



40
Oaklands
Ave
SUMMERHILL

40
The
Oaklands



Elegant Living in Midtown Toronto

Situated between the vibrant neighborhoods of Summerhill and Yorkville, Suite 337 at The Oaklands offers a unique blend of luxury and convenience. Enjoy the serene tree-lined views from the secluded balcony and the elegant primary suite. Just steps from premier shops, restaurants, and Summerhill Station, this suite provides the ultimate Toronto living experience.

2
Bedrooms

2
Levels

1590
Square Feet

1.5
Bathrooms
1
Parking Space



Summary

OVERVIEW

- 1,590 SF of total space
- 2 Bedrooms
- 1.5 Bathrooms
- Premium Building Location

LOCATION

- Nestled between the beautiful neighbourhoods of Summerhill and Yorkville
- Great proximity to the restaurants and shops of Yonge & St. Clair
- Nearby Schools, Clubs, and Entertainment

INTERIOR

- Brand New Designer Kitchen
- Floor to Ceiling Windows in Both Bedrooms
- Generous Storage Space Scattered Throughout
- Custom Built-In Cabinetry

EXTERIOR

- Underground Parking
- Private, East Facing Terrace

\$5,416.81
Taxes (2023)

\$2,242.69
Maintenance Fees

TBD
Possession

Forced Air
Heating

Central Air
Cooling

337

Welcome to Suite 337 at The Oaklands, a sophisticated, one-of-a-kind residence in the heart of Toronto. This meticulously renovated east-facing suite blends luxury and convenience, offering an exquisite living experience.

The main level features an elegant living room with sleek, architectural custom built-ins and floor-to-ceiling windows that frame a stunning tree-lined view. Entertain guests in style with a lovely guest powder room and a gorgeous designer kitchen that opens onto a perfect terrace, ideal for al fresco dining and relaxation.

The primary suite is a haven of tranquility, boasting a spacious walk-through closet with ample built-ins, floor-to-ceiling windows, and a walkout to a secluded east-facing balcony. The luxurious four-piece ensuite, with stone counters and a soaker tub, adds a touch of spa-like elegance. The second light-filled bedroom also features floor-to-ceiling windows, a walkout to the east-facing balcony, and a double closet, with a convenient three-piece bath nearby.

Additionally, this level includes a versatile office space and a generous laundry/storage room, ensuring practicality without compromising on style. Complete with underground parking, this suite offers the ultimate in ease and security.

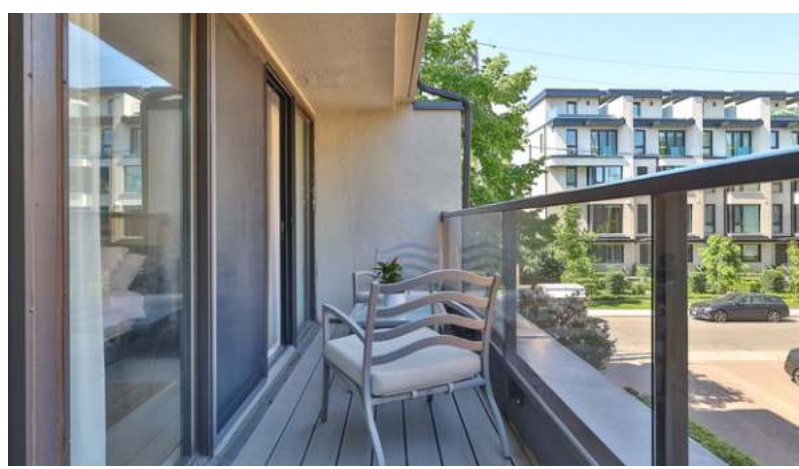
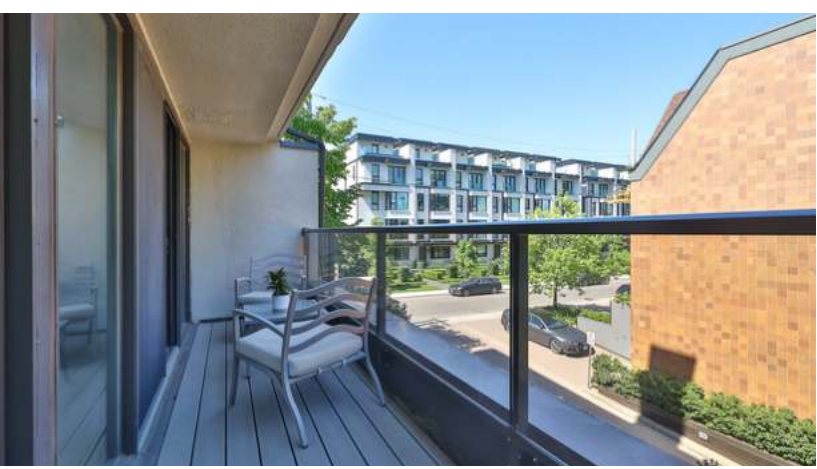
Located just steps from the impressive shops and restaurants of Summerhill and Yorkville, you'll also enjoy easy access to the Cottingham Tennis Club, York Racquets, and the vibrant intersections of Yonge & St. Clair and Yonge & Bloor. With Summerhill Station nearby, commuting and exploring the city is a breeze.





