



Brokerage

*Welcome to 11 Yorkville Ave
Suite: 2504
Toronto, Ontario, Canada*



1 Bedroom + Media 635 Sq. Ft.

Move Right-In & Enjoy!

****Luxury Suite with Panoramic Views****

****635 SF Total Interior Space****

****Approx. 9 Ft Ceilings---1 Bedroom + Media****

****1 Owned Parking Spot with 1 Owned Locker****

Proudly Presented By

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Summerhill Prestige Real Estate Ltd., BROKERAGE

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All information and statements contained herein, provided by Summerhill Prestige Real Estate Ltd., Brokerage regarding property for sale, rental, or financing is from sources deemed reliable and assumed correct. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions prior sale or withdrawal without notice. Prospective buyers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. This is not intended to solicit Buyers or Sellers currently under contract with a Brokerage.

11 Yorkville Ave. # 2504



SUITE:

- ◆ 9' ceilings (exclusive of bulkheads)
- ◆ Smooth finish ceilings
- ◆ Designer selected engineered wood flooring throughout (tiled flooring in bathroom and laundry)
- ◆ Contemporary baseboards and casing
- ◆ Solid core entry door
- ◆ Stacked GE washer/dryer

KITCHEN:

- ◆ 24" Miele Kitchen package with 5 appliances (Integrated fridge, built-in wall oven, electric cooktop, integrated dishwasher, and built-in microwave)
- ◆ 24" integrated stainless steel hood fan
- ◆ Contemporary kitchen cabinetry designed by Cecconi Simone with backlit glass upper cabinets and under cabinet lighting
- ◆ Contemporary island designed by Cecconi Simone with integrated 4 person dining table. Island features built-in wine fridge, integrated chilling station, wine bottle storage shelving, stemware storage, USB outlet and waterfall counter detailing.
- ◆ Linear LED pendant fixture above island
- ◆ Quartz countertop finish with matching backsplash and hood enclosure
- ◆ Single under mount stainless steel sink with contemporary faucet and pull-out spray

BATHROOM:

- ◆ Cecconi Simone designed floating vanity and integrated stone sink
- ◆ Polished chrome wall-mounted faucet
- ◆ Mirrored front cabinet with adjustable shelves, wood finish and recessed lighting
- ◆ Full-height wall tiling on vanity wall
- ◆ Walk-in shower with tile floor or soaker bathtub, with full-height tiled walls
- ◆ Glass partition and door, as per floor plan
- ◆ Pressure balanced valve for tub/shower, hand shower and rain head
- ◆ Recessed pot light in the shower

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EXTRAS & ADDITIONAL FEATURES INCLUDED:

- ◆ *Miele Integrated Fridge & Marvel Built-in Wine Fridge*
- ◆ *Miele 4 Burner Electric Cooktop & Stainless Steel Exhaust Fan*
- ◆ *Miele Built-in Dishwasher*
- ◆ *Miele Built-in Wall Oven*
- ◆ *Miele Built-in Microwave*
- ◆ *Zen Black Quartz Countertop & Backsplash*
- ◆ *Upgraded Bedroom Ceiling Light Cap*
- ◆ *Manual Combo Blackout/Sheer Blinds*
- ◆ *7' Interior Doors and Closet Sliders & 4" Baseboards*
- ◆ *Approx. 9 Foot Ceilings*
- ◆ *1 Car Parking & 1 Locker*

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|-------------------------------|----------------------------|
| <i>UPGRADES: Parking Unit</i> | <i>\$199,999.00</i> |
| <i>Storage Locker Unit</i> | <i>\$16,950.00</i> |
| <i>Suite Upgrades</i> | <i>\$16,950.00</i> |
| <i>TOTAL UPGRADES</i> | <i>\$230,593.19</i> |

PARKING: One car parking (Owned) P3-355

LOCKER: One Locker (Owned) P3-066

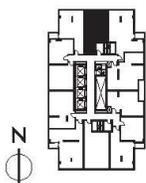
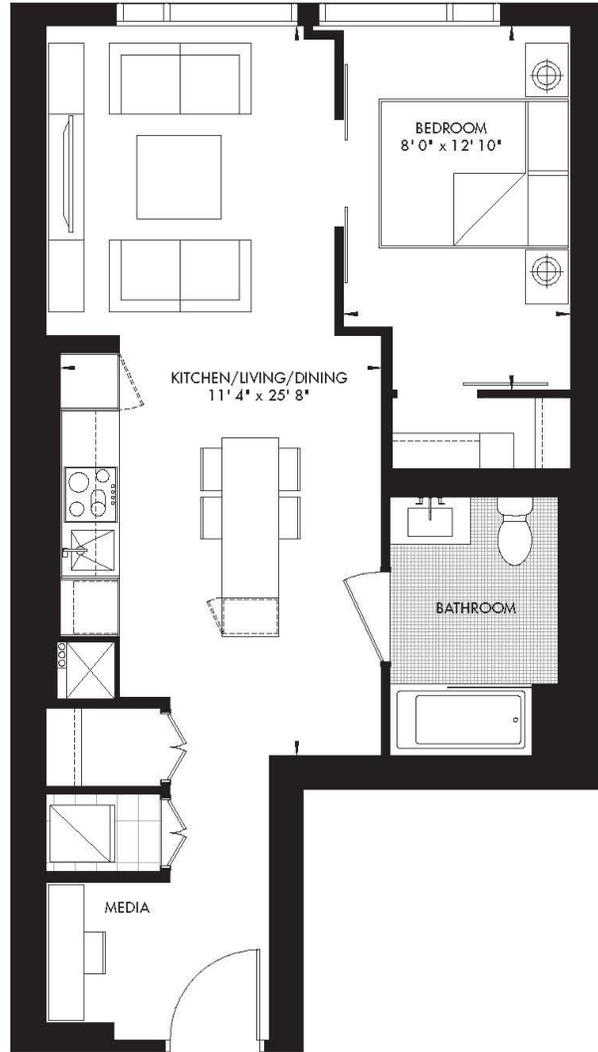
TAXES: \$ 4,341.81 (2025)

POSSESSION: Immediate

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11|YV YORKVILLE 27
 11 YORKVILLE • TORONTO 1 BED + MEDIA 635 SQ. FT.



LEVEL 24-28 - UNIT 04
 CRU RESIDENCES

RIOCAN LIVING **METROPIA** **CAPITAL DEVELOPMENTS**

Prices and specifications subject to change without notice. E. & O.E. The dimensions shown on this plan are approximate only. Actual useable floor space within the unit may vary from any stated floor areas or dimensions on this plan. For more information on the method used for calculating the floor area of any unit reference should be made to builder bulletin no.22 Published by Tarion. The size, location and/or configuration of the windows and spandrel glass shown may be changed, varied or mirrored.