

70 Rosehill Ave Suite 406

~ Yonge & St Clair / Rosedale ~

Presented By **JANET LINDSAY**, Sales Representative **416-925-9191**

Sophisticated Urban Luxury Overlooking David Balfour Park

Commanding spectacular, uninterrupted skyline and park views, this approximately 2,100-sq-ft south-facing residence exemplifies refined city living at Yonge & St. Clair. Set within one of the area's most coveted, full-service buildings, it offers exceptional privacy, white-glove amenities, and direct elevator access into the suite—an elegant rarity that sets the tone for the lifestyle within.

A dramatic, open-concept layout in the entertaining area is well separate from the private quarters, with wall-to-wall glass infusing the principal rooms with natural light and breathtaking views of David Balfour Park. The expansive Living and Dining Rooms flow seamlessly for glamorous entertaining or intimate evenings by the wood-burning fireplace. There is ample space for a baby grand piano, and sliding doors to a Juliette balcony inviting the outdoors in.

Every finish speaks of quiet sophistication: rich hardwood underfoot, bespoke millwork, custom built-ins and subtle architectural detailing throughout. The open Living, Dining and Family Room areas transition effortlessly into a sleek, contemporary Kitchen with stone surfaces and integrated cabinetry, providing both visual harmony and high functionality. The Dining Room easily accommodates 10–12 guests, making it ideal for elegant dinner parties. The open concept allows the Dining Room and Family Rooms to be interchanged at will.

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The private wing is equally impressive. The king-size Primary suite enjoys direct access to a secluded balcony and offers exceptional wardrobe space, with both a double closet and a generous walk-in. Its seven-piece ensuite bath features a deep soaking tub, separate shower, dual sink vanity, and a private sauna—an indulgent retreat after a day in the city. The Second Bedroom, fitted with extensive built-ins and its own four-piece ensuite, is ideal for guests or a home office. A discreet powder room, rare ensuite Laundry Room, and remarkable in-suite storage further enhance comfort and convenience.

Life here extends beyond the suite. Residents enjoy a 24-hour concierge, security gatehouse, valet parking, on-site property management and superintendent, as well as a fitness centre, indoor pool, and visitor parking. Even thoughtful touches—such as package delivery service and complimentary firewood brought directly to your fireplace—create a truly effortless experience. Two side-by-side parking spaces and a substantial concrete-lined locker (approximately 8' x 10') provide practical luxury. Two shared EV charging stations in the garage serve environmentally conscious owners.

This is seven-star condominium living in the vibrant heart of midtown Toronto—steps from the subway, Farm Boy, Loblaws, the Toronto Lawn Tennis Club, and the Badminton & Racquets Club. The residence's flexible floor plan adapts beautifully to different lifestyles, balancing ease of entertainment with tranquil private space.

Combining timeless materials—stone, marble, wood—and panoramic park-to-skyline vistas, this extraordinary home offers a rare opportunity to enjoy the serenity of nature with the sophistication of urban life, all within one of Toronto's most respected addresses.