



2 LYNWOOD AVENUE PH ONE
SOUTH HILL



PENTHOUSE ONE 2 LYNWOOD AVENUE SOUTH HILL BOUTIQUE LUXURY LIVING

An extraordinary two-storey penthouse residence offering nearly 5,000 square feet of interior space in an exclusive 16-suite building in the heart of Toronto's prestigious South Hill.

Penthouse One offers soaring architectural drama, refined craftsmanship, and a rare level of privacy and scale.



KEY FEATURES

- Nearly 5,000 sq ft of interior living space over two levels
- Boutique 16-suite building in South Hill offering unparalleled privacy
- Soaring two-storey entry with oak herringbone floors and marble water feature
- Dramatic great room with 25-foot ceilings, open-flame gas fireplace, and floor-to-ceiling windows
- Elegant dining area with black marble flooring and wall-to-wall windows
- Commercial-grade chef's kitchen
- Cozy family room adjacent to main living with solarium feature
- Main-floor primary suite with five-piece ensuite and walk-in closet
- Primary ensuite complete with in-floor heating and steam shower
- Curved staircase under skylight leading to upper level
- Second-floor library with gas fireplace, wet bar, and custom built-ins
- Two additional upper-level bedrooms with southern exposure
- Refined finishes throughout, including crown mouldings and custom shelving

BUILDING AMENITIES

- Concierge, indoor pool, gym, sauna, party room, visitor parking

ADDITIONAL HIGHLIGHTS

- Four underground parking spaces (two tandem)
- Oversized private storage locker
- Balcony can be returned to outdoor space with building permit
- One of only 16 suites in the building

A RARE OPPORTUNITY

Experience the pinnacle of boutique luxury living in one of Toronto's most coveted neighbourhoods. Penthouse One at 2 Lynwood Avenue is a true masterpiece — offering unrivalled elegance, privacy, and architectural excellence.









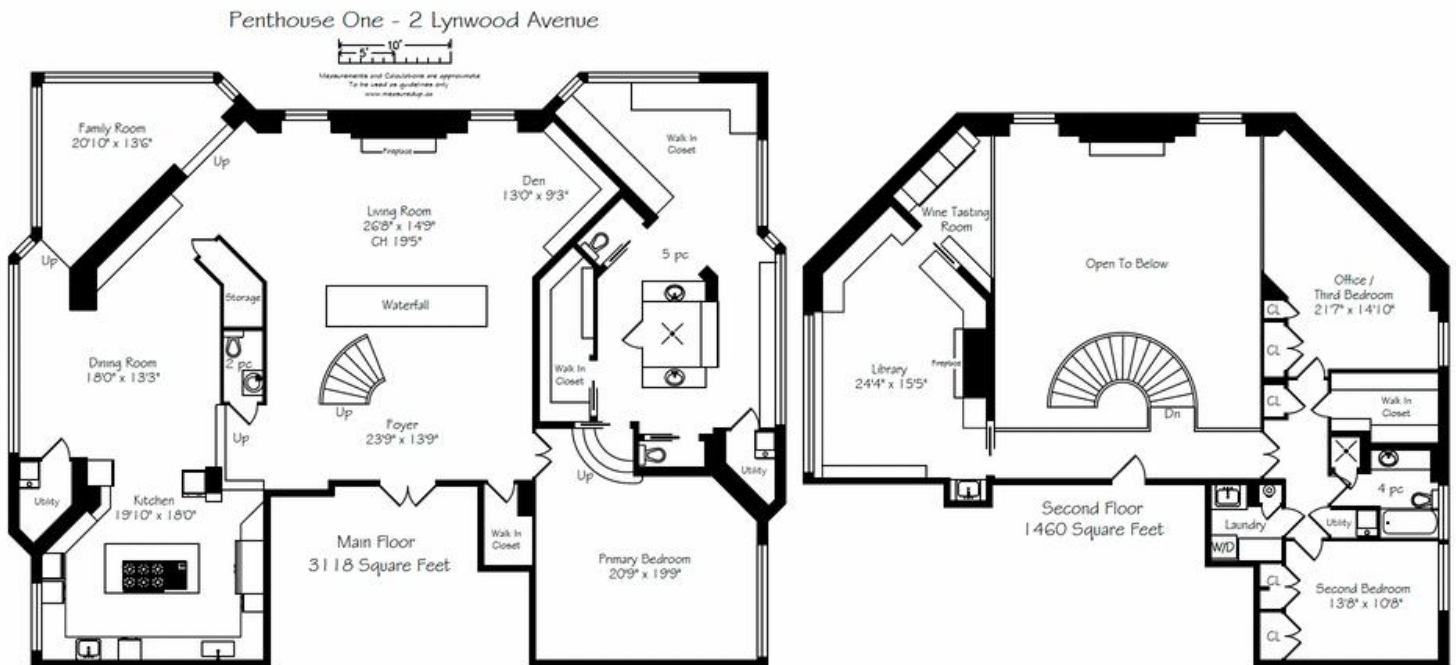






2 LYNWOOD AVENUE PH ONE

Floor Plans



MAINTENANCE FEES

- \$10,412.33/month (Includes: Building Insurance, Water, Common Elements, Parking)

POSSESSION

- 30/60 Days / Flexible

EXPOSURE

- South East

LOCKER

- 1 Oversized Owned Locker (B22)

HEATING/COOLING

- Electric Forced Air / Central Air

CONDO CORP

- MTCC #660

PROPERTY TAXES

- \$16,952 (2024)

SQUARE FOOTAGE

- Approx. 4,578 sq ft (Per Floor Plan)

PARKING

- 4 Underground Owned (2 Tandem Spots – B10 & B11)

PETS

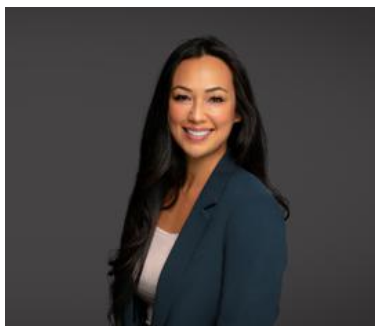
- Allowed with restrictions

PROPERTY MANAGEMENT

- Wilson Blanchard Property Management (416-642-2807)



ELEVATE YOUR EXPECTATIONS



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