

THE MILLS TEAM

is proud to present

33 DELISLE AVENUE

SUITE 1004



33Delisle1004.com



WELCOME HOME

Purchasing during the construction of this high quality established building allowed the current owners to acquire two grand suites spanning half of the entire 10th sub-penthouse level. The space was then designed and crafted to create an unparalleled home of over 5500 square feet

Enjoy 4 true bedrooms and 7 washrooms in addition to a comfortable family room, sophisticated home office, multi-functional games or music room, a full laundry room and an abundance of storage. This impressive compound provides a home base for the entire family

Rarely will you find expansive principal rooms of this magnitude. Host large gatherings with ease

The split plan design provides two primary suites each with his & hers walk-in closets and washrooms. Additional bedrooms are located in each wing for children or guests

Floor to ceiling windows with numerous walkouts bring the outdoors in from the South, East and North

This special residence offers discreet privacy

4 parking spaces and 2 locker rooms located immediately beside the elevator

Wonderful amenities including an indoor pool, exercise room, party room, rooftop deck with BBQ's, 24 hour concierge service and visitor parking

Quietly tucked on Delisle Avenue, this premium mid-town Toronto location is just steps away from everything that Yonge and St Clair has to offer. Shops, restaurants, parks and walking trails. Easy access downtown and out of town

Don't miss your opportunity to live in this remarkable home in the sky. It is rare to find this amount of gracious space, in this prime location combining sophisticated entertaining with exceptional everyday living



