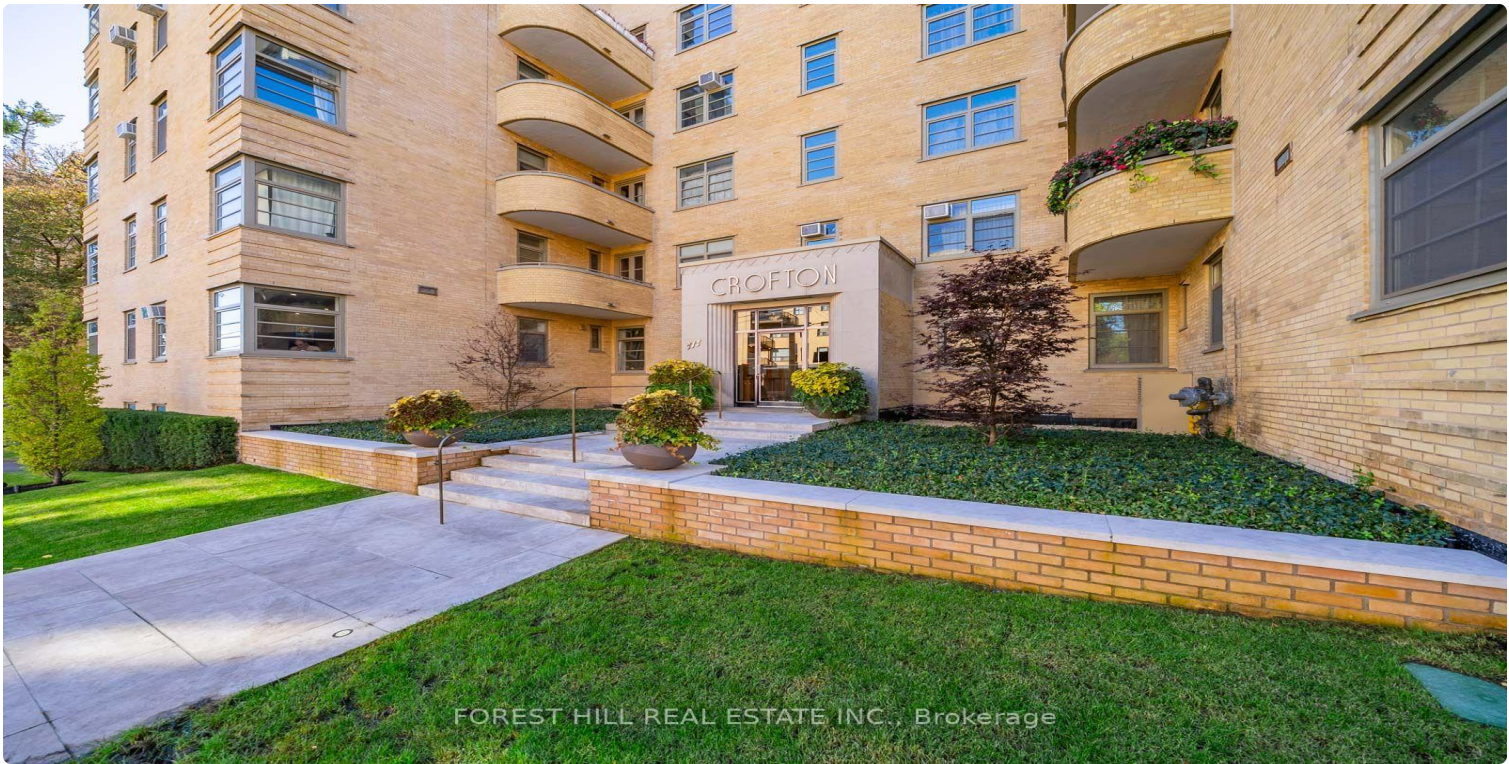




FOR SALE

CO-OWNERSHIP APARTMENT

MLS# C13872466

717 Eglinton Avenue W 301, Toronto, ON M5N 1C9

Forest Hill South, Toronto · M5N 1C9

C\$ 1,099,990

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

ABOUT THIS PROPERTY

****A RARE DOUBLE UNIT** with hardwood floors, in-suite laundry and central air system** Suite 301 spans appx 1,720 sqft (plus balcony) of thoughtfully designed living space w/a desirable south exposure overlooking a canopy of mature trees providing exceptional natural light & privacy. The Crofton, one of Forest Hill South's most distinguished Art Deco residences, where timeless architecture & modern comfort come together in a coveted co-ownership community. A welcoming, pet-friendly building w/expansive outdoor green space and exceptional walkability in one of Toronto's most admired neighbourhoods. Meticulously restored w/upgraded electrical, plumbing, new windows and carpeting in common area hallways. Brand new exterior landscaping designed just as this iconic building would command - solid, impressionable, & luxuriously modern.**Maintenance fees are all-inclusive**inclds property taxes, hi-spd internet, cable, heat/hydro, etc., + includes 1 parking spot & 1 locker. Distinguished by scale & character, Ste 301 offers a true house-like living experience. A gracious centre foyer introduces a functional split-bdrm layout. The expansive living & dining area is rich in architectural detail, featuring fluted pillars, wainscoting, crown moulding & fireplace - creating an inviting space for everyday living & entertaining. Spacious primary bdrm w/ his&her closets + 5-pce ensuite. Two