



**CHRISTENSEN**  
REAL ESTATE GROUP



UNIT 2512 | TORONTO

1 Yorkville Avenue





# Welcome Home



FOR MORE  
PHOTOS + DETAILS

*Welcome to the prestigious residences of 1 Yorkville Avenue. This luxurious one-bedroom plus den, two-bath-room unit is nestled in the heart of Toronto's Yorkville neighbourhood. It features high-quality luxurious finishes and an abundance of charm. This unique layout features a gourmet kitchen with cabinetry integrated appliances, a primary bedroom with a four-piece ensuite and closet with organizers, and an oversized den that can easily function as a second bedroom with its own three-piece*

*semi-ensuite. The living room walks out to a south-facing private balcony with great city views. The spa-like, state-of-the-art amenities include a rooftop deck with breathtaking views, an outdoor pool, hot tub, lounge area, firepits, barbeques, gym, games room, and 24-hour concierge. TTC at your door with a quick commute to the financial district. Walking distance to the city's top designer boutiques and more on the Yonge-University Line.*





### ENTRYWAY

- Ceiling light fixture
- Coat closet with storage
- Laundry cabinet with stacked front load Whirlpool washer and dryer
- Baseboard
- Laminate flooring

### KITCHEN

- Ceiling track lighting
- Flat panel soft close maple finished cabinetry, drawers and shelves with under cabinet lighting
- Subway style glass tile backsplash
- Quartz countertop with stainless steel sink and chrome finished faucet
- Cabinetry integrated Blomberg refrigerator
- Built-in Fulgor stainless steel oven and ceramic cooktop
- Cabinetry integrated Blomberg dishwasher
- Kitchen island with Quartz countertop, flat panel soft close maple finished cabinetry built-in electrical outlet, built-in GE microwave and seating for two
- Baseboard
- Laminate flooring

### LIVING ROOM/DINING ROOM

- Walk-out to private balcony
- Custom blinds
- Laminate floor

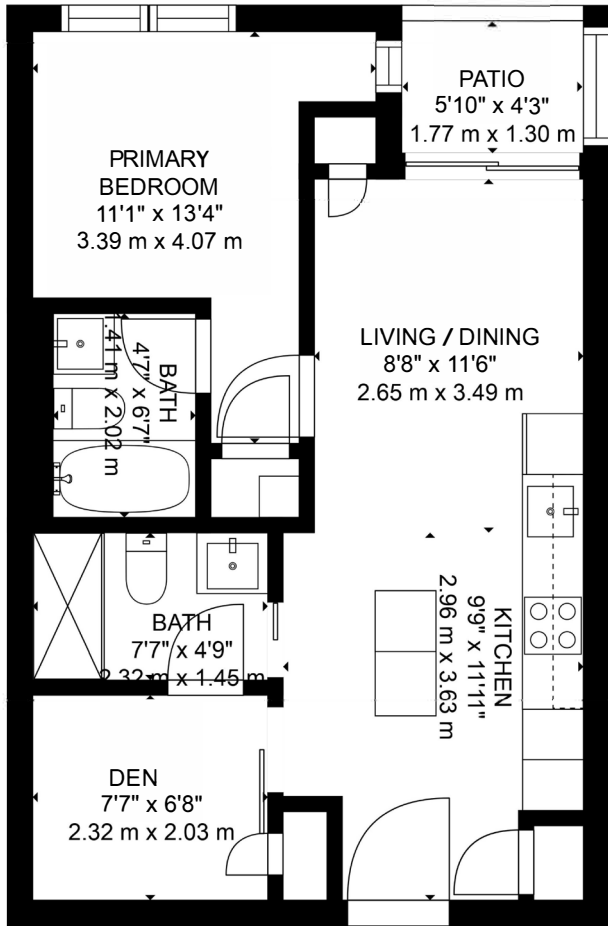


### DEN

- Frosted barn door entry
- Ceiling light fixture
- Mirrored double door closet
- Baseboard
- Laminate floor
- Three-piece semi-ensuite

### THREE-PIECE BATHROOM

- Pot light
- Vanity sconce lighting
- Vanity mirror
- Large walk in shower with frameless tempered glass door, ceramic tile backsplash, tile floor, rain shower head and chrome finished faucet
- Porcelain sink and widespread chrome finished faucet
- Floating European inspired lacquer cabinet with drawers
- Designer low flow toilet
- Chrome finished towel and paper holder
- Baseboard
- Ceramic tile floor







### PRIMARY BEDROOM

- (Current light fixture is not included)
- Floor to ceiling windows with casement
- Custom blinds
- Closet with organisers and shelving
- Baseboard
- Laminate floor

### FOUR-PIECE ENSUITE BATHROOM

- Pot light
- Illuminated vanity mirror
- Large soaker tub with ceramic tile backsplash, rain shower head and chrome finished faucet
- Porcelain sink with widespread chrome finished faucet
- Floating European inspired lacquer cabinet with drawers
- Designer low flow toilet
- Chrome finished towel and paper holder
- Baseboard
- Ceramic tile floor

### EXCLUDED CHATTELS

- Kitchen Light Fixture
- Primary Bedroom Light Fixture







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# Ready to Reach Out?

Christensen Real Estate Group  
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This is not intended to solicit buyers or sellers currently under contract.

