



FOR SALE

CONDO APARTMENT

MLS# C14127996

7 Broadway Avenue PH-F, Toronto, ON M4P 3C5

Mount Pleasant West, Toronto · M4P 3C5

C\$ 489,000

1	1	650	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location, location, location - steps to vibrant Yonge St. shops, restaurants, supermarket, Canada Sq, Mall, Eglington subway station and now open crosstown LRT. This PH unit is on the 11th floor of the Tower portion of the building with an unobstructed east view. There are only 6 units per Tower floor in this boutique bldg., 9ft ceiling, floor to ceiling windows, stainless steel appliances. Ensuite laundry, central vacuum system. Enclosed sunroom is insulated for year round use, accessed from the LR and bedroom. The kitchen features Corian counters, double sink, pass-thru, eating counter. Converted electric marble fireplace and iron hearth. The flue has been sealed, by condo corp.. Hardwood and marble floors, carpet free. 24 hr concierge, whirlpool, sauna, gym, games room. 1 exclusive use locker. Parking is rental with direct access to the building. As per seller-reserve fund now over \$2M and the condo fees should start to come down now that the reserve is at a healthy level, subject to Board decisions.

FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Clear View
- ✓ Library
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	600-699 sqft
PARKING	1 spaces
ANNUAL TAX	\$1,757
POSTAL CODE	M4P 3C5
NEIGHBOURHOOD	Mount Pleasant West

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Combined w/Dining, Fireplace, East View
Dining Room	Flat	—	Combined w/Living, Hardwood Floor
Bedroom	Flat	—	Mirrored Closet, Hardwood Floor, W/O To Sunroom
Kitchen	Flat	—	Ceramic Floor, Corian Counter, Double Sink
Sunroom	Flat	—	Enclosed, East View
Foyer	Flat	—	Mirrored Closet, Marble Floor

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HOMELIFE NEW WORLD REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Bathroom	Flat	—	Marble Floor

GALLERY





LISTING AGENT

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HOMELIFE NEW WORLD REALTY INC.

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Prepared for you on October 30, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.