additional bdms provide generous proportions & large windows. The updated kitchen blends style & practicality w/deep storage drawers & oversized pantries, granite counters, subway tile backsplash, stainless stl appliances. Add your designer touches to create a fresh look to this incredible living space (*See Virtually Staged Images*). Located steps to the beautiful Beltline, Eglinton Ave shops, cafés/restos, great parks, & New LRT. Don't miss this amazing opportunity - Suite 301 offers a wonderful lifestyle in a quintessential residence.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Place Of Worship

PROPERTY DETAILS

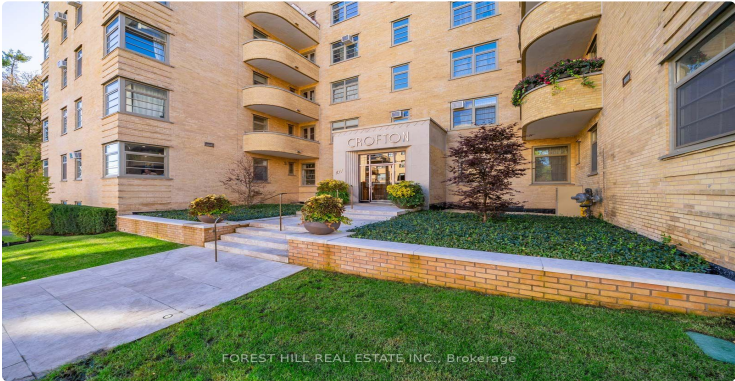
PROPERTY TYPE	Co-Ownership Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Co-Ownership Apartment
AREA RANGE	1600-1799 sqft
PARKING	1 spaces
POSTAL CODE	M5N 1C9
NEIGHBOURHOOD	Forest Hill South

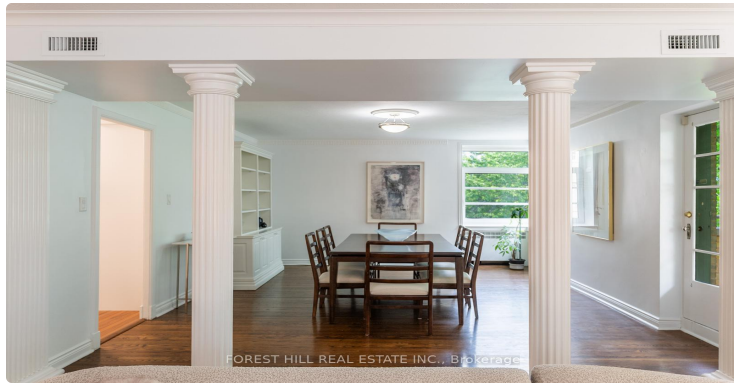
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Foyer	Flat	3.98 x 2.40	Hardwood Floor, Walk-In Closet(s), LED Lighting
Living Room	Flat	6.55 x 5.08	Hardwood Floor, Wainscoting, Fireplace

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	6.55 x 5.08	Hardwood Floor, Crown Moulding, W/O To Balcony
Kitchen	Flat	5.08 x 2.50	Hardwood Floor, Granite Counters, Stainless Steel Appl
Primary Bedroom	Flat	4.63 x 4.10	Hardwood Floor, His and Hers Closets, 5 Pc Ensuite
Bedroom 2	Flat	5.11 x 3.40	Hardwood Floor, His and Hers Closets, Large Window
Bedroom 3	Flat	3.90 x 3.12	Hardwood Floor, Wall Sconce Lighting, Large Window

GALLERY





LISTING AGENT

Pavel Shaganenko

FOREST HILL REAL ESTATE INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.