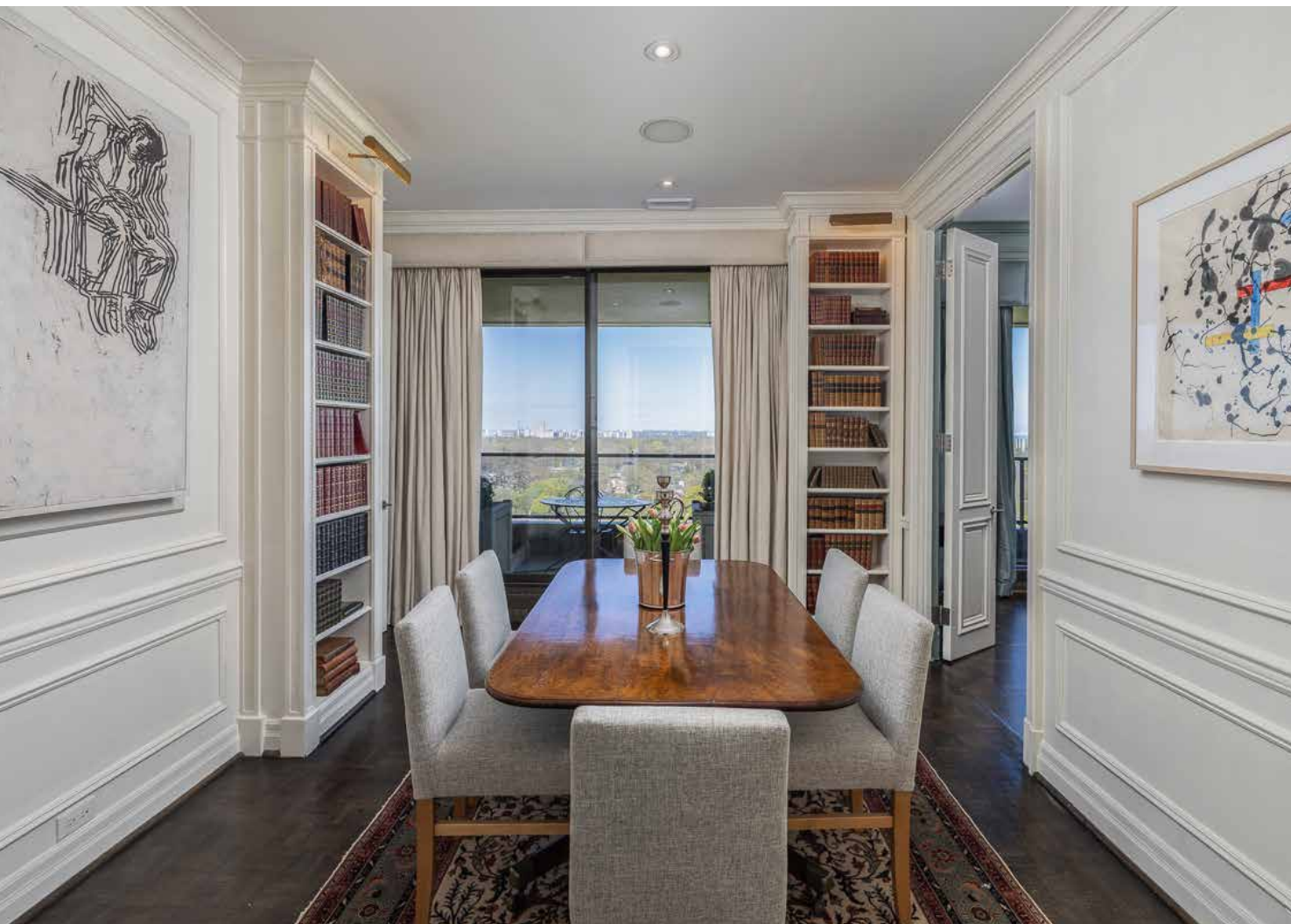




Welcome to 20 Avoca Avenue, Suite 2004

This spacious 1813 square foot corner penthouse has a wow factor! This suite offers rare 9' ceilings with floor to ceiling windows and incredible panoramic south and east views of the Vale of Avoca ravine and the city skyline over David Balfour Park. The amazing 638 square foot wraparound balcony is perfect for dining, lounging, and watching the seasons change. This custom designed suite by an internationally acclaimed designer offers a formal living room, dining room, kitchen with breakfast area, library, and primary suite. Signature features include exquisite millwork, built-ins, raised paneling, crown moulding, and excellent walls for displaying art, offering a unique New York flair. 20 Avoca Avenue is a well managed building with excellent amenities including 24 hour concierge, outdoor pool, fitness room (LifeFitness equipment), party room, excellent laundry facilities, and ample visitor parking. Enjoy the convenience of this location at Yonge and St Clair, close to transit, shops, restaurants, and private clubs.













FOYER

- Hardwood floor
- Raised panelling
- Crown moulding
- Mirrored coffered ceiling
- Alcove with lighting
- Cloak room
- Recessed halogen lighting

HALLWAY

- Sisal carpet
- Crown moulding
- Wainscoting
- Padded plaid walls
- Recessed halogen lighting

POWDER ROOM

- Sisal carpet
- Water closet
- Raised panelling
- Crown moulding
- Antique vanity with marble countertop
- Solid brass taps
- Recessed halogen lighting

KITCHEN

- Hardwood floor
- Raised panelling
- Crown moulding
- Pocket door
- Carrera marble countertops and backsplash
- Two sinks
- Custom white shaker style cabinetry
- Maytag concealed dishwasher
- Gagneau cooktop
- Creda oven
- Miele exhaust hood
- Two Marvel bar fridges