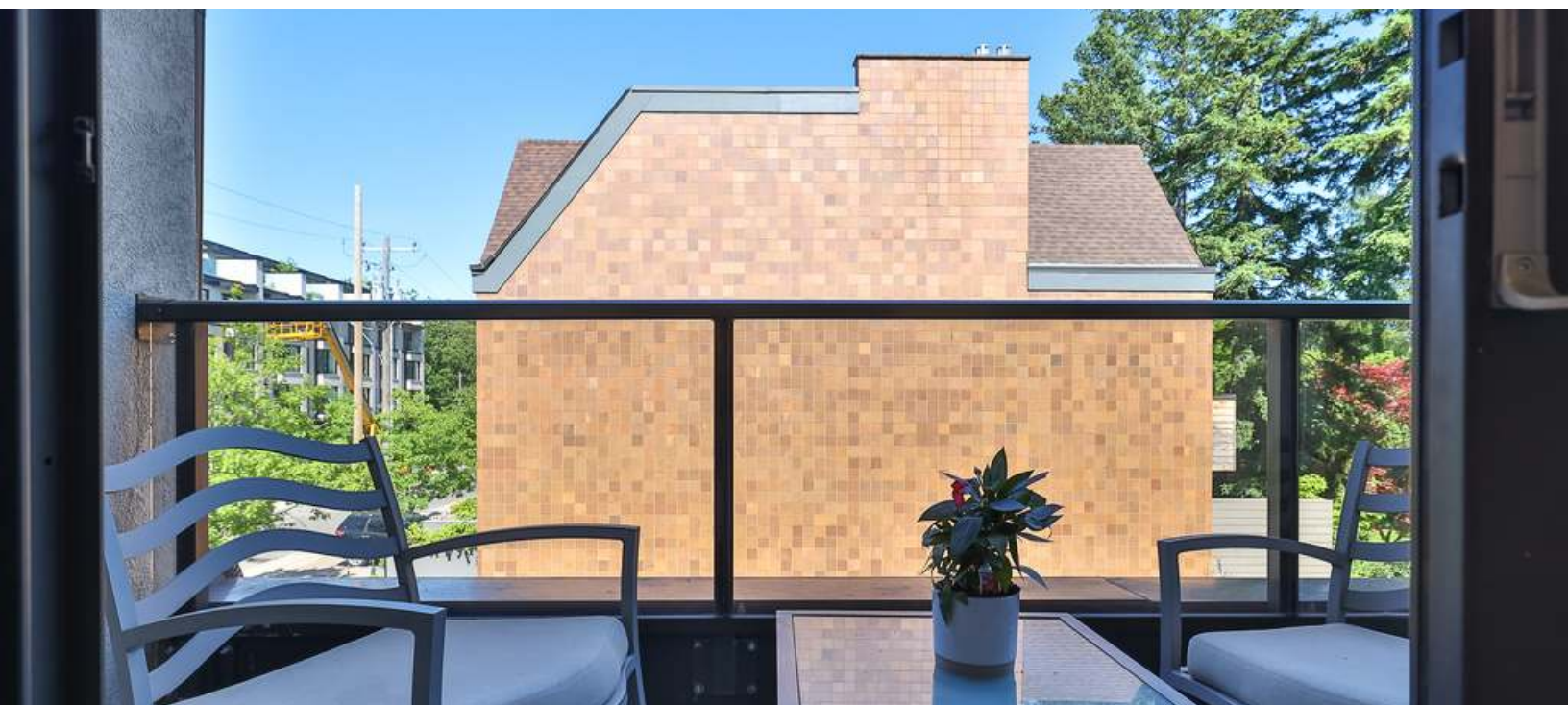
URBAN DINING SPACES





OUTDOOR OASIS

The scenic east facing terrace offers privacy paired with tranquility. This paired with the private balcony accessible from both bedrooms create two unique viewing experiences





ELEGANT LIVING SPACE

This brand new, open concept living room offers a plethora of natural light, in pairing with custom built in shelves and an elegant layout creates a true modern utopia for entertaining or winding down.





