



FOR LEASE

CONDO APARTMENT

MLS# C14004430

# 35 Hollywood Avenue 817, Toronto, ON M2N 0A9

Willowdale East, Toronto · M2N 0A9

C\$ 3,400/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 3        | 2         | 850   | 1       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

## ABOUT THIS PROPERTY

Welcome To Pearl Condo In The Heart Of North York! This Beautiful, Spacious & Bright Suite Offers A Highly Functional Split 2-Bedroom + Den Layout, Providing Excellent Privacy And Comfortable Living Space. The Versatile Den Is Ideal For A Home Office, Study Or Additional Living Area. Featuring A Custom-Built Kitchen With Quartz Countertops, Stylish Cabinetry & Ample Storage. Tastefully Renovated Bathrooms Feature High-Quality Italian Porcelain, Jacuzzi Tub, Custom Vanity & Upgraded Shower Fixtures. Laminate Flooring Throughout Completes The Clean, Modern Interior.Enjoy The Convenience & Lifestyle Of The Yonge & Sheppard Area, With Subway & TTC Access, Shopping, Grocery Stores, Restaurants, Cafes, Parks And Everyday Essentials All Close By. Easy Access To Hwy 401 Makes Commuting Throughout The GTA Convenient.Premium Building Amenities Include 24-Hour Concierge, Indoor Pool, Fitness Centre, Sauna, Party Room, Guest Suite, Billiards Room & Visitor Parking. A Wonderful Opportunity To Enjoy Comfortable Condo Living In One Of North York's Most Convenient Locations. Exceptional Lifestyle - Must See!

### FEATURES

✔ Garage

### PROPERTY DETAILS

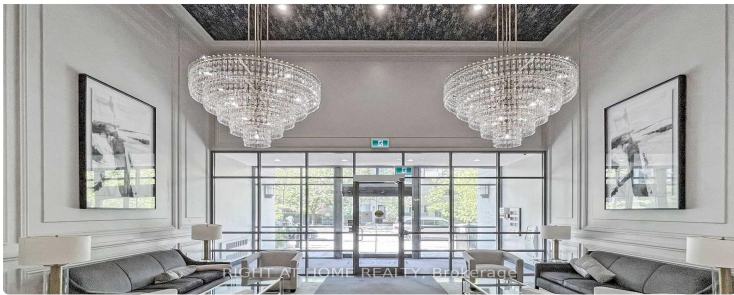
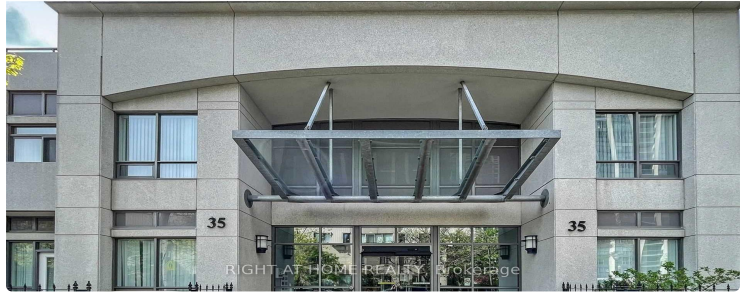
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Lease       |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 800-899 sqft    |
| PARKING        | 1 spaces        |
| POSTAL CODE    | M2N 0A9         |
| NEIGHBOURHOOD  | Willowdale East |

## ROOM BREAKDOWN

| ROOM            | LEVEL  | DIMENSIONS  | FEATURES                                    |
|-----------------|--------|-------------|---------------------------------------------|
| Living Room     | Ground | 6.81 x 3.17 | Combined w/Dining, W/O To Balcony, Laminate |
| Dining Room     | Ground | 6.81 x 3.17 | Combined w/Living, Laminate                 |
| Kitchen         | Ground | 2.87 x 2.47 | Open Concept, Laminate                      |
| Primary Bedroom | Ground | 4.39 x 3.05 | 4 Pc Ensuite, W/O To Balcony, Laminate      |
| Bedroom 2       | Ground | 3.23 x 2.68 | Laminate                                    |
| Den             | Ground | 2.80 x 2.47 | Laminate                                    |

## GALLERY

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## LISTING AGENT

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**Pavel Shaganenko**

RIGHT AT HOME REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.