- Built-in ceiling speakers
- Under cabinet lighting
- Recessed halogen lighting

BREAKFAST AREA

- Sisal carpeting
- Raised paneling
- Crown moulding
- Ceiling medallion (power)
- Built-in ceiling speakers
- Recessed halogen lighting
- Stunning east ravine views
- Sliding glass doors walk out to balcony

DINING ROOM

- Hardwood floor
- Crown moulding
- Raised panelling

- Double French doors
- Two concealed closets
- Built-in bookshelves with display lighting
- Built-in ceiling speakers
- Walk out to covered terrace
- Recessed halogen lighting

LIVING ROOM

- Hardwood floor
- Double doors
- Crown moulding
- Raised panelling
- Built-in ceiling speakers
- Wall sconces
- Recessed halogen lighting
- Two sets of double French doors
- Stunning panoramic views east and south

GALLERY

- Hardwood floor
- Crown moulding
- Wainscoting
- Two sliding glass doors walk out to balcony
- Recessed halogen lighting

LIBRARY

- Sisal carpet
- Double French
- Crown moulding
- Wainscoting
- Padded damask walls
- Built-in bookshelves with display lighting
- Built-in speakers
- Recessed halogen lighting

PRIMARY BEDROOM

- Hardwood floor
- Double doors
- Crown moulding
- Built-in ceiling speakers
- Alcove
- Custom built-in bookshelves with display lighting
- Wall to wall closets with custom built-ins
- Wall sconces
- Recessed halogen lighting
- Sliding glass door walks out to balcony with unobstructed south view over David Balfour Park

THREE PIECE ENSUITE WASHROOM

- Carrera marble floor
- Raised panelling
- Crown moulding
- Frosted glass enclosed shower
- Vanity with marble countertop
- Solid nickel fixtures and taps
- Built-in wall mirrors
- Recessed halogen lighting

ADDITIONAL INFORMATION

Maintenance: \$3,788.59/month (includes heat, hydro, water, central air conditioning, basic cable TV, condo taxes, building insurance, and common elements)

