

40 OAKLANDS AVENUE SUITE 337
SUMMERHILL





WELCOME TO 40 OAKLANDS AVENUE SUITE 337

Positioned at the confluence of Summerhill, The Annex and Yorkville, The Oaklands is one of midtown Toronto's most coveted buildings - a luxury offering situated within a quiet, tree-lined pocket offering privacy rarely found this close to the city's core.

Designed by the esteemed partnership of Macy DuBois and Helga Plumb, the building is an award-winning example of late-stage modernism, defined by strong horizontal lines, clay tile detailing, and a perfect marriage of architecture, light, and landscape. Subtle references to Frank Lloyd Wright are felt rather than stated, giving the building a warmth and permanence that has aged exceptionally well.

Suite 337 is a refined two-storey residence offering nearly 1,600 square feet of well-scaled living space, complemented by both a private terrace and balcony. It lives more like a townhome than a condominium, with separation between entertaining and private quarters.

The main level is open and inviting. A newly renovated kitchen features Fisher & Paykel appliances, stone countertops, and streamlined cabinetry that flows naturally into the living and dining areas. Floor-to-ceiling windows bring in morning light and open to an east-facing terrace - an ideal spot for coffee, reading, or quiet evenings at home. A discreet powder room and custom built-in millwork complete the level.

The lower level is calm and private. The primary suite includes a walk-through dressing area, a spacious ensuite, and direct access to the balcony, shared with a generously sized second bedroom suitable for guests, work, or creative pursuits. A dedicated laundry and storage room, along with a comfortable reading nook, adds day-to-day ease.

Thoughtfully updated, Suite 337 offers space, privacy, and architectural integrity - an ideal next chapter for those seeking quality. Set within the Cottingham School District and surrounded by Summerhill's historic streetscapes, 40 Oaklands Avenue remains a quietly significant address with enduring appeal.















FEATURES OF THE HOME

- Approximately 1,590 sq ft across two well-designed levels
- Two bedrooms, three bathrooms
- Private terrace and balcony
- One underground parking space
- Boutique, low-rise condominium surrounded by mature trees

Main Level (Upper Floor)

- Renovated galley kitchen, with an open concept living and dining area with high ceilings and abundant natural light
- Designer kitchen, newly renovated with:
 - Fisher & Paykel French-door refrigerator
 - Fisher & Paykel induction cooktop and wall oven
 - Fisher & Paykel double-drawer dishwasher
 - Panasonic built-in microwave
 - Elegant stone countertops, custom cabinetry, and designer fixtures
- Custom built-ins adding functional storage and architectural character
- Powder room with high-end finishes
- Walk-out terrace offering privacy and garden views – ideal for entertaining or dining al fresco

Lower Level (Bedroom Level)

- Primary suite featuring:
 - Walk-through closet with custom organizers
 - Four-piece ensuite with soaker tub, glass shower, and heated floors
 - Balcony access shared with the second bedroom
- Second bedroom with double closet and balcony access
- Three-piece main bathroom with walk-in shower
- Laundry and storage room with full-size washer and dryer
- Office or reading nook providing flexible living space

Building & Location

- Located within the Cottingham School District
- Steps to Summerhill Station, Yonge & St. Clair, and Yorkville
- Short walk to David A. Balfour Park, Cottingham Tennis Club, and York Racquets
- Minutes to premier restaurants, boutiques, and conveniences
- A peaceful, private enclave in one of the city's most sought-after neighbourhoods

Systems & Specifications

- Heating: Forced air, electric
- Cooling: Central air conditioning
- Maintenance Fees: \$2,355.09/Month
- Property Taxes (2025): \$6,130.73
- Possession: Flexible

