

THE MILLS TEAM

is proud to present

5 SOUDAN AVENUE

SUITE 2814



5Soudan2814.com



WELCOME HOME

Iconic Art Shoppe, Unreal View! Seeing is believing, and the moment you step inside this 2 bedroom, 2 bathroom beauty, and pick your jaw up off the floor, you'll shout "THIS IS THE ONE!" Words and pictures cannot describe the stunning, epic, spectacularness of these south west, sun-filled vistas - CN Tower, sunsets, lake, infinity pool. You absolutely must see it in person (thank us later)!

Set on the corner of Yonge and Eglinton, and the corner of this 5-year young building, you'll find the most highly sought-after layout offering 785 sq ft, plus 150 sq ft of outdoor space over two balconies. With floor-to-ceiling glass, upgraded finishes, sleek cabinetry, Wide-plank hardwood and waterfall quartz kitchen counters, everything about this home-in-the-sky is giving luxury. Designer light fixtures, underground parking and bragging rights all included.

And in a pet-friendly building loaded with impressive amenities - 24/7 concierge, huge gym with state-of-the-art equipment, wine-tasting room, kids playroom, theatre, and an 18th-floor outdoor pool/BBQ terrace that's a total vibe.

A location that needs no introduction - the centre of the universe! Literally steps from Yonge/Eglinton subway station and the upcoming LRT. Farm Boy groceries in the building. Every fab eatery, cafe, shop and movie theatre right outside your door.

