

VIRTUAL STAGING PROVIDED AS A GUIDELINE ONLY



# *40 Rosehill Avenue, Penthouse G*



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#1 for  
25 YEARS \*1993-2016, 2018 in 2 companies

# WELCOME TO 40 ROSEHILL AVENUE, PENTHOUSE G

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Fabulous south west facing corner penthouse in the highly sought after and very desirable Yonge and St Clair area immediately adjoining Moore Park and Deer Park

Rare 3,206 square feet interior

Exceptional four (4) bedroom where the versatile floor plan will excite and inspire!

Rare 3 car parking, 2 fantastic concrete wall, exclusive use, entirely private locker rooms with steel fire doors (approximately 10' x 10' and 10' x 12')

Spectacular 180° panorama views encompassing open south and west city skyline and lake vistas

Amazing value and price for penthouse

Unparalleled midtown location

Walls of windows and 2 wrap around slimline balconies for extraordinary natural light and expansive vistas (162 square feet combined)

Spacious oversize rooms add to graceful, open grandeur

Two elevators provide direct access into the sizable foyer with its handy wall of closets

The elegant and spacious living room, with fireplace, easily seats 20 (could also double as a living / dining room combination) with remarkable skyline views

The separate but open dining room, which seats 12, could also be a lovely family room adjoining the kitchen by opening the kitchen wall

Inviting family room/solarium with 2 sets of sliding doors to slimline wrap around balcony

The fantastic eat-in kitchen has a lovely breakfast area with wall of windows and is ideal for casual family gatherings, with barely used appliances (2024)

The king-size primary bedroom suite has a fitted walk-in closet and ensuite.

The second bedroom with walk-in closet and 2 sets of sliding glass doors to wrap around slimline balcony is adjacent to the primary suite (and could easily be part of the primary by adding a double door entry to such from the hall)

The 3rd king size bedroom has wall of mirrored closets

The 4th twin or king size bedroom has a door to the 3rd bedroom (which could easily be replaced by solid wall for more privacy if desired.)

## Stable Management

- Whitehill Residential Management Company in place since 2015
- On site manager in office 4 days per week
- Mostly owner occupied
- Only 3 suites currently rented
- Hands on, solid board per management company
- 5 directors
- 12 visitor parking
- EV chargers: Management advises building has capability. Owner to apply for approval. Ask LA for policy

One block to Yonge Subway, Farm Boy / Loblaws, steps to gourmet restaurants and boutique shops in vibrant midtown hub and 10 minutes to the buzz of Yorkville and the fabulous glamour of 'Mink Mile' with its global brands and international shops.

Convenient amenities include 24-hour executive concierge service, indoor pool, outdoor patio, exercise room, party room and visitor parking (speak to listing agents re: electric vehicle policy)

Boutique building atmosphere with all exterior windows replaced 2019 and elevators refurbished 2019 - well maintained and managed

Only 42 suites – 10 of which are penthouse size

The Financial District is 15 minutes by car

The Yonge Subway links directly to the UP system which whisks you to Pearson International Airport

Top public & private schools (Branksome, York, UCC, BSS), the Badminton & Racquets, York Racquets and Toronto Lawn Tennis Clubs are nearby and easily walkable

Direct access to country-like experiences on demand in the David Balfour Reservoir Park (ideal for dog walking) and other surrounding ravines and parklands with convenient access to miles of running, hiking and cycling trails to the lake

Enter And Be Enchanted!





















