



20 Avoca Avenue, Suite 506

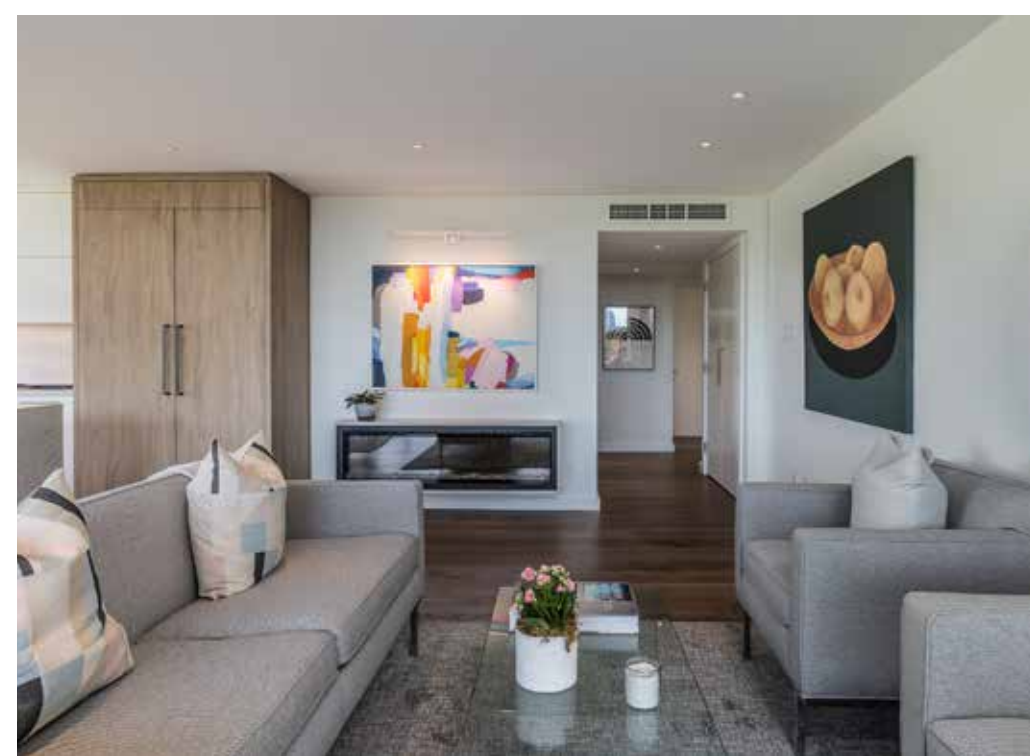


Welcome to 20 Avoca Avenue, Suite 506

Welcome to this stunning suite in one of the most coveted buildings in Toronto. This suite has been completely rebuilt and reimagined with an intelligent open and airy layout, maximizing the incredible city skyline views over David Balfour Park. Features include: wide plank white oak floors, recessed LED lighting and Lutron dimmers, solid brass and slate hardware, Hunter Douglas automatic blinds, an electric fireplace and solid core doors. High quality materials like quartz and walnut have been incorporated into the modern aesthetic throughout. Thoughtfully designed storage. Exquisite custom cabinetry in the kitchen, washrooms, and all the built-ins, including the murphy bed in the versatile second bedroom/office. The kitchen offers Miele and SubZero appliances and an island with a waterfall countertop. Two walkouts to the wraparound balcony to follow the sun, with beautiful south and west views to watch the seasons change, and views that are also sensational at night. Excellent building amenities and gardens, and access to walking trails in the ravine. Great proximity to Yonge Street shops & transit!









FOYER

- Wide plank white oak floor
- Double coat closet
- Recessed LED lighting

POWDER ROOM

- Wide plank white oak floor
- Floating vanity
- Custom mirror with LED edge
- Porcelain tile feature wall
- Polished chrome fixtures and taps

LIVING ROOM

- Wide plank white oak floor
- Open concept
- Wall mounted electric fireplace with Bianco Drift polished Caesarstone surround
- Television niche
- Cable and CAT6 distribution
- Floor to ceiling windows
- Walkout to wrap around balcony
- Recessed LED lighting

DINING ROOM

- Wide plank white oak floor
- Open concept
- Floor to ceiling windows
- Recessed LED lighting

KITCHEN

- Wide plank white oak floor
- Open concept
- Centre island with waterfall Bianco Drift polished Caesarstone countertop
- SubZero concealed fridge
- Miele stainless steel range hood
- Miele steam oven
- Miele cooktop
- Samsung microwave
- Liebherr Grandcru stainless steel wine fridge

- Farmers sink with Blanco gooseneck faucet
- Recycling drawer / garbage drawer
- Broom closet
- Floor to ceiling windows
- Recessed LED lighting

OFFICE / SECOND BEDROOM

- Wide plank white oak floor
- Pocket door
- Custom murphy bed with separate wardrobe and closet sections, and integrated custom lighting with pin light in niche
- Cable and CAT6 distribution
- Floor to ceiling windows
- Walkout to wrap around balcony
- Recessed LED lighting

DOUBLE LINEN CLOSET

FOUR PIECE SEMI-ENSUITE WASHROOM

- Tile floor
- Pocket door
- Floating double walnut vanities
- Walnut open shelves
- Polished chrome fixtures and taps
- Custom mirrors with LED edge
- Glass enclosed shower with built-in glass shelves and built-in bench

PRIMARY BEDROOM

- Wide plank white oak floor
- His and her closet with custom built-ins and built-in drawers
- Cable hookup
- Floor to ceiling windows
- Recessed LED lighting