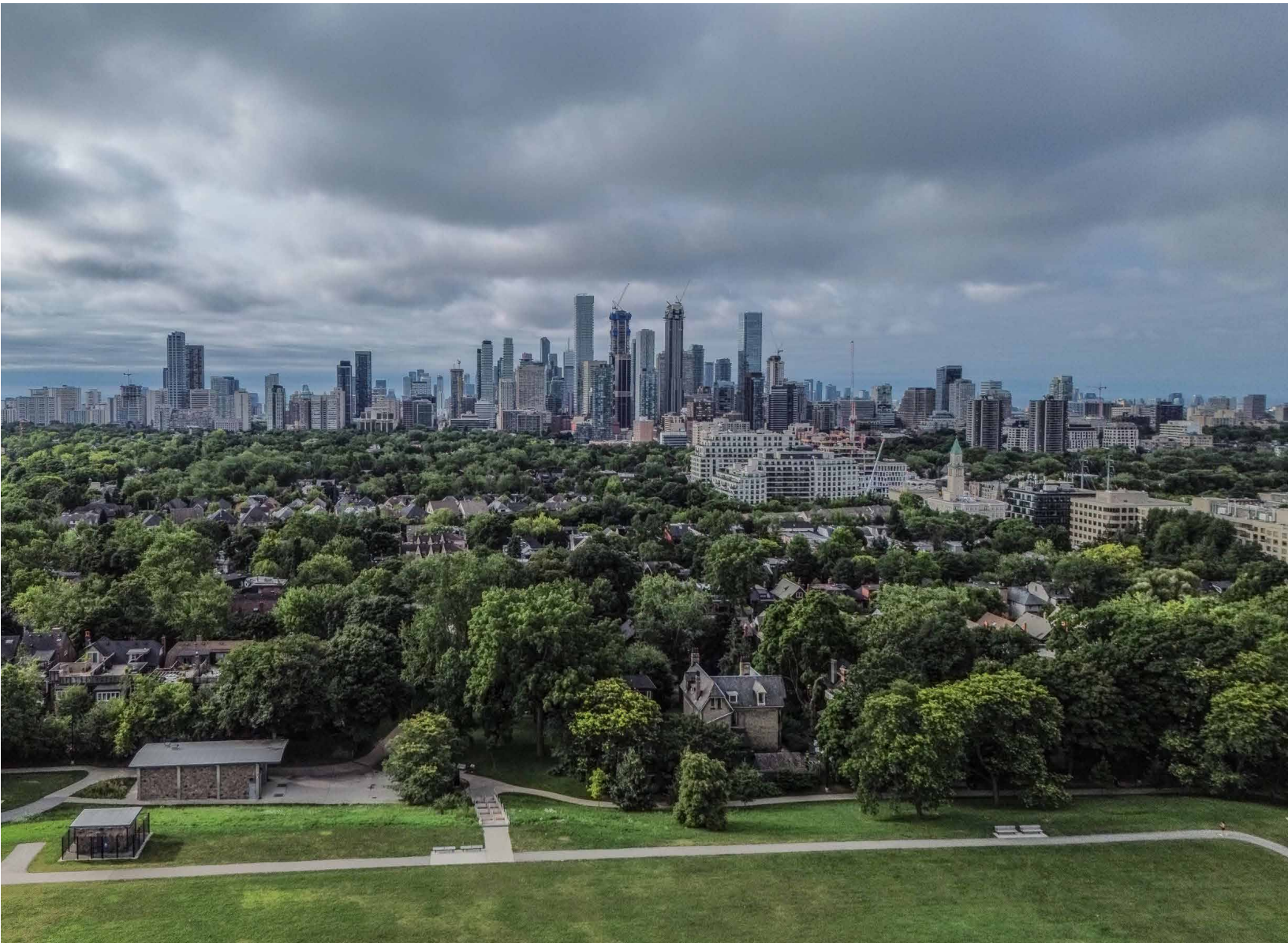
Parking: One underground parking spot, rented at \$80/month

