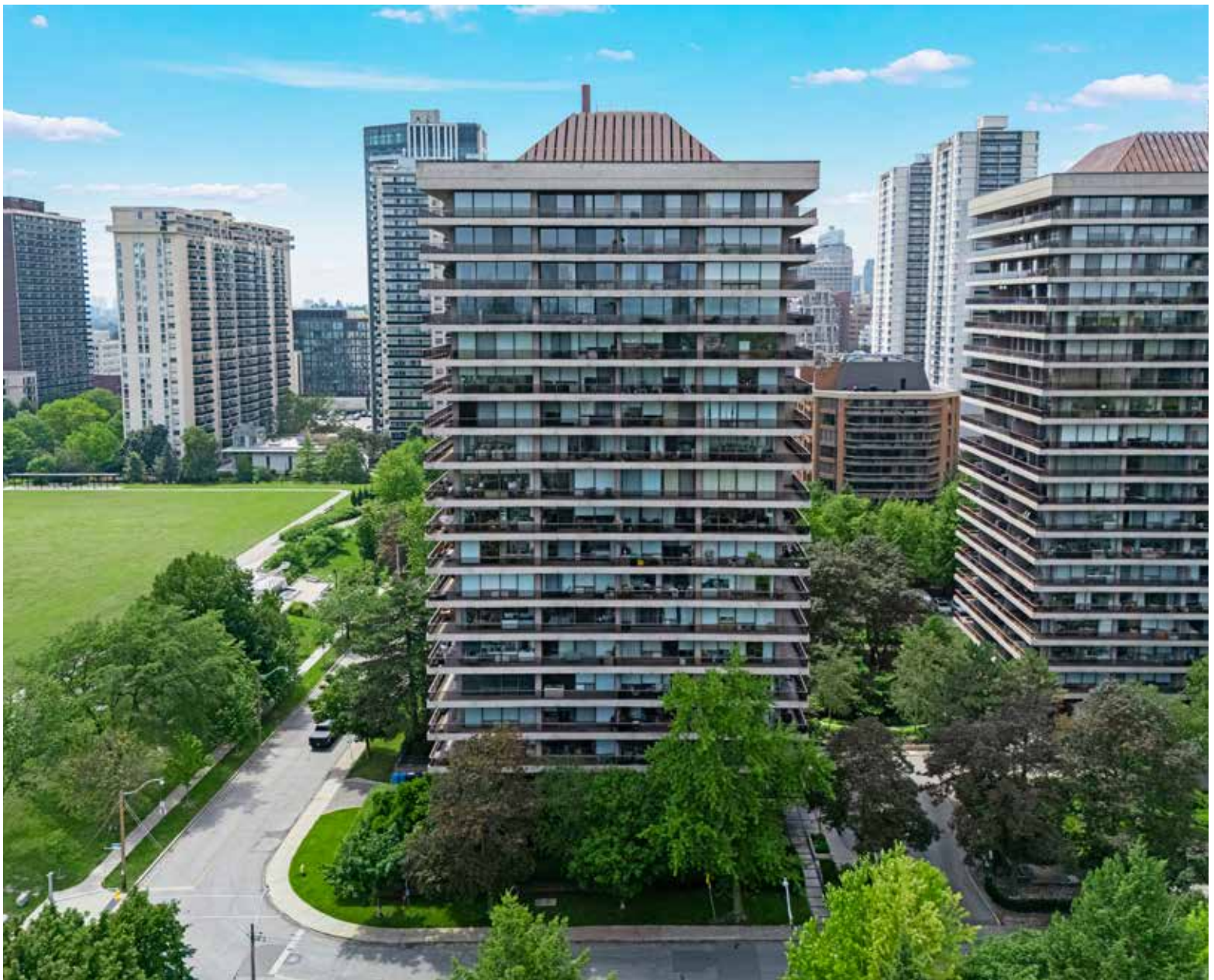


THE MILLS TEAM

is proud to present

10 AVOCA AVENUE

SUITE 704/705



10AvocaAve704-705.com



WELCOME HOME

- Enjoy a southeast panorama of the park and city skyline that you won't forget
- This exceptional suite captures breathtaking views of the ravine, Balfour park, and the city with expansive floor-to-ceiling windows throughout
- Offering 1,772 sq ft of modern private renovated living space, plus an impressive 660 sq ft wraparound balcony
- This unit was originally two adjoining suites; the residence has been combined while retaining the option to function independently through an existing connecting door
- An ideal layout for multigenerational living, extended family, guests, entertaining, or a live-in caregiver
- The home features sleek open-concept kitchens, designer lighting, premium appliances, and quality finishes throughout
- Set within one of the city's most sought-after co-operative communities, Avoca Apartments offers a peaceful, park-like setting
- Access the vibrant shops, cafés, restaurants, transit, and everyday conveniences of nearby Yonge & St Clair
- Residents enjoy direct access to the nearby walking trails and gardens of Balfour Park, creating the perfect balance of nature and urban living
- Only a 5 minute walk to Line 1 - St Clair Subway Station
- Enjoy the warm, welcoming community with an exceptional array of social amenities and resident activities
- Please note that pets, ensuite laundry, and rentals are not permitted





