



SOTHEBY'S INTERNATIONAL REALTY CANADA Broker/Realtor

FOR LEASE

CONDO APARTMENT

MLS# C13867946

423 Avenue Road 13, Toronto, ON M4V 2H7

Yonge-St. Clair, Toronto · M4V 2H7

C\$ 5,500/mo

2	3	1,900	1	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

RARE FULL-FLOOR RESIDENCE FOR LEASE WITH SPECTACULAR 360 CITY VIEWS! An extraordinary rental opportunity offering the space, privacy and exclusivity of a private residence in the heart of midtown Toronto. Occupying the entire floor, this impressive approximately 1,823 sq. ft. suite is accessed by private direct elevator entry and surrounded by panoramic views in every direction. Bright, expansive and beautifully appointed, the residence offers 2 spacious bedrooms, 2.5 bathrooms and a versatile den/sunroom wrapped in floor-to-ceiling windows-an inspiring home office, reading lounge or peaceful retreat overlooking the city. Generous principal rooms provide exceptional space for both entertaining and everyday living, enhanced by rich parquet flooring, custom built-in bookcases, pot lighting and walls of glass that fill the suite with natural light. The renovated kitchen features granite countertops, quality appliances and ample workspace. The generous primary suite offers excellent closet space and a beautifully appointed 5-piece ensuite. The second bedroom features its own private 3-piece ensuite, ideal for family, guests or an additional work-from-home space. With only one residence per floor, enjoy a level of privacy rarely available in condominium living. Ensuite laundry, one underground parking space and an out-of-suite locker are included. An unbeatable location with easy access to Yonge & St. Clair and Forest Hill Village, steps to exceptional shops, restaurants, cafés, parks and transit. A truly unique opportunity for those seeking substantially more space, privacy and panoramic views than the typical condominium rental. Exceptional space. Exceptional privacy. Exceptional views. This is not your typical lease offering. **Some photographs have been virtually staged.

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	1800-1999 sqft
PARKING	1 spaces
POSTAL CODE	M4V 2H7
NEIGHBOURHOOD	Yonge-St. Clair

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	—	Double Closet, Parquet, 2 Pc Bath
Living Room	Flat	—	Open Concept, Parquet, B/I Bookcase
Dining Room	Flat	—	Combined w/Living, Parquet, Pot Lights

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ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Flat	—	Renovated, Granite Counters, East View
Primary Bedroom	Flat	—	Double Closet, Parquet, 4 Pc Ensuite
Bedroom 2	Flat	—	Double Closet, Parquet, 3 Pc Ensuite
Sunroom	Flat	—	Parquet

GALLERY





LISTING AGENT

Pavel Shaganenko

SOTHEBY'S INTERNATIONAL REALTY CANADA

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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.