



40 OAKLANDS AVENUE SUITE 329

YONGE & ST. CLAIR



WELCOME TO 40 OAKLANDS AVENUE SUITE 329

Welcome to Suite 329 at 40 Oaklands Avenue, a meticulously renovated two-story condo in one of Central Toronto's most distinctive boutique buildings. The Oaklands, a celebrated example of modernist architecture by acclaimed architect Macy DuBois, received the prestigious Governor General's Medal in Architecture in 1983. Defined by clean lines, functional form, and seamless integration with its natural surroundings, this building, and this suite, offer a rare blend of design and livability.

The common areas, including the lobby and hallways, are nearing the final stages of a gorgeous revitalization. And the two bedroom plus den, three bathroom suite has been completely and meticulously reimaged.

From the moment you step inside, the suite's brightness and impeccable finish make an immediate impression.

The living room, a place of sanctuary and calm, can also be inviting. At its heart, a striking porcelain tile fireplace with a dramatic raised hearth houses an electric insert, a nod to mid-century design that adds both architectural depth and cozy warmth to the space. Wide-plank white oak hardwood flooring

extends throughout the entirety of this room and level, creating a warm and cohesive atmosphere. Expansive windows flood the room with natural light while framing serene views of the surrounding pine trees. The open-concept layout effortlessly connects the living and dining areas, making it an ideal setting designed for seamless, stress-free living.

The dining area is equally impressive, bathed in natural light from expansive windows and offering a walkout to a private balcony with serene views.

The fully custom designer kitchen is a masterpiece of craftsmanship and practicality that is an absolute culinary delight. Custom cabinetry, accented with sleek black hardware, provides a warm and sophisticated feel. Thoughtfully placed shelves with integrated dimmable lighting enhance the function and ambiance. High-end appliances grace the space, combining stainless steel and fully integrated models to deliver visual harmony. A soft grey quartz countertop offers a clean, understated surface, while the large-format porcelain slab backsplash steals the show with its dramatic, natural stone-inspired veining. The main floor also features a sleek, stylish, and ultimately convenient two-piece powder room. A floating porcelain-clad vanity with a vessel sink and black fixtures creates a contemporary aesthetic.

A coat closet sits just across from the powder room, providing practical and discreet storage near the entryway.

Thanks to the suite's exceptional layout, the lower level is dedicated to the private living quarters, featuring two spacious bedrooms, two bathrooms, and a versatile den, creating a distinct separation between living and entertaining spaces.

A tranquil retreat, the primary bedroom is complemented by a beautifully crafted custom closet featuring the same warm-toned cabinetry seen throughout the suite. It is complete with generous shelving, integrated drawers, and motion-sensor LED-lit hanging rods. An integrated, backlit mirror serves as a stylish divider between the two sides of the closet, adding a boutique-like experience. The large sliding glass door provides an abundance of natural light that opens to a private balcony.