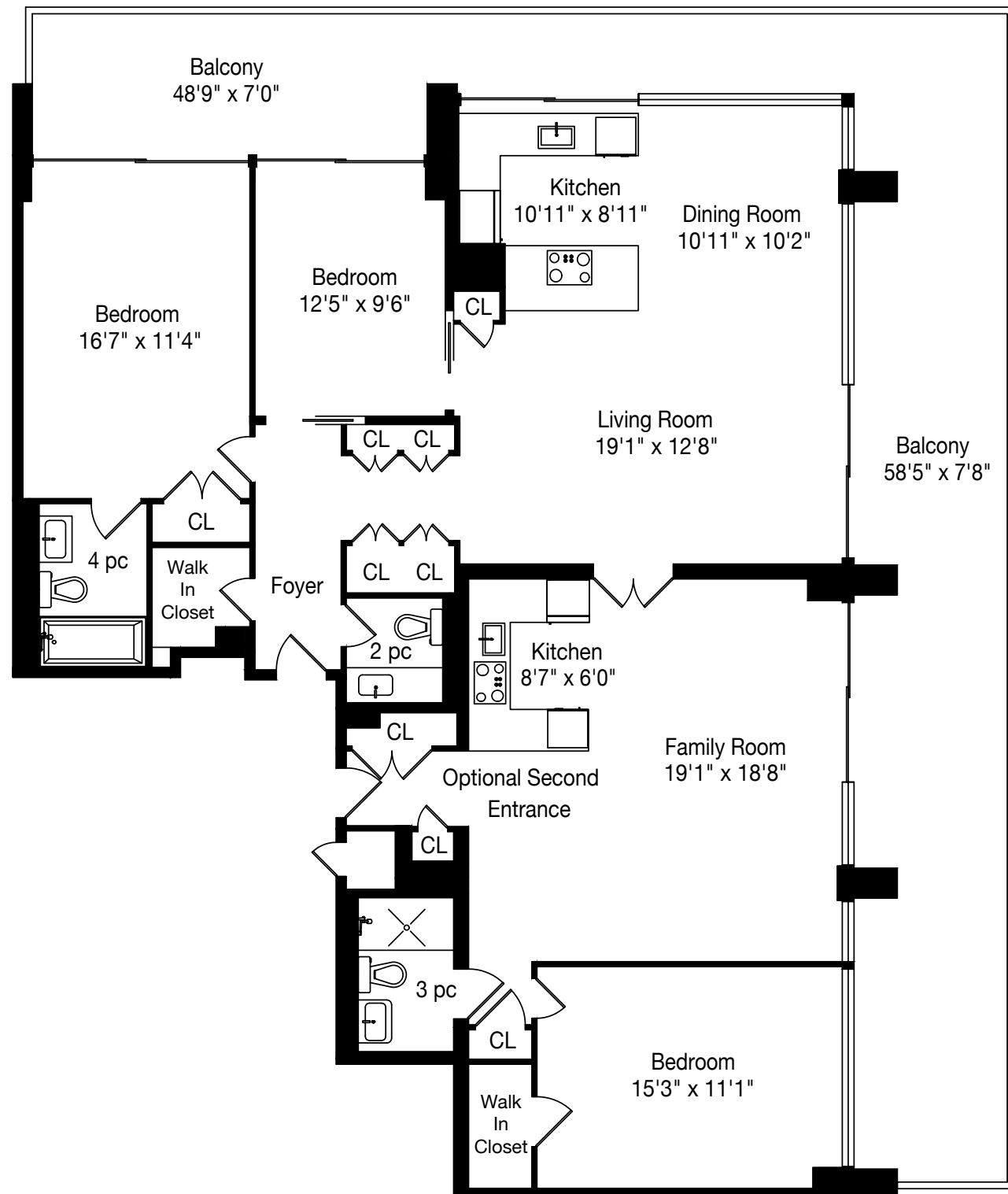
ADDITIONAL INFO

- Possession:** 30-60 days or to be arranged
- Taxes & Maint Fee:** \$3,959.16 (monthly 2026)
- Includes:** Heat, hydro, water, air conditioning, cable TV, common elements, condo taxes, building insurance and lockers
- Heating:** Gas/Forced Air & Radiant
- Square Footage:** Approximately 1,772 sq ft interior + 660 sq ft balcony per floor plans
- Amenities:** Car wash, concierge, exercise room, outdoor pool, party room/meeting room and visitor parking
- Pet Restrictions:** No pets allowed
- Exposure:** South East
- Property Mngmnt:** First Service Residential
416-964-7133
- Inclusions:** Two Refrigerators (Liebherr), Two Cooktops (AEG), Two Ovens (AEG), Two Dishwashers (Blomberg #704 and Bosch #705), All Built-in and Attached Shelving, All Existing Window Blinds and All Electric Light Fixtures
- Exclusions:** None
- Rental Items:** Two parking spaces

RENOVATIONS & IMPROVEMENTS

- Painted throughout (2026)







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

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

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

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 16 recreation facilities within a 20 minute walk from this address.



David A. Balfour Park

240 Mount Pleasant



7 mins

Moorevale Park

175 Moore Ave



10 mins

Pricefield Road Playground

50 Pricefield Rd



8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|--------------------------|
| 4 Playgrounds | 1 Track |
| 1 Rink | 4 Splash Pads |
| 13 Tennis Courts | 1 Sports Court |
| 1 Basketball Court | 1 Outdoor Games Facility |
| 2 Ball Diamonds | |
| 3 Sports Fields | 1 Trail |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 5 minute walk away, and the nearest street transit stop is a 1 minute walk away.

Nearest Rail Transit Stop

St Clair Station



5 mins

Nearest Street Level Transit Stop

Pleasant Blvd At Avoca Ave



1 min

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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10 AVOCA AVENUE, SUITE 704/705



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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