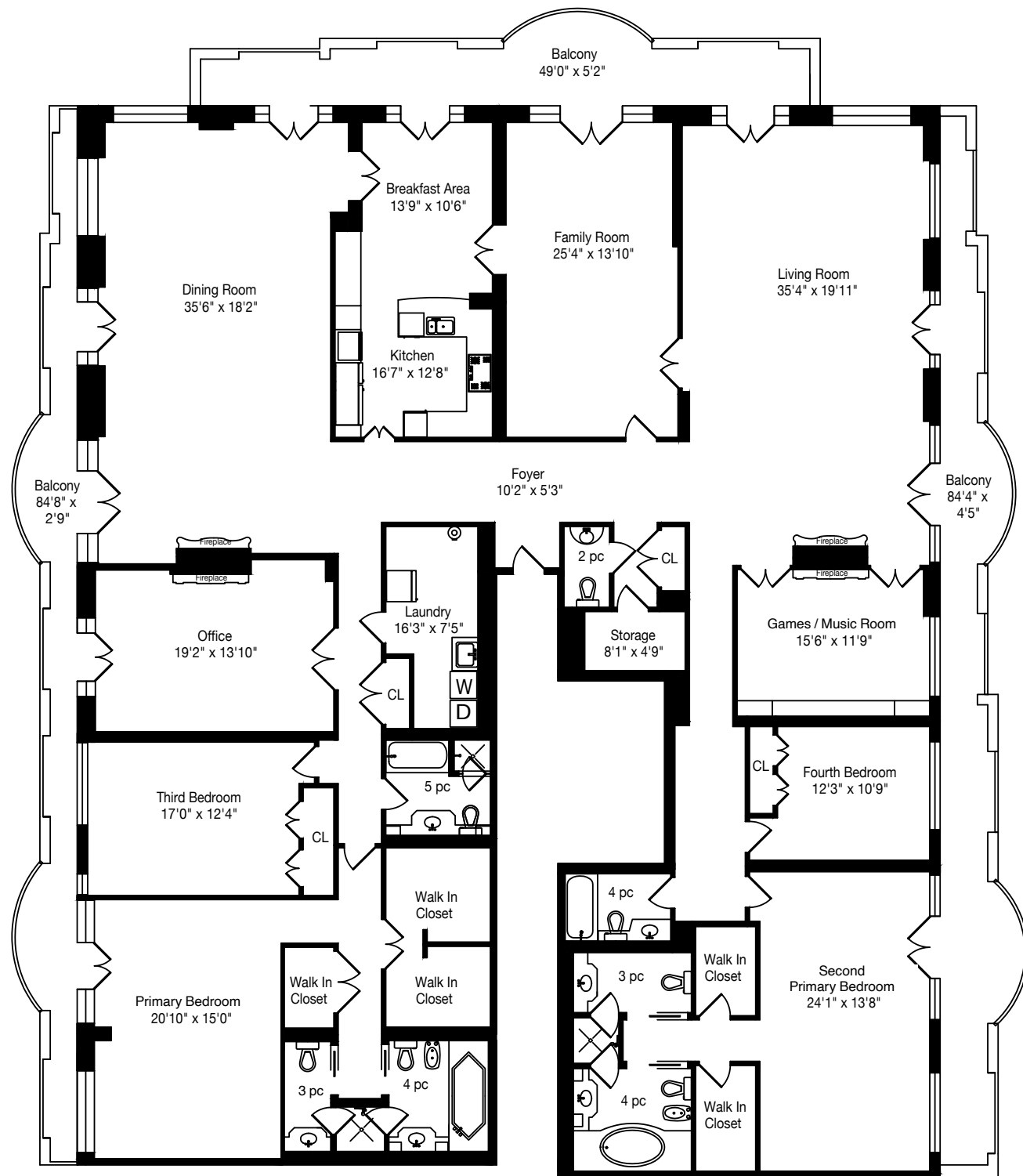


ADDITIONAL INFO

- Property Taxes:** \$39,010.09 (Annual in 2026)
- Possession:** 60-90 days/TBA
- Parking:** Four owned parking spaces:
Level B Unit 25 (Parking No. PB-025)
Level B Unit 26 (Parking No. PB-026)
Level B Unit 27 (Parking No. PB-027)
Level B Unit 28 (Parking No. PB-028)
- Locker:** Two owned lockers:
Level B Unit 110 (Storage No. LB-110)
Level B Unit 111 (Storage No. LB-111)
- Maintenance Fee:** \$7,008.93 per month
- Includes:** Water, Rogers Ignite cable TV and internet, four parking spaces, two lockers, common elements and building insurance
- Hydro Cost:** Approximately \$200/month (2025)
- Heating/Cooling:** Four electric heat pumps and central air conditioning (serviced semi-annually by the condo corporation which includes cleaning and replacement of air filters). Humidifier in as-is condition
- Square Footage:** Approx. 5550 sq ft + 840 sq ft of balconies
- Amenities:** 24hr concierge, exercise room, indoor pool, steam room in both the men's and women's changeroom, party/meeting room, courtyard with two BBQs, visitor parking and bike storage
- Pet Restrictions:** Household pets welcome - no more than one dog or two cats (max 75lbs)
- Exposure:** North, East and South views with three balconies
- Property Manager:** First Service Residential
Kleanthe Gjini, 416-413-4835
thirtythreedelisleavenue.on@fsresidential.com
- Inclusions:** Panelled SubZero refrigerator/freezer, Thermador cooktop, Venmar hood exhaust, two Thermador wall ovens, Panelled Miele dishwasher, KitchenAid microwave, panelled SubZero wine fridge (as-is condition), Amana refrigerator/freezer in the laundry room, Maytag washer and dryer, all attached shelving and cabinetry, freestanding shelving and Stanley tool cabinet in laundry room, all window coverings (one blackout drape in each of the two primary bedrooms are in as-is condition), all drapery tracks and rods, all electric light fixtures, 3 garage remotes, central vacuum and all related equipment (as-is condition), mounted Dyson vacuum cleaner in laundry room, security system and all related equipment (monitoring extra) excluding wireless cameras
- Exclusions:** Decorative wood doors in dining room window and all wireless cameras
E & OE







5550 Square Feet
+ 840 Square Feet
of Balconies







SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Deer Park Jr and Sr Public School

Designated Catchment School
Grades PK to 8
23 Ferndale Ave

Brown Junior Public School

Designated Catchment School
Grades PK to 6
454 Avenue Rd

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉÉ Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Other Local Schools

Central Technical School

Grades 9 to 12
725 Bathurst St

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.

Amsterdam Square
525 Avenue Rd

5 mins

Brown Community Centre
454 Avenue Rd

7 mins

Glenn Gould Park
480 Avenue Rd

6 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------|
| 3 Playgrounds | 1 Splash Pad |
| 1 Ball Diamond | 1 Sports Court |
| 1 Sports Field | 1 Fitness/Weight Room |
| 1 Community Centre | 1 Gym |



TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 3 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
St Clair Station

3 mins

Nearest Street Level Transit Stop
St Clair Ave West At Deer Park Cres East Side

2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 3km.

Toronto General Hospital (University Health Network)
200 Elizabeth St

Fire Station
20 Balmoral Ave

Police Station
75 Eglinton Ave W

HoodQ

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33 DELISLE AVENUE, SUITE 1004



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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