



39 Roehampton Ave 4506
Toronto Ontario M4P 0G1
Toronto C10 Mount Pleasant West Toronto
Taxes: \$7,038/2024
SPIS: N
DOM: 1
Last Status: NEW

List: \$1,499,000 For: Sale

Condo Apt
Level: 45
Unit#: 6
Corp#: TSCP / 2950
Zoning:
Dir/Cross St: Yonge / Eglinton
Directions: Yonge / Eglinton
Prop Mgmt: Melbourne Property Management

Apartment
#Shares%:
Locker#:
Locker Level:
Locker Unit#:

Rms: 5
Bedrooms: 2
Washrooms: 2
1x3xMain, 1x5xMain

MLS#: C12397943
Holdover: 90
Status Cert: N
Bldg Name:

Sellers: SHU CHENG CHEN
Possession: Flexible
Remarks: TBA

Contact After Exp: N
Occup: Owner

PIN#:
Additional PIN#:

ARN#:

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: Y
Fireplace Feat: Electric
Heat: Fan Coil / Electric
Apx Age:
Apx Sqft: 1400-1599
Sqft Source: Builder
Above Grade: 1529
Finished SqFt:
Above Grade: Builder
Finished SqFt Source:
Survey Type: Unknown
Exposure: N
View: City,Lake,Skyline
Assessment:
Spec Desig: Unknown
Phys Hdp-Eqp:
Prop Features:
Ensuite Laundry, Fireplace/Stove, Pets
Allowed with Restrictions
HST Applicable to Included In
Sale Price:

Pets Perm: Restrict
Locker: Owned
Maint: \$771.09
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift:
Retirement:
Taxes Incl:
Heat Incl:
Cable TV Incl:
Bldg Ins Incl: Y
Com Elem Incl: Y
Cert Level:
GreenPIS:
Exterior Feat: Built-In-BBQ,Patio
Interior Feat: Air Exchanger,Built-In Oven,Carpet Free

Garage: Y
Water Incl:
Hydro Incl:
CAC Incl:
Y Prkg Incl:
Energy Cert:

Balcony: Terr
Ens Lndry: Y
Lndy Lev:
Exterior: Concrete
Gar/Gar Spcs: Underground / 0
Park/Drive: Underground
Park Type: None
Park/Drv Spcs: 0
Tot Pk Spcs: 0
Park \$/Mo:
Prk Lev/Unit:
Bldg Amen:

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Br	Main	32.81	x 32.81	Walk-Out	Window Flr to Ceil	W/I Closet
2	Kitchen	Main	16.73	x 44.29	Balcony	B/I Appliances	Centre Island
3	Living	Main	42.98	x 44.29	W/O To Patio	Window Flr to Ceil	Hardwood Floor
4	Prim Bdrm	Main	33.46	x 39.37	Window Flr to Ceil	W/I Closet	5 Pc Ensuite

Client Remks: High above Midtown, on