



47 ST CLAIR AVENUE W #306

DEER PARK



BOUTIQUE LIVING IN DEER PARK

Welcome to 47 St. Clair Avenue West, a boutique building nestled in the highly sought-after Deer Park neighbourhood, this exquisitely renovated two-bedroom, two-bathroom condominium represents the quintessence of refined urban living and offers impressive south and east city views.





SPACIOUS OPEN-CONCEPT DESIGN

The unit boasts an excellent open concept layout complete with a foyer that opens into a light-filled living room, a renovated kitchen with large windows and a breakfast area, a dining room, and a walk out to the balcony. The primary bedroom boasts a walk-in closet and a renovated four-piece ensuite bathroom. A well-proportioned second bedroom is complete with a dedicated three-piece bathroom. There is also a convenient ensuite laundry area.





A photograph of a well-lit fitness center. In the foreground, a black and silver Peloton stationary bike is prominent on the left. To the right, a treadmill is partially visible. The background features several other treadmills, a row of stationary bikes, and a weight bench. A rack of dumbbells and a set of kettlebells are on the floor. A bright orange pillar stands near a window, with a clock and a notice posted on it. The ceiling has recessed lighting and a security camera. Large windows offer a view of the outdoors.

EXCLUSIVE AMENITIES AND CONVENIENCES

The unit comes equipped with locker storage space and parking for one car. Residents of this sixty-five-unit condo can enjoy amenities including a gym, a common rooftop terrace, twenty-four-hour concierge services, a party room, an outdoor patio and garden, and a sauna. Monthly maintenance fees include air conditioning, common element maintenance, heat, hydro, building insurance, parking and water.

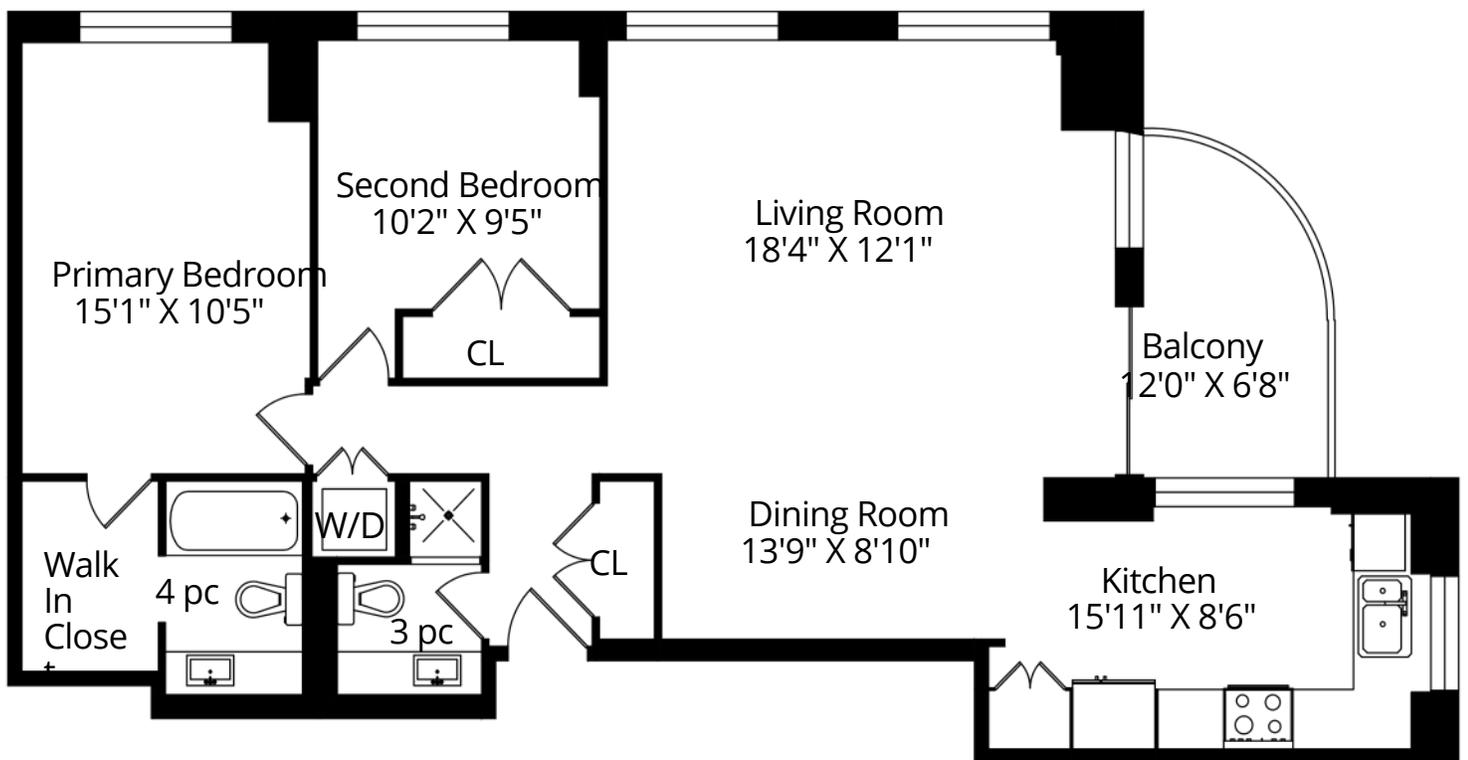


PRIME LOCATION IN THE HEART OF THE CITY

47 St. Clair Avenue West, Unit 306, is only a short drive from the downtown core, steps away from grocery and retail stores of Yonge Street and St. Clair Avenue, a close proximity to some of the best greenspaces in the city and steps away from public transit. This stellar property offers a unique opportunity to own a spectacular unit in a boutique building situated in the heart of the city's most desirable neighbourhood.



