suite at Distinction Condos sits removed from the hustle and bustle of Yonge, yet close enough to walk to all of it. Inside: 759 square feet of meticulously upgraded space sits under soaring ceilings. The kitchen is finished with Miele appliances and has been taken well beyond builder standard with a custom peninsula, extended cabinetry , an upgraded backsplash, and a full hood range. Pot lights run throughout the suite, and blackout blinds are installed in both bedrooms. Both bathrooms have been upgraded with built-in niches, with a new shower head and handheld in the three piece and a custom vanity in the primary ensuite. The primary bedroom fits a king mattress and features a four piece ensuite. Soundproofing is exceptional, with no neighbours on one side or below. Walkouts open onto a 339 square foot terrace that extends the living space, with a gas line already run for the barbecue and room for a full dining set and lounge seating. Custom closets have been fitted in every room, and there are two lockers so storage is never an issue. Building amenities include a rooftop terrace, a party room, a guest suite, and visitor parking. The Yonge subway, the Eglinton LRT, Eglinton Park, and midtown's restaurants, cafes and shops are all within a short walk. One owned parking space for added convenience.

FEATURES

✔ Garage

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,982
POSTAL CODE	M4S 0C3
NEIGHBOURHOOD	Mount Pleasant West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, W/O To Terrace, Pot Lights
Dining Room	Flat	—	Combined w/Kitchen, Pot Lights
Primary Bedroom	Flat	—	B/I Closet, Large Window
Bedroom 2	Flat	—	Closet Organizers, Large Window

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KW Living Realty

GALLERY





LISTING AGENT

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KW LIVING REALTY

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