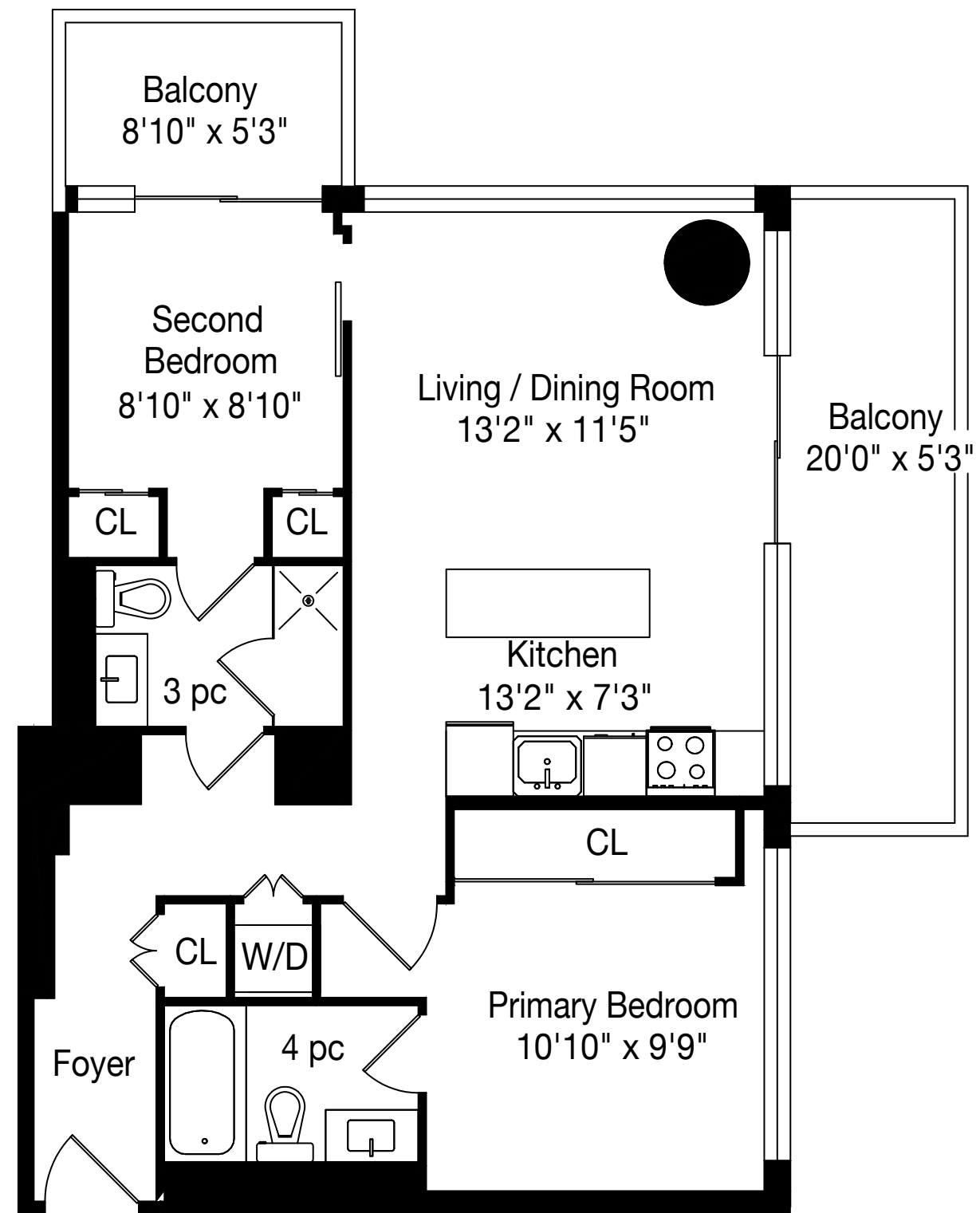




ADDITIONAL INFO

Property Taxes:	\$4,147.48 (Annual in 2025)
Possession:	60 Days/TBD
Parking:	1 underground spot (Level C/Unit 17)
Maintenance Fee:	\$740.76 (monthly 2025)
Includes:	Common Elements, Building Insurance and Parking
Heating:	Forced Air / Gas (filter replacement and cleaning by condo corporation)
Utility Costs:	Approximately \$225/month (Water, Heat & Hydro - all on one simple bill)
Square Footage:	Approximately 785 sq ft per floor plan
Amenities:	Concierge, Party Room/Meeting Room, Games Room, Media Room, Rooftop Deck/Garden with BBQs, Kids Playroom, Outdoor Pool, Gym, Sauna, Bike Storage and Visitor Parking
Pet Restrictions:	Household pets welcome
Exposure:	Open balcony with south west exposure
Property Manager:	First Service Residential 416-293-5900
Condo Manager:	Kimberly Mcneil 416-275-3705 kimberley.mcneil@fsresidential.com
Concierge:	Full-time concierge, 24 hours / 7 days per week 416-485-8104 ontario.artshoppefrontdesk@fsresidential.com
Inclusions:	Refrigerator (Blomberg), Stove (Fulgor), Dishwasher (Blomberg), Microwave (Panasonic), Washer and Dryer (Blomberg), All built-in and attached shelving, All electric light fixtures, Window Coverings and Garage Door Opener/Fob
Exclusions:	None
Rental Items:	None







SCHOOLS

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



North Toronto Collegiate Institute
Designated Catchment School
Grades 9 to 12
17 Broadway Ave

Whitney Junior Public School
Designated Catchment School
Grades PK to 6
119 Rosedale Heights Dr

Hodgson Middle School
Designated Catchment School
Grades 6 to 8
529 Vaughan Road

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

ÉE Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Dunfield Park
35 Dunfield Ave
3 mins

Eglinton Park
200 Eglinton Ave W
7 mins

North Toronto Memorial Community Centre & Arena
200 Eglinton Ave W
8 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------|
| 3 Playgrounds | 5 Sports Fields |
| 2 Pools | 1 Community Centre |
| 1 Arena | 2 Splash Pads |
| 3 Rinks | 1 Trail |
| 10 Tennis Courts | 1 Fitness/Weight Room |
| 1 Volleyball Court | 1 Gym |
| 3 Ball Diamonds | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 4 minute walk away.

Nearest Rail Transit Stop
Eglinton Station

4 mins

Nearest Street Level Transit Stop
Yonge St At Soudan Ave

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 2.4km.

Sunnybrook Health Sciences Centre - Bayview Campus
2075 Bayview Ave

Fire Station
16 Montgomery Ave

Police Station
75 Eglinton Ave W

HoodQ

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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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