INCLUSIONS

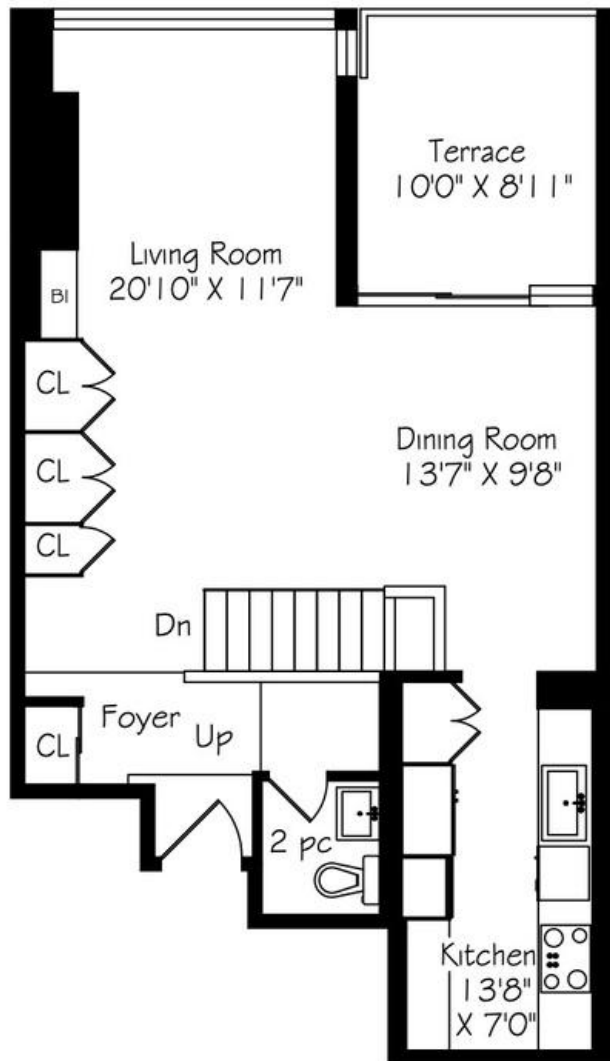
- All electrical light fixtures
- All window coverings
- Fisher & Paykel French-door refrigerator, wall oven, induction cooktop, and double-drawer dishwasher
- Panasonic microwave
- Washer and dryer
- All heating systems and related equipment
- All cooling systems and related equipment

EXCLUSIONS

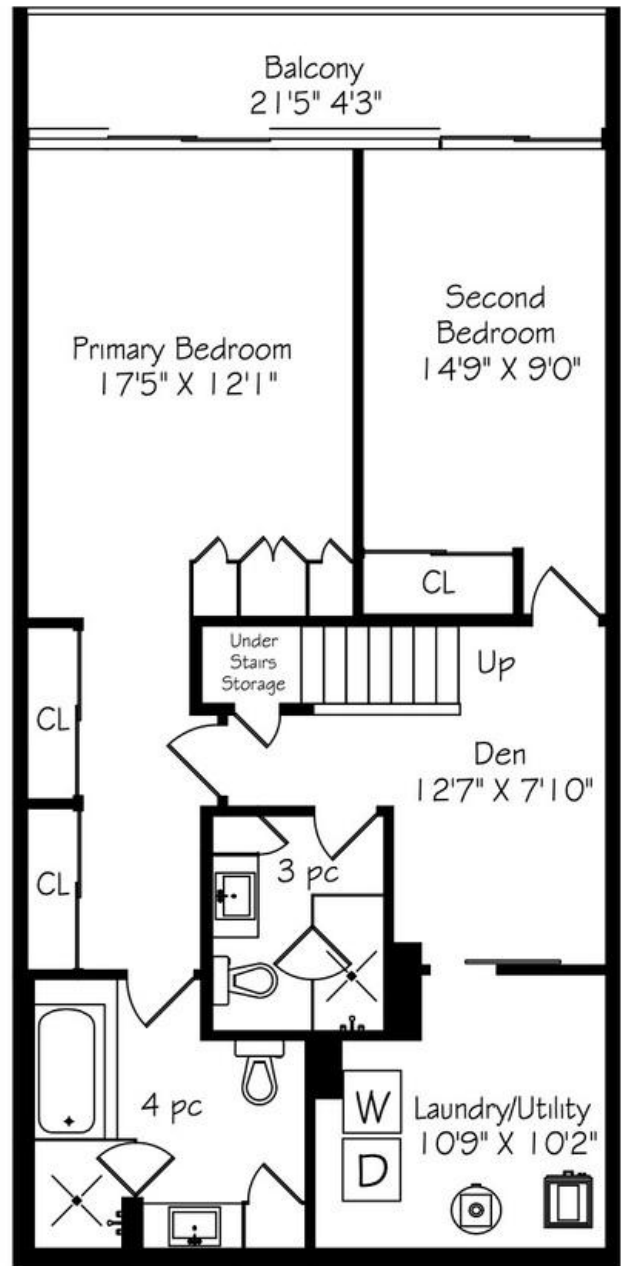
- All furniture (interior and exterior)
- All art (sculptures and wall hangings)
- Second bedroom curtains

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FLOOR PLANS



Main Floor
660 Square Feet
+ 88 Terrace



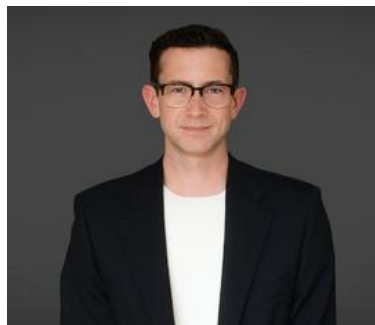
Lower Level
930 Square Feet
+ 91 Balcony



ELEVATE YOUR EXPECTATIONS



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