

7 DALE AVENUE SUITE 302
ROSEDALE



7 DALE AVENUE SUITE 302 – A RARE OFFERING IN ROSEDALE

A rare offering in one of Rosedale's most coveted addresses, Suite 302 at 7 Dale Avenue combines contemporary architecture with timeless craftsmanship. Designed by renowned architect Siamak Hariri with interiors by Studio Munge, the building blends elegance with modern sophistication, set within a lush natural environment overlooking the Rosedale Ravine and Bloor Street.

With 2,768 square feet of luxurious interior space and 201 square feet across two private balconies, this residence offers scale, serenity, and an exceptional standard of boutique living. 7 Dale is a refined collection of just 26 residences—a home defined by privacy, prestige, and timeless design.

Upon entry, a spacious and thoughtfully designed foyer establishes an immediate sense of welcome and ease. Framed by wide-plank hardwood floors and elegant interior sightlines, it opens seamlessly to the expansive living and dining area, where 10-foot ceilings and floor-to-ceiling windows invite soft natural light and tranquil treetop views. A linear gas fireplace adds warmth and architectural depth to the living space, while the adjoining dining area offers the scale and proportion to host formal gatherings or everyday moments in comfort. The custom kitchen by DADA is designed to impress, integrating Molteni&C cabinetry and millwork with stone slab countertops and backsplash. An integrated Gaggenau appliance suite and LED under-cabinet lighting offer both form and function, while a central island creates an ideal space for casual dining or entertaining.

The private quarters begin with a generous primary retreat featuring its own balcony and a serene five-piece ensuite bathroom. The ensuite is spa-like in its detail, with in-floor heating, a freestanding tub, glass-enclosed shower with recessed lighting, and a Studio Munge-designed vanity with a marble slab countertop. A custom Molteni&C walk-in closet completes the suite with thoughtful organization and timeless design.

The second bedroom offers comfort and flexibility, with a well-scaled layout, built-in closet, and its own three-piece ensuite bathroom finished with natural stone.

Additional conveniences include a powder room tucked discreetly away from the entertaining space, a laundry room with Corian countertop and utility sink, and a versatile walk-in storage room ideal for wardrobe needs or seasonal items.

Two private balconies extend the living space outdoors—one off the living area and another from the primary suite—each offering leafy vistas and moments of quiet retreat. Beyond the suite, 7 Dale offers a curated suite of amenities to complement a refined lifestyle. Residents enjoy 24-hour concierge service, a wellness-focused fitness centre with yoga room and infrared sauna, and secure underground parking with license plate recognition. The serene Rosedale Secret Garden, designed by Janet Rosenberg & Studio, provides a lush outdoor retreat complete with a tranquil Tea House patio. Additional amenities include a residents' lounge, chef's catering kitchen, private boardroom, EV infrastructure, bike storage and wash station, and enhanced air quality systems throughout.

Ideally located just steps to Castle Frank subway station, Summerhill Market, and the boutiques and cultural offerings of Rosedale and Yorkville, this residence is perfectly positioned for both quiet living and effortless connection.















FEATURES OF THE HOME

- 2,768 sq ft of interior living space with 201 sq ft across two balconies
- 10' ceilings throughout principal rooms
- Wide-plank hardwood flooring throughout
- Floor-to-ceiling windows with treetop and skyline views
- Gas fireplace in main living area
- Built-in organizers in all closets
- Custom kitchen by DADA with Molteni&C cabinetry and Gaggenau appliance suite
- Designer lighting and LED under-cabinet kitchen lighting
- Stone slab countertops and matching backsplash
- Primary suite with private balcony and custom Molteni&C walk-in closet
- Five-piece ensuite with In-floor heating, freestanding soaker tub and frameless glass-enclosed shower with recessed lighting
- Second bedroom with spacious built-in closet and three-piece ensuite
- In-suite laundry with custom cabinetry
- Powder room and walk-in storage closet

INCLUSIONS

- | | |
|-------------------------------|---------------------------------|
| • Gaggenau Stove | • Electrolux Washer |
| • Zephyr Hood Fan | • Electrolux Dryer |
| • Gaggenau B/I Fridge/Freezer | • All Electric Light Fixtures |
| • Gaggenau B/I Double Oven | • All Automatic Drapes & Blinds |
| • Gaggenau B/I Warming Drawer | • Smart Home System |
| • Gaggenau B/I Wine Fridge | • Alarm System |

