



2 LYNWOOD AVENUE PH ONE
SOUTH HILL



PENTHOUSE ONE 2 LYNWOOD AVENUE SOUTH HILL BOUTIQUE LUXURY LIVING

There are very few penthouses in the city that offer this level of scale and architectural presence while still feeling like a private residence, and this is one of them, spanning nearly 5,000 square feet across two dramatic levels and crowning an intimate 16 suite boutique building in the heart of South Hill, one that was conceived around this exceptional penthouse, with a scale and layout more akin to a detached home than a condominium and offering a level of privacy and presence rarely found in downtown Toronto.



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 matte 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 white Venetian plastered 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

Set in a uniquely connected pocket of the city, this location offers an exceptional lifestyle, just a short walk to the shops and restaurants of Yorkville, the charm and convenience of St. Clair Avenue West, and the established residential feel of Forest Hill, while what truly sets this residence apart is its rarity, a unique opportunity to acquire nearly 5,000 square feet in a boutique setting at a price per square foot that is difficult to replicate in today's market, making opportunities of this calibre few and far between.

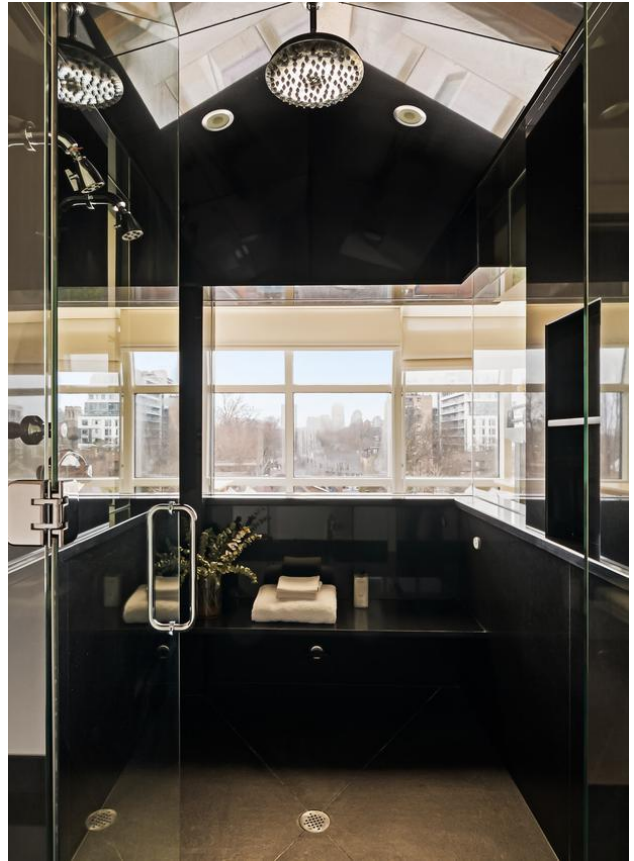








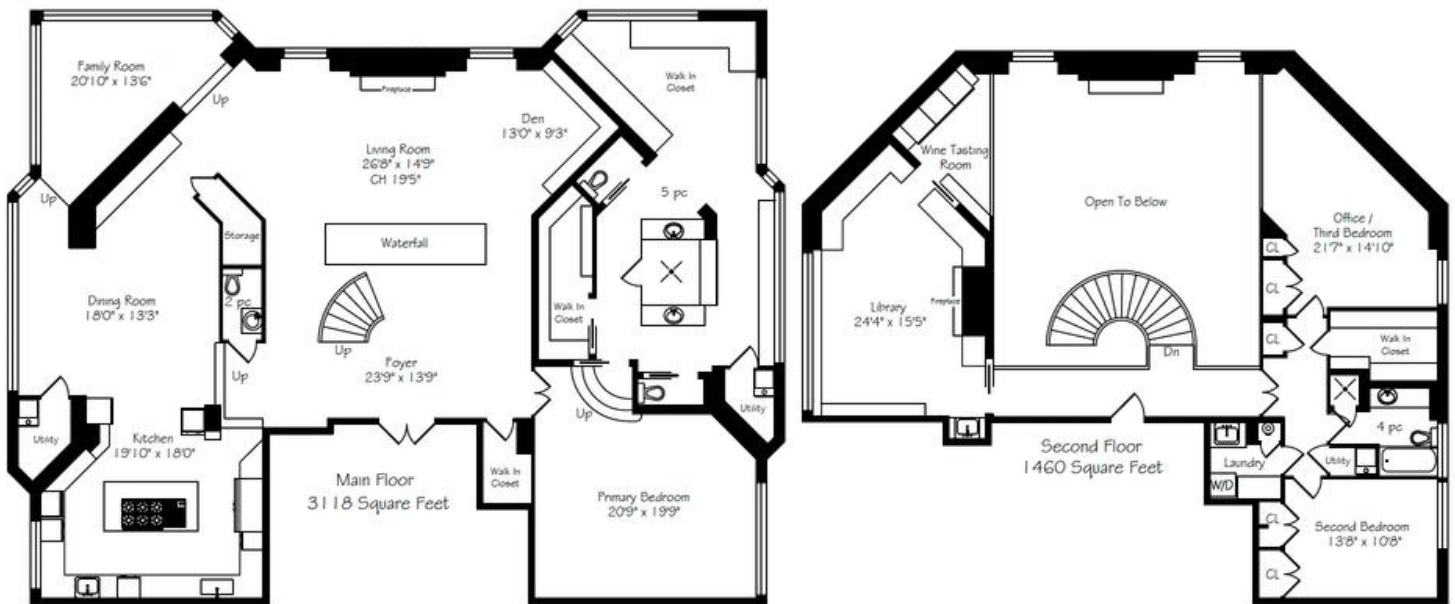






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Floor Plans



MAINTENANCE FEES

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

PROPERTY TAXES

- \$17,872 (2025)

POSSESSION

- 30/60 Days / Flexible

EXPOSURE

- South East & South West

LOCKER

- 1 Oversized Owned Locker (B22)

HEATING/COOLING

- Electric Forced Air / Central Air

PETS

- Allowed with Restrictions

CONDO CORP

- MTCC #660

PROPERTY MANAGEMENT

- Client Centric Management

SQUARE FOOTAGE

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

PARKING

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

INCLUSIONS

- Imperial gas stove with grill top and double ovens
- Imperial salamander grill
- Garland steamer oven
- Panasonic microwave
- True refrigerator
- Sub-Zero under-counter freezers
- U-Line beverage fridge
- Three Transtherm wine fridges
- Viking trash compactor
- Two Miele dishwashers
- Miele washer & dryer
- All light fixtures
- All window coverings
- Marble dining table
- Televisions

EXCLUSIONS

- All artwork and furniture



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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