



625 Avenue Road, Suite 1103

WELCOME TO 625 AVENUE ROAD, SUITE 1103

Coveted building - The Lonsdale! Rarely offered corner suite with sweeping north east views over Upper Canada College. Approximately 1780 square feet with floor to ceiling windows, very airy and bright. Generous space for entertaining. Two bedrooms, master with spacious walk-in closet and five piece ensuite washroom. Second bedroom is currently used as a den and offers a three piece washroom across the hall. Nicely appointed with hardwood and marble floors, coffered ceilings, recessed lighting, an electric fireplace in the living room, and numerous custom built-ins throughout. One underground parking and one locker. Excellent building amenities including 24 hour concierge and valet, gym, outdoor pool, party room, guest suites, and visitor parking. Walk to shops and restaurants at Yonge and St Clair, close to UCC and BSS, and steps to TTC.









FOYER

- Double coat closet
- Hardwood floor with marble tile inlay
- Mirrored walls
- Coffered ceiling with chandelier
- Recessed halogen lighting

UTILITY CLOSET

LIVING ROOM

- Hardwood floor
- Open concept
- Built-in speakers
- Electric fireplace with decorative carved mantle
- Recessed halogen lighting

DEN/SECOND BEDROOM

- Hardwood floor
- Double door entry
- Floating shelves
- Built-in storage
- Marvel built-in wine fridge
- Closet with double doors
- Coffered ceiling
- Recessed halogen lighting

DINING ROOM

- Hardwood floor
- Alcove with recessed lighting
- Built-in cupboards
- Coffered ceiling with chandelier
- Floor to ceiling windows with beautiful north views
- Recessed halogen lighting

KITCHEN

- Granite countertops
- GE Profile stainless steel refrigerator with freezer drawer
- Gaggenau four burner cooktop with grill
- Built-in stainless steel range hood
- GE Profile wall oven
- Panasonic stainless steel microwave
- GE Profile stainless steel dishwasher
- Stainless steel sink with spray faucet
- Brushed chrome fixtures and taps
- Under cabinet lighting

LAUNDRY CLOSET

- LG DirectDrive washer
- LG Sensor Dry dryer

THREE PIECE WASHROOM

- Tile floor
- Glass enclosed shower with tile walls
- Recessed halogen lighting
- Vanity with sink
- Chrome fixtures and taps
- Wall-to-wall mirror
- Built-in linen closet
- Recessed halogen lighting

PRIMARY BEDROOM

- Hardwood floor
- Coffered ceiling
- Closet with custom built-ins
- Walk-in closet with custom built-ins and track lighting
- Built-in ceiling speakers
- Wall-to-wall windows with beautiful north views
- Recessed halogen lighting

LINEN CLOSET

FIVE PIECE ENSUITE WASHROOM

- Tile floor
- Double vanity with limestone counters
- Wall-to-wall mirror
- Magnifier mirror
- Floating shelves
- Built-in medicine cabinet
- Soaker tub with shower
- Recessed halogen lighting

ADDITIONAL INFORMATION

TAXES:

\$8,861.44 (2023)

POSSESSION:

60 Days / TBA

MAINTENANCE:

\$2,004.14/month (includes water, heat, CAC, building insurance, common elements, parking)

LOCKER:

One storage locker

PARKING:

One underground parking

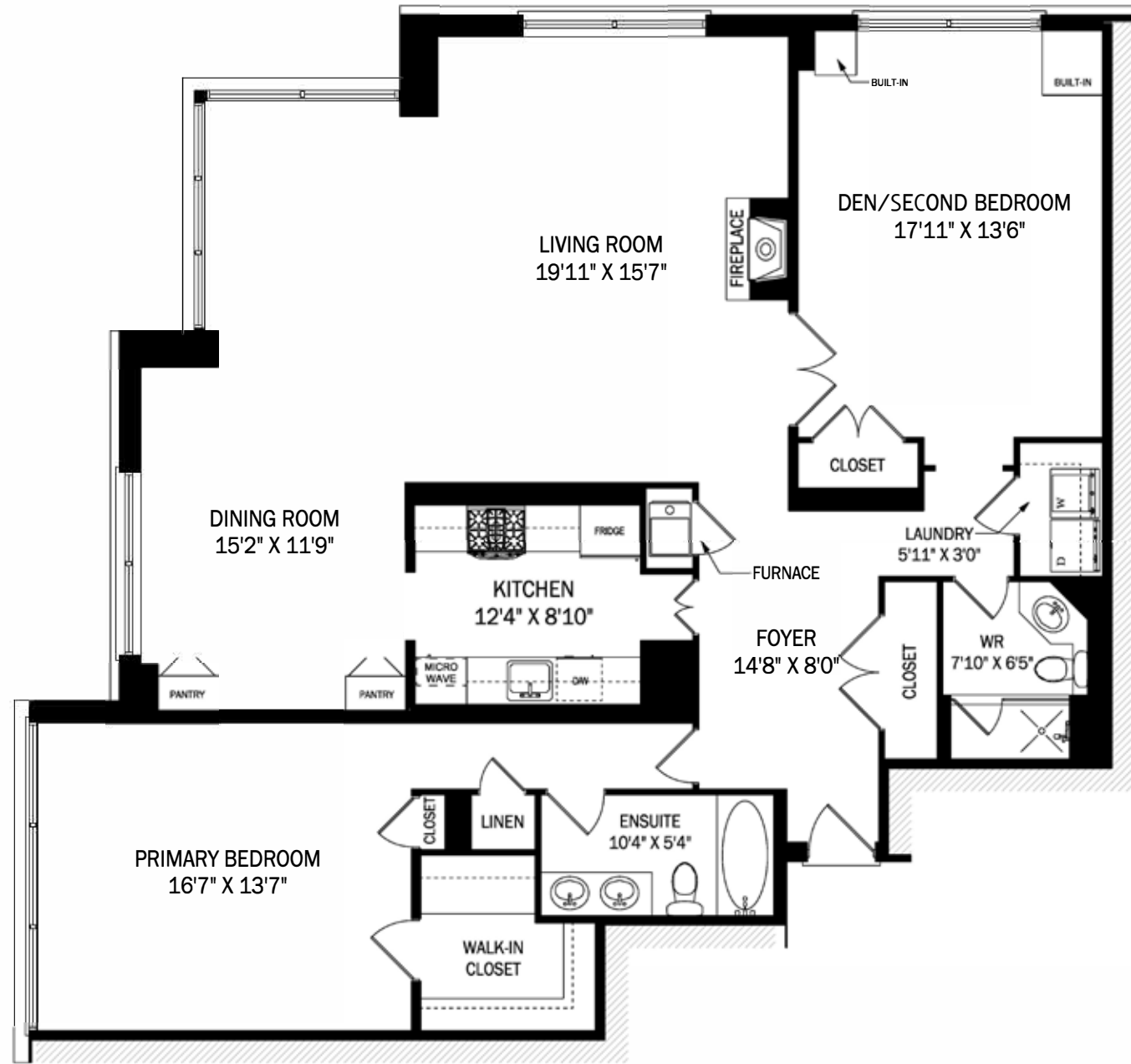
INCLUSIONS:

All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

OFFERED FOR SALE
AT \$2,200,000.⁰⁰



Floor Plan



SUITE #1103 - APPROX. 1782 SQUARE FEET





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