



FOR SALE

CONDO APARTMENT

MLS# C14096102

120 Homewood Avenue 420, Toronto, ON M4Y 2J3

North St. James Town, Toronto · M4Y 2J3

C\$ 765,000

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

ABOUT THIS PROPERTY

**** A unique loft for discerning taste at Tridel's Gold LEED certified Verve featuring soaring 10' smooth ceiling and a wide design allowing for plenty of light and versatile furniture set up. Overlooking the park, meticulously maintained by original Owner, offering a like-new feel. Perfectly positioned- nestled in the middle of the building, (away from elevators, stairs, chute) low traffic & quiet. **** The well-designed kitchen is sure to impress- featuring a large centre island with seating for four, abundant quality cabinetry, upgraded finishes, and a quartz countertop. Numerous other highlights: engineered hardwood flooring, custom Hunter Douglas blinds & custom drapery, upgraded closet doors, cornice mouldings, contemporary crystal light fixtures. 2nd bedroom sliding doors were removed - to allow for more open flow & versatility. Enjoy the outdoor space - a spacious balcony spanning the width of the unit, facing east & overlooking the park. ***The perks of a boutique building (quiet, low traffic, more privacy-exclusivity, unique layout & features) with the benefits of a larger building (excellent amenities, 24hrs concierge, lower maintenance fees) ***. ** Building amenities include: resort style rooftop outdoor pool with cabanas, BBQ areas, state of the art -bright & extensive gym, yoga studio, steam & dry saunas, billiard room, meeting room, dining & party room, bike storage, visitor parking.** Area Amenities: Steps to Rabba, Red Rocket, Wellesley/ Sherbourne bus can connect to Yonge or Bloor subway line. Close proximity to Yonge & Bloor, Yorkville, U of T, Queen's Park, numerous Hospitals (St. Michael's, Mount Sinai, Toronto General, Princess Margaret, UHN). Other nearby highlights: Allan Gardens, Riverdale park west, Rosedale Ravine Lands, bike paths, easy access to DVP. Prime P1 parking spot- steps to elevator. Convenient locker room also on P1-easy access location. *Photos reflect virtual staging/de-staging.

FEATURES

- ✓ Garage
- ✓ Clear View
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ Rec./Commun.Centre
- ✓ Library

PROPERTY DETAILS

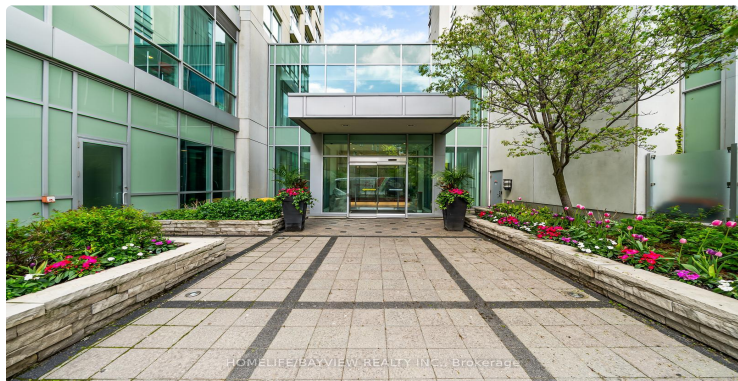
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Loft
PROPERTY TYPE	Condo Apartment
AREA RANGE	700-799 sqft
PARKING	1 spaces
ANNUAL TAX	\$3,399
POSTAL CODE	M4Y 2J3
NEIGHBOURHOOD	North St. James Town

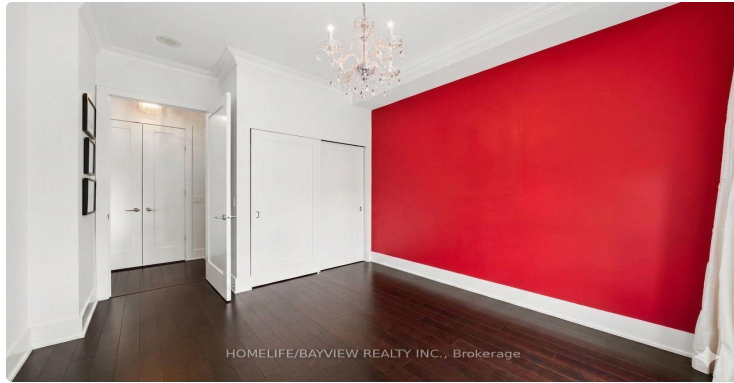
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Fiat	—	Combined w/Dining, Hardwood Floor, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	—	Combined w/Living, Hardwood Floor
Kitchen	Flat	—	Centre Island, Hardwood Floor, Stainless Steel Appl
Breakfast	Flat	—	Overlooks Park, Overlooks Park, East View
Primary Bedroom	Flat	—	Overlooks Park, Hardwood Floor, Large Closet
Bedroom 2	Flat	—	Hardwood Floor, Large Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

HOMELIFE/BAYVIEW REALTY INC.

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.