47 St. Clair Avenue West, Suite 306



Suite 306



COOLING

- Forced Air Cooling

TAXES

- \$4,241.66 (2024)

POSSESSION

- 30-60 Days Flexible

INCLUSIONS

- All electric light fixtures Window treatments
- Fridge
- Stove Built-in microwave
- Hood fan
- Dishwasher
- Washer and Dryer

RENTAL ITEMS

- Hot Water Tank

HEATING

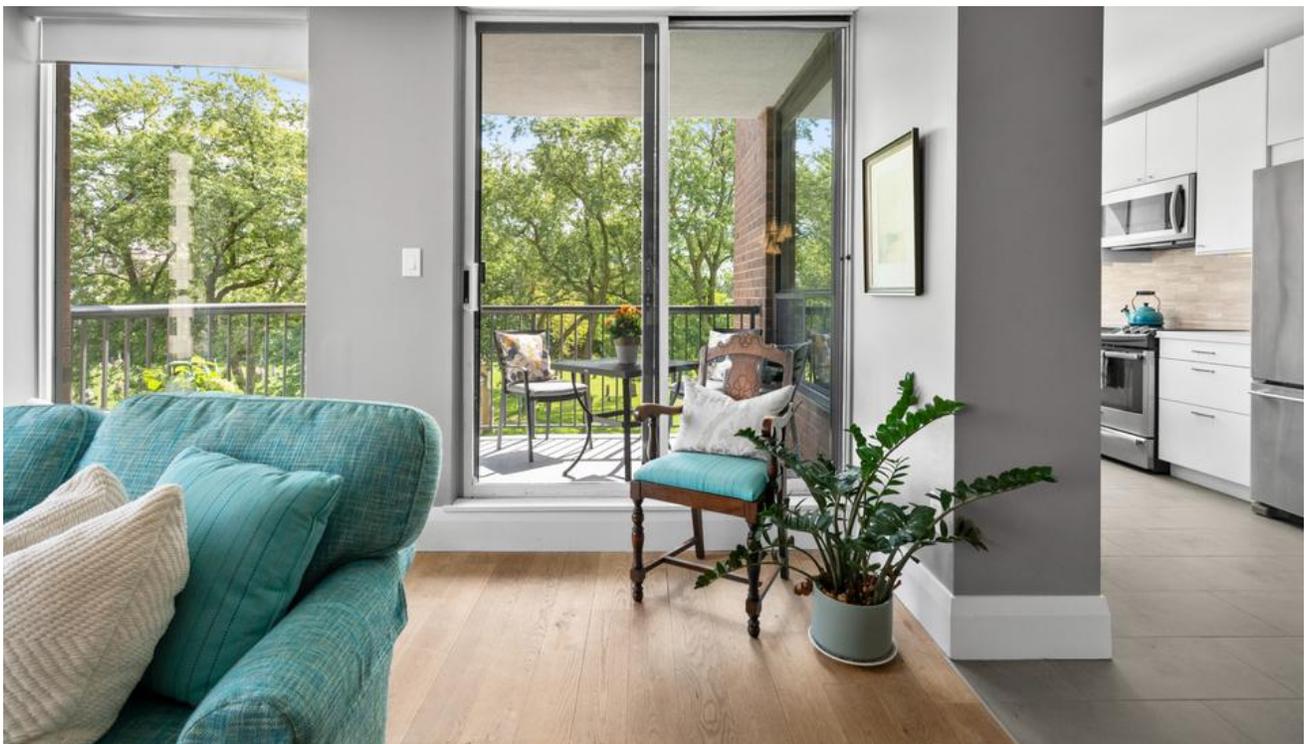
- Forced Air Heating

PARKING

- One underground parking spot
- One locker, owned

INCLUDED FEATURES

- Quiet, tight knit boutique building with only sixty-three suites
- Fully renovated two-bedroom, two-bathroom suite
- The unit boasts impressive south city views.
- Functional open concept layout
- Light-filled kitchen complete with large windows and a breakfast area
- Large primary bedroom complete with a walk-in closet and four-piece ensuite bathroom
- A well-proportioned second bedroom is complete with a dedicated three-piece bathroom
- Convenient ensuite laundry area
- Attentive twenty-four-hour concierge
- Building amenities include a gym, a common rooftop terrace, twenty-four hour concierge services, a party room, an outdoor patio and garden, and a sauna
- Steps to TTC subway
- Surrounded by the shops and restaurants of Yonge Street and St. Clair Avenue
- In close proximity to David A. Balfour Park, Glenn Gould Park, Sir Winston Churchill Park, and some of the best ravine trails in the city.
- Surrounded by some of the top-ranking private schools in the city including Upper Canada College, St. Michael's College School, and The Bishop Strachan School
- Situated in a great public school district including Brown Junior Public School, Deer Park Junior and Senior Public School, Jarvis Collegiate Institute, and Northern Secondary School





ELEVATE YOUR EXPECTATIONS



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