MAINTENANCE FEE

- \$3,598.40

TAXES

- 22,500 (2025)

SQUARE FT

- 2768 Square FT

POSSESSION

- TBD

RENTAL ITEMS

- None

HEATING

- Forced Air / Gas

COOLING

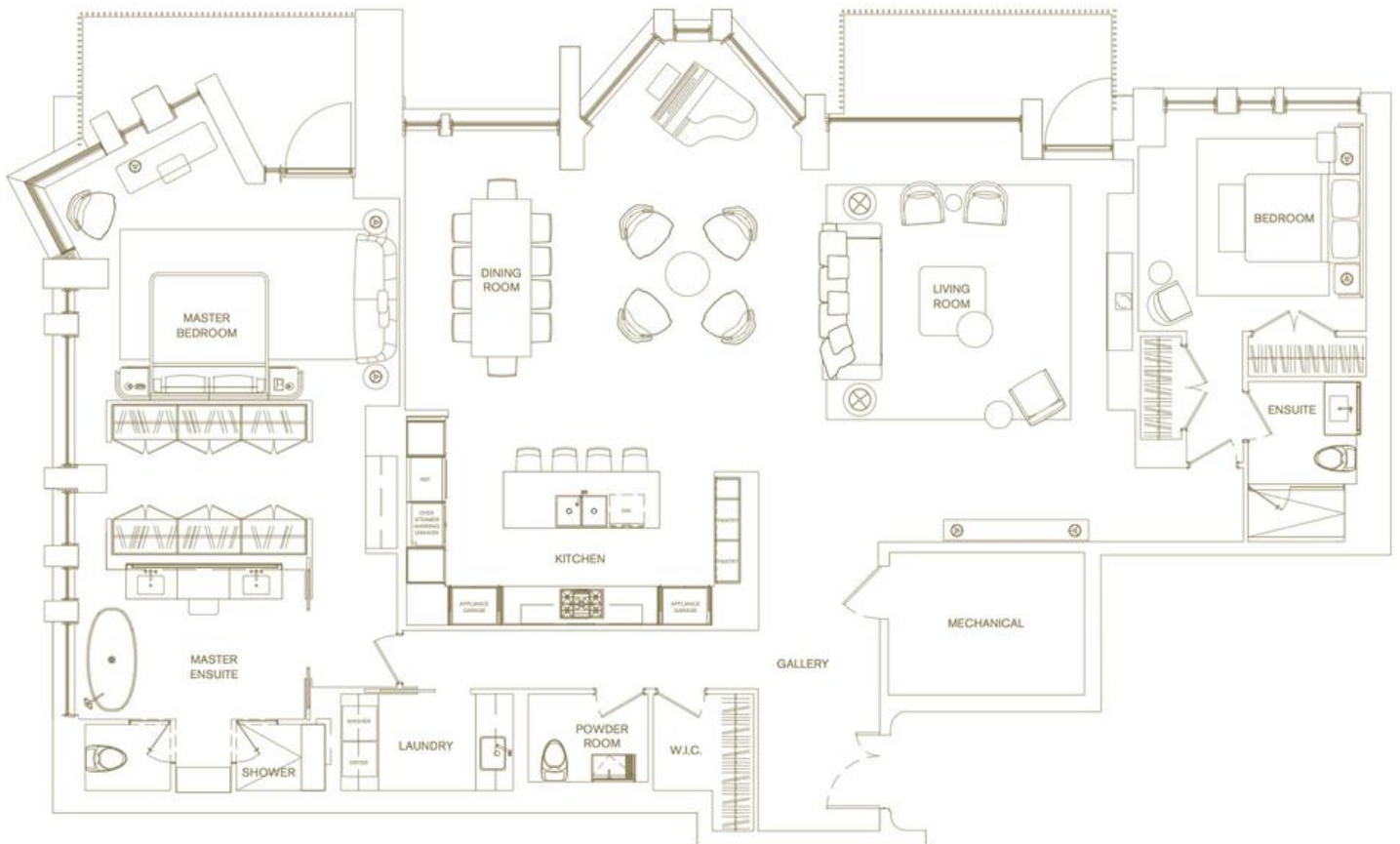
- Central Air

PARKING

- 1 Underground Space Owned

7 DALE AVENUE SUITE 302

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



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