CONSTRUCTION FEATURES

- Virtually unique in the Avoca, the internal plaster walls have been replaced with modern walls with sound attenuation and furred out ceiling - ready to accommodate any future modifications you may desire
 - Installed recessed LED directional lighting with Lutron dimmer switches throughout
 - Under cabinet LED lighting and pin lighting in cabinets in kitchen
 - Interior closet lighting
 - Solid core slab doors and pocket doors
 - Solid brass, slate, and polished chrome hardware
 - New Honeywell thermostats
 - Charging station for Roomba under steam oven
 - Custom mirrors
 - Custom millwork in kitchen, washrooms, built-ins, murphy bed, closets
 - Electric fireplace with remote control installed
 - Installed wide plank white oak floor with sound insulation
 - Top of the line kitchen appliances
 - Installed translucent and blackout Hunter Douglas automated blinds
 - All new plumbing
 - All new wiring
- Taxes: \$0 (2022)
 - Maintenance: \$1,896.37 / month (includes: taxes, heat, hydro, water, basic Rogers Ignite Internet, Rogers TV & PVR, central air conditioning, building insurance, common elements)
 - Parking: Available for \$80/month
 - Locker: #66, Exclusive use
 - Possession: 60 Days / TBA
 - Inclusions: All kitchen appliances, all electric light fixtures (except excluded), Lutron dimmer switches, all window coverings, all custom built-ins, Hunter Douglas translucent automated roller blinds with remote controls/app connection, Hunter Douglas blackout automated blinds in master bedroom with remote control/app connection.
 - Exclusions: light fixture above the fireplace, light fixture above dining room table, television in living room.

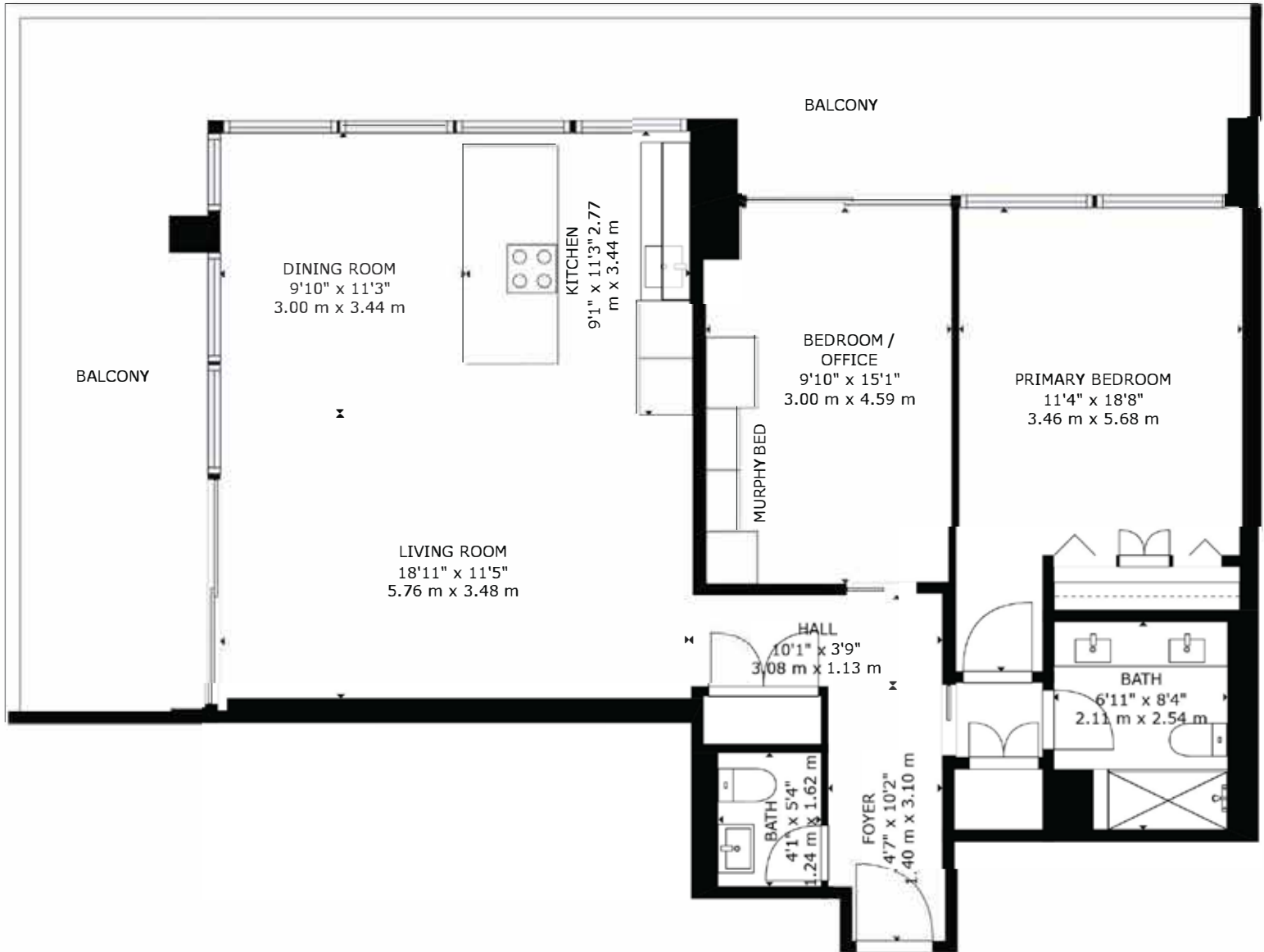
ADDITIONAL INFORMATION

Offered For Sale at \$1,899,000.⁰⁰





Floor Plans



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Gairdner Award Winner
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Chairman's Award Winner