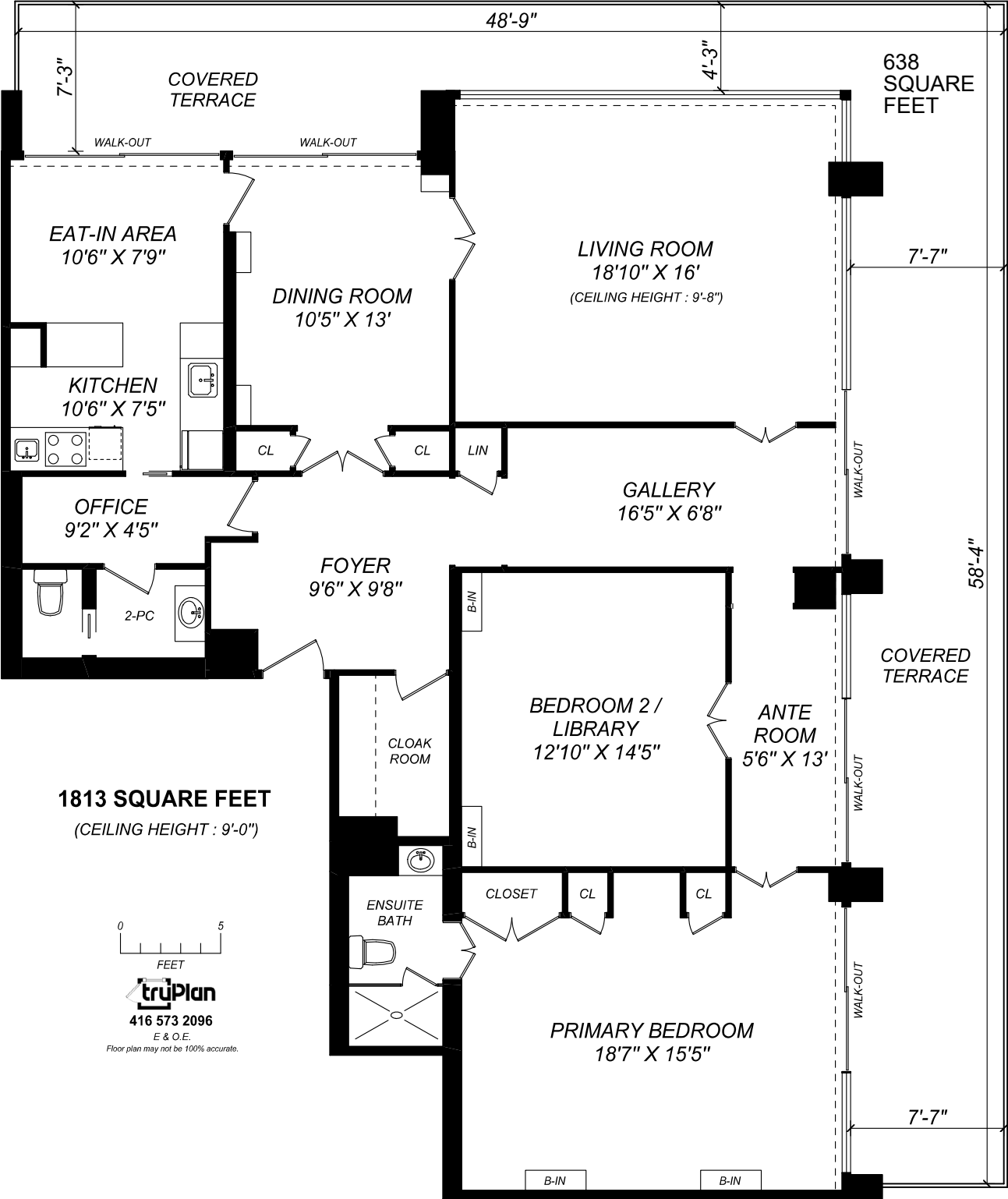
Locker: One large locker

Possession: 30-60 Days

Inclusions: All kitchen appliances (as-is), all wall sconces and chandeliers, all curtains and valances, all custom built-ins, Lutron dimmers, audiovisual equipment.

OFFERED FOR SALE AT
\$2,500,000.⁰⁰









Chairman Award Winner
#2 Dollar Volume, #4 Units Sold
 2024
Gairdner Award Winner
 2004-2024
Lifetime Chairman's Award Winner



JOHNSTON & DANIEL

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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.