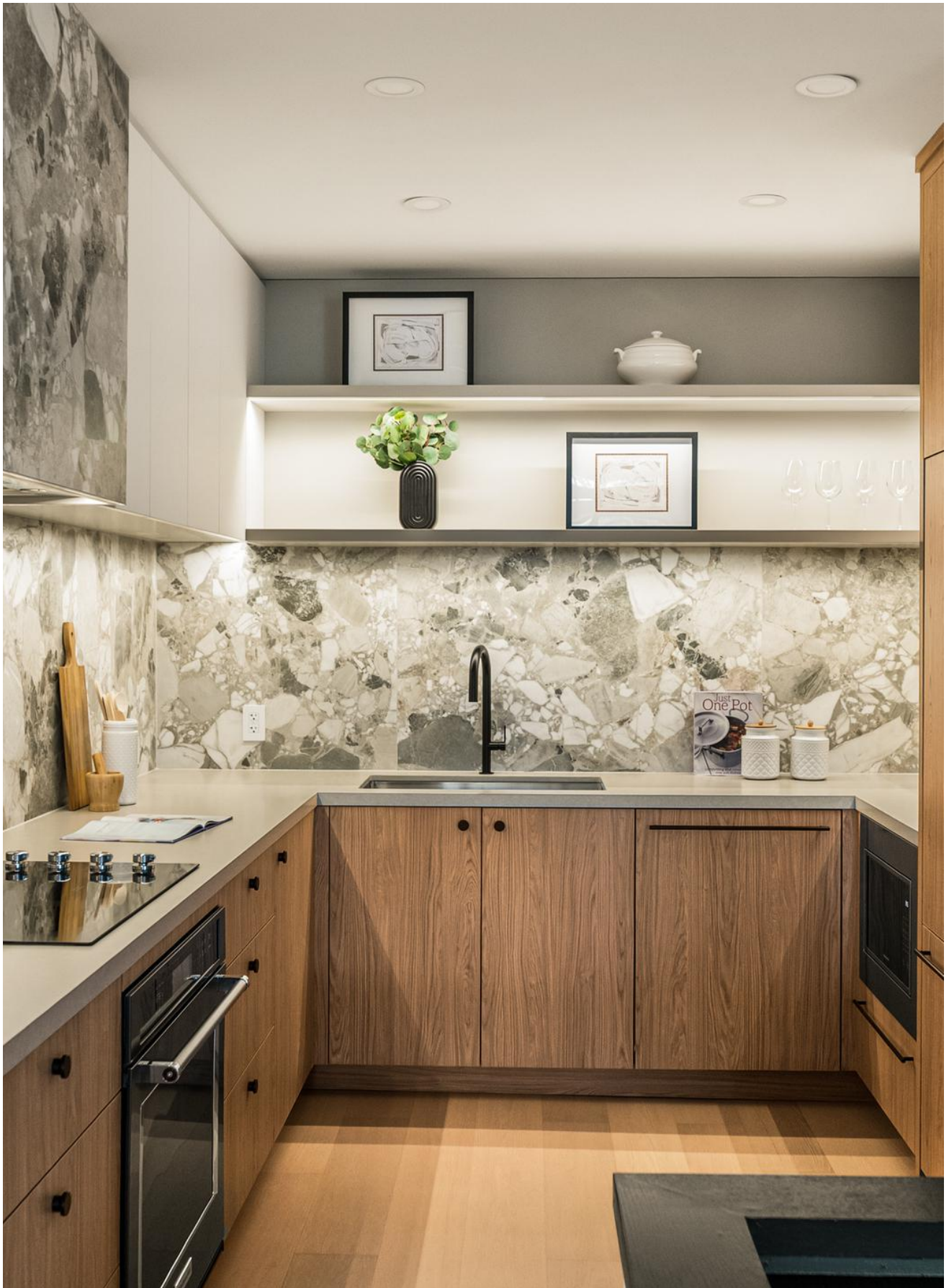
The five-piece spa-like ensuite is a sanctuary of luxury, featuring porcelain tile flooring, ceramic wall tiles, and a custom glass shower. A freestanding tub, accentuated by soft lighting, enhances the spa-like ambiance, while a modern double vanity with ample storage completes the space.

The second bedroom is bright and inviting, featuring warm white oak flooring and ample natural light from the large sliding glass door that opens to a private balcony. A closet offers convenient storage.

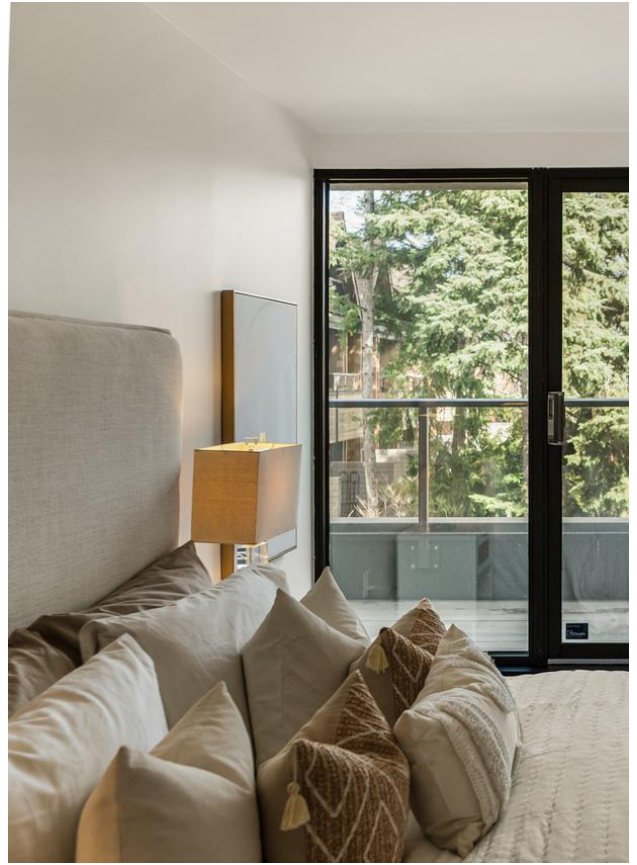
Once a mechanical room, the reimagined den now adds valuable functionality to the suite, while a well-appointed three-piece bathroom completes this level. Behind this area lies the in-suite laundry.

Perfectly positioned in the sought-after Summerhill neighbourhood, this residence offers a short drive to the shops and restaurants of Yorkville and Bloor Street, as well as the Summerhill subway station. Everyday essentials are just steps away, with Whole Foods, LCBO, and charming local boutiques nearby. For those who appreciate the outdoors, scenic green spaces like David Balfour Park, the Rosehill Reservoir, and Lionel Conacher Park provide the perfect urban escape. Situated in the Cottingham Junior Public School catchment and quite literally steps from the prestigious De La Salle College.







