

2181 YONGE STREET, SUITE 409  
MOUNT PLEASANT WEST



## Suite 409, 2181 Yonge Street

### A Paris-Inspired Family-Sized Condo In The Heart Of Midtown

Fully renovated in 2023, Suite 409 at the South Quantum Tower reimagines condo living with lush space, flow, and timeless design. This 2+1 bedroom, 3-bathroom suite offers over 1,500 square feet of beautifully finished interior ideal for families looking to live in style without the upkeep of a house. With three bathrooms, multiple walk-in closets, and a proper den, this condo has the functionality of a freehold, tucked into one of Midtown's most connected and walkable neighbourhoods.

A generous foyer opens to clear sightlines through the main living space and includes a full closet for coats and seasonal storage. Herringbone floors run throughout, paired with crown moulding, corbels, solid-core doors, and soaring ten-foot ceilings. Oversized west-facing windows draw in natural light all day and frame lovely urban views over Yonge Street.

The kitchen is thoughtfully designed for both everyday function and elevated entertaining. The impressive Taj Mahal Quartzite counters, full-height cabinetry, and a deep sink are paired with a full pantry wall for optimal storage and prep space. The layout flows into a generous living and dining area, with room for a full table, comfortable lounge seating, and direct access to a private west-facing balcony.

Just off the kitchen, the den offers flexibility and quiet separation, ideal as a home office, playroom, or guest space, with high ceilings and a paneled feature wall adding warmth and character.

The west-facing primary bedroom is bright and well-proportioned, with space for a king-sized bed, a desk, and reading nook, and two walk-in closets, one for daily use, and one for deeper storage. The ensuite bathroom features stone counters consistent with the kitchen, a pedestal sink, large-format tile flooring, and a large glass-enclosed shower. On the opposite side of the suite, the second bedroom includes its own walk-in closet, built-in closets and storage, and a matching ensuite bathroom with a deep soaker tub.

Additional touches include a powder room off the main entrance, a full-sized laundry closet with smart appliances, and thoughtful storage throughout.

Beyond the suite, this address delivers daily convenience with every city comfort close at hand. The building is positioned just a 2-minute walk from Eglinton Subway Station and the upcoming Eglinton LRT, with groceries, cafés, fitness studios, pharmacies, and boutique shops all within a short stroll. For young families, the suite falls within highly regarded school catchments including Eglinton Jr PS, Hodgson MS, and North Toronto Collegiate, with several top-rated private schools also nearby.

Residents of the South Quantum Tower enjoy access to a full suite of lifestyle conveniences, including 24-hour concierge service, a party room for private events, and a well-equipped business centre with WiFi for remote work. Additional features include a pool, a hot tub, a sauna, guest suites for overnight visitors, a secure parking garage, and a bookable meeting room. Pet restrictions are in place, ensuring a peaceful environment throughout the building.

Suite 409 offers the scale and comfort of a house, the timeless feel of a Paris apartment, and the ease of condo living – a rare opportunity for families looking to thrive in Midtown Toronto.











Bruno Magli









## FEATURES OF THE SUITE

### Foyer & Entry

- Gracious front entrance with clear sightlines to living area
- Full walk-in closet for coats, seasonal gear, and storage
- Full-size, stacked Samsung SmartThings washer and dryer
- Solid core interior doors throughout
- Herringbone flooring
- Crown moulding with architectural corbels

### Kitchen

- Open-concept chef's kitchen with Taj Mahal Quartzite countertops and deep undermount sink
- Full wall of integrated pantry cabinetry with continued crown moulding and corbel detailing
- White flat panel cabinetry with modern hardware
- Premium built-in appliance package: Dacor fridge/freezer (bottom freezer configuration), Bosch built-in induction cooktop, Porter & Charles built-in wall oven, Frigidaire Gallery built-in microwave, Blomberg panelled dishwasher, Built-in range hood

### Living & Dining Room

- Open west-facing living space with expansive windows
- Formal dining area with room for 4-seat table
- Walk-out to private balcony
- Upgraded pot lights
- Herringbone flooring continued throughout
- Crown moulding and high ceilings

### Den

- Versatile den overlooking kitchen, ideal as office, nursery, or guest room
- Panelled feature wall for added texture and architectural interest
- Track lighting with directional ceiling fixtures
- High ceilings with continued flooring and millwork

### Primary Bedroom

- West exposure with floor-to-ceiling windows
- Space for king-sized bed, reading nook, and desk
- Upgraded pot lights, crown moulding, and decorative corbels
- Dual walk-in closets – one storage, one fully built out as a dressing closet
- Herringbone flooring

### Primary Ensuite Bathroom

- Stone countertop with pedestal sink and integrated vanity mirror
- Oversized glass-enclosed standing shower
- Large-format tile flooring
- Clean, neutral palette with upscale finishes