Features

INTERIOR

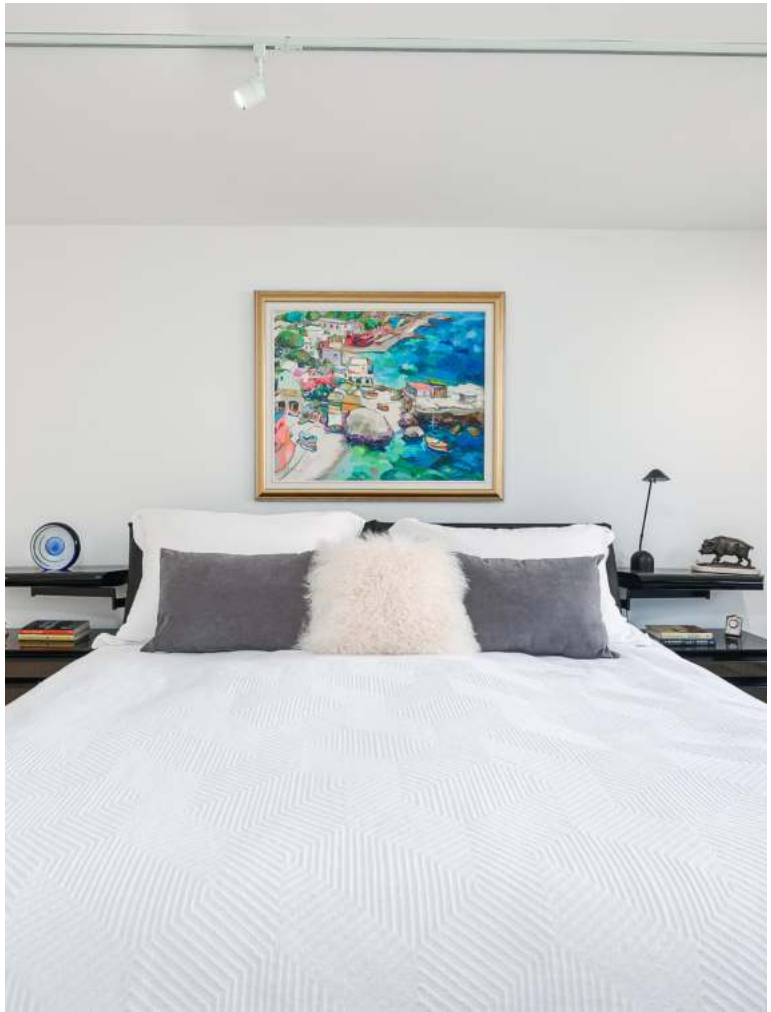
- High Ceilings
- Floor to Ceiling Windows
- Custom Built In Cabinets
- Brand New Floors
- Brand New Appliances
- Stone / Marble Counters
- Ample Storage
- Additional Storage in Laundry Room

EXTERIOR

- Underground Parking
- Private Terrace
- Private Balcony Conjoined by Bedrooms







Inclusions

INCLUSIONS

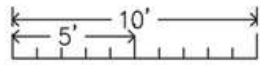
- All ELF's
- All Window Coverings
- All Appliances: Fisher Paykel French door Fridge, Induction cooktop, Wall oven, double drawer dishwasher, and Panasonic microwave.

EXCLUSIONS

- Whatever
- The
- Exclusions
- Would
- Be



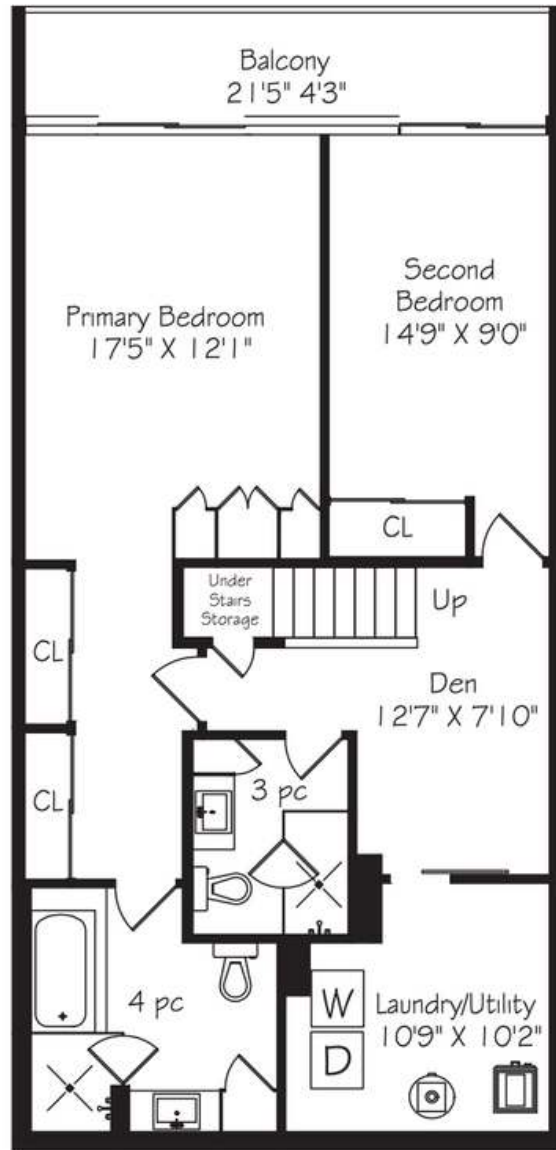
Floor Plan



Measurements and Calculations are approximate
To be used as guidelines only



Main Floor
660 Square Feet
+ 88 Terrace



Lower Level
930 Square Feet
+ 91 Balcony



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