

FOR SALE | CONDO TOWNHOUSE | MLS# C14145064

104 Pleasant Boulevard, Toronto, ON M4T 1J8

Rosedale-Moore Park, Toronto · M4T 1J8

C$ 1,950,000

3	4	2,625	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Turn-key sophistication in the heart of the Yonge & St. Clair neighbourhood. Set within an exclusive enclave of Georgian-style executive townhomes, this bright and spacious residence offers the rare combination of gracious house-like living with the security, services and ease of a well-managed condominium. Designed for both everyday living and comfortable entertaining, the unique open-concept kitchen and great room flow out to a private rear patio with BBQ-an inviting urban retreat. A generous dining room is ideal for hosting family and friends. The entire third floor is dedicated to a serene primary retreat featuring a 5-piece ensuite, walk-in closets, skylight and conveniently located laundry. The versatile second floor provides exceptional flexibility: create a second primary suite by converting the existing office to an ensuite, or enjoy the generous space as a cozy family room perfect for movie nights. The lower level, with above-grade windows, extends the living space with a recreation room featuring heated floors, 3-piece washroom and even more storage. Two underground parking spaces offer direct access to the home, with a large private storage locker room conveniently at your door. Residents enjoy many of the amenities of 38 Avoca, including concierge, guest parking, bike storage, property management, party room, lawn & snow care. Leave the cars at home-the Yonge subway entrance is at the end of the block, with restaurants, cafes, shops, banks, dry cleaning, Farm Boy grocer and everyday conveniences just steps away. Stroll to David Balfour Park and the beautiful ravine trail system connecting to the Beltline and Evergreen Brickworks. Refined, low-maintenance Midtown living with generous space, private outdoor living, underground parking and a layout offering exceptional flexibility-a sophisticated lifestyle combining the best of living in a home with the security and convenience of condominium life.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Fenced Yard
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Ravine
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Condo Townhouse
BASEMENT	Finished, Separate Entrance
AREA RANGE	2500-2749 sqft
PARKING	2 spaces
ANNUAL TAX	$11,824
POSTAL CODE	M4T 1J8
NEIGHBOURHOOD	Rosedale-Moore Park

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES

Dining Room	Main	—	Hardwood Floor, Wainscoting, Pot Lights
Kitchen	Main	—	Combined w/Great Rm, Breakfast Bar, Hardwood Floor
Great Room	Main	—	W/O To Terrace, Gas Fireplace, Hardwood Floor
Office	Main	—	2 Pc Bath, Double Closet, Hardwood Floor
Bedroom 2	Second	—	Gas Fireplace, Double Closet, Hardwood Floor
Bedroom 3	Second	—	Double Closet, Hardwood Floor, Bow Window
Office	Second	—	Hardwood Floor, Crown Moulding, Pot Lights
Primary Bedroom	Third	—	5 Pc Ensuite, His and Hers Closets, Hardwood Floor
Recreation	Lower	—	3 Pc Bath, Heated Floor, Above Grade Window

GALLERY


ROYAL LEPAGE SIGNATURE REALTY, Brokerage


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LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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