### Second Bedroom

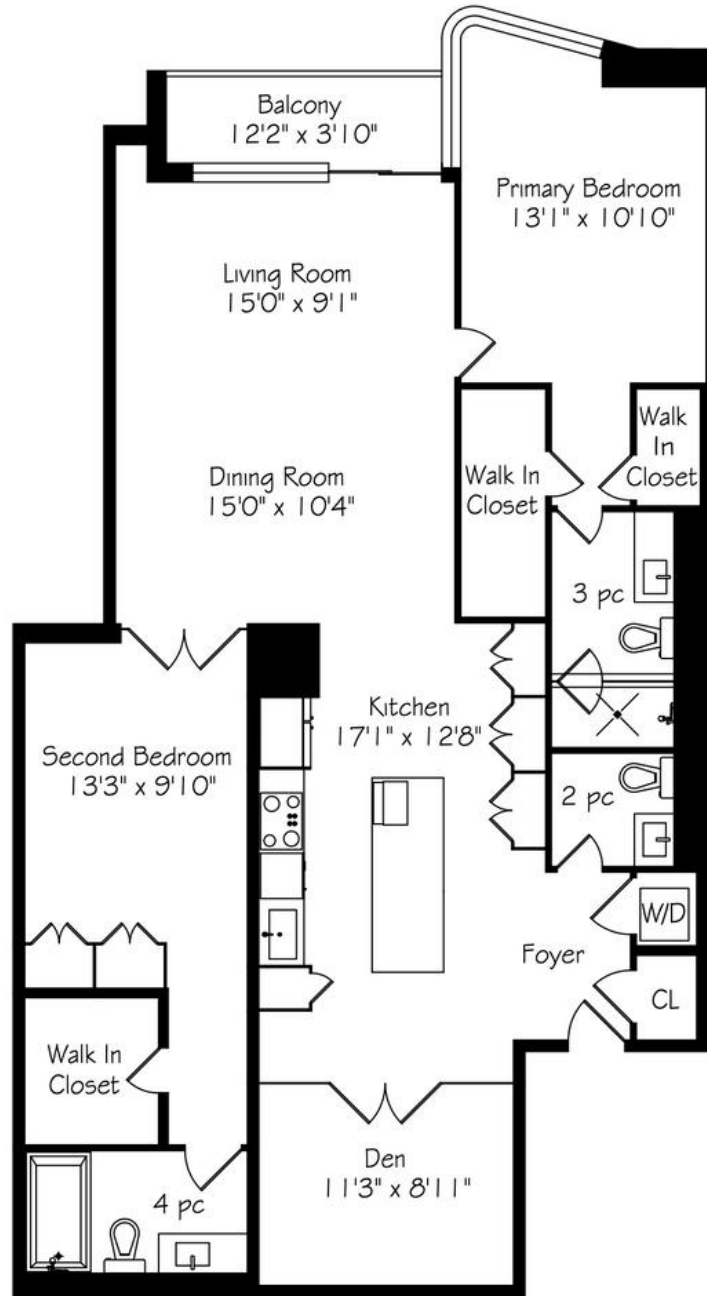
- Large west-facing glass wall with beautiful natural light flowing through
- Crown moulding, upgraded pot lights, and herringbone flooring
- Built-in storage and a separate walk-in closet with custom organizers
- Ensuite 4-piece bathroom featuring: Pedestal sink with stone surface, deep soaker tub with shower, large-format tile flooring, matching vanity finishes to primary ensuite

### Third Bathroom

- Powder room with consistent upscale finishes
- Stone surfaces and large-format tile flooring

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## FLOOR PLANS



### MAINTENANCE FEES

- \$1,308.02

### MAINTENANCE FEES INCLUDE

- Covers: Air Conditioning, Common Elements, Heat, Building Insurance and Parking

### PROPERTY TAX

- \$6,990.38 (2025)

### HEATING

- Forced Air (Gas)

### COOLING

- Central Air Conditioning

### INCLUSIONS

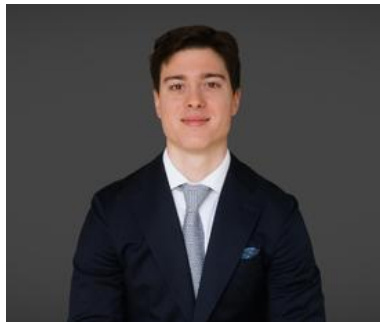
- All Existing Appliances Including: Porter & Charles Built-in Oven, Bosch Cooktop, Frigidaire Built-in Microwave, Blomberg Built-in Dishwasher, Dacor Built-in Refrigerator, Built-in Range Hood, Samsung Washer and Dryer
- All Existing Electric Light Fixtures
- All Existing Window Coverings and Rods
- Lighting Control System
- Alarm Monitoring Panel (Monitoring Extra)
- Nest Thermostat
- All Built-in Cabinetry and Closet Organizers

### EXCLUSIONS

- None



## ELEVATE YOUR EXPECTATIONS



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