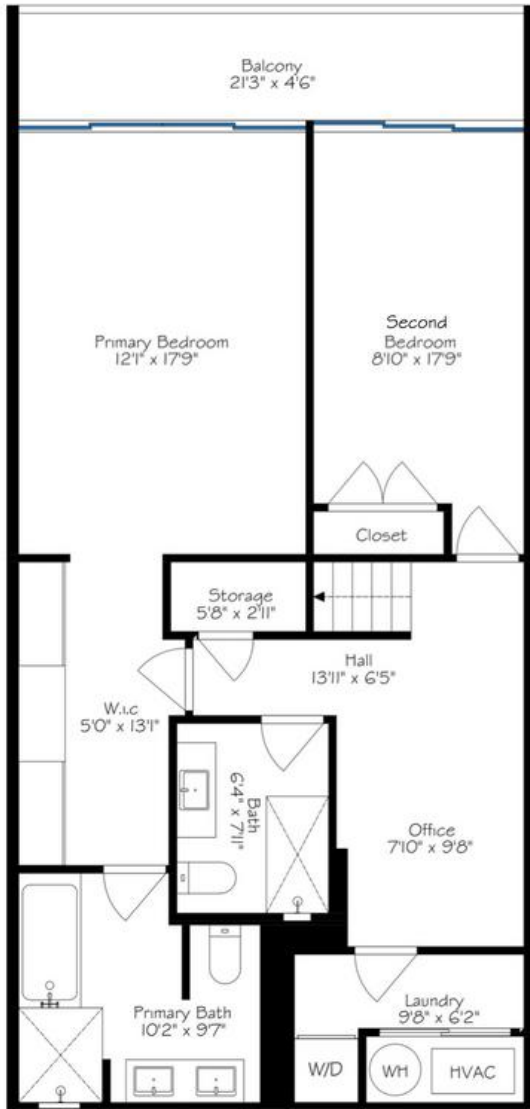








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TAXES

- \$5,936.89 (2024)

POSSESSION

- Flexible

COOLING

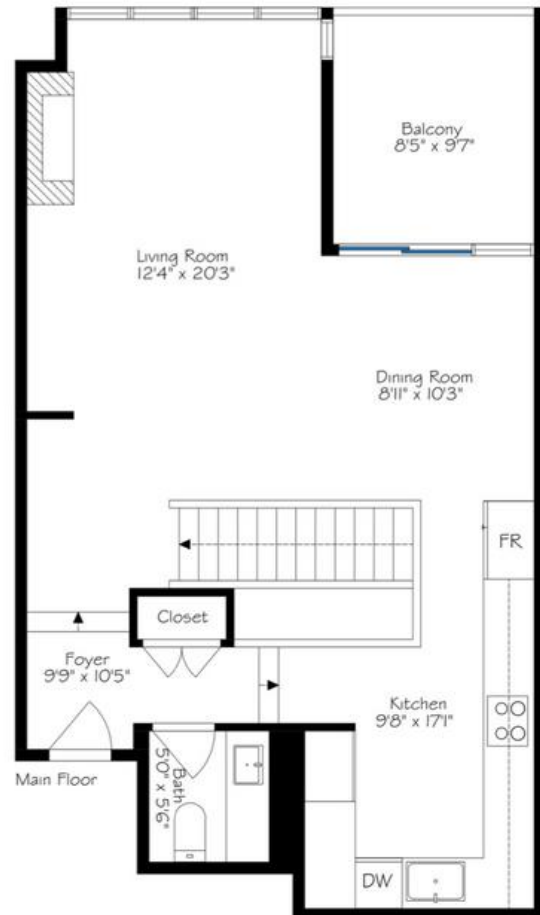
- Central Air Conditioning

EXCLUSIONS

- None

INCLUSIONS

- All Existing Appliances Including: KitchenAid Built-in Oven, Electric Cooktop, Built-in Microwave, Built-in Dishwasher, Fisher & Paykel Built-in Refrigerator, Broan Range Hood, LG Washer and Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings and Rods, Electric Fireplace, Lighting Control System, Gas Furnace and Equipment



MAINTENANCE FEES

- \$2,438.05 (2024)

HEATING

- Forced Air Gas

RENTAL ITEMS

- Hot Water Tank

PARKING

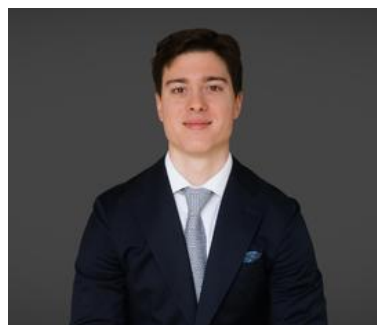
- 1 Parking Space in the Underground Parking Garage, Level A, #18



ELEVATE YOUR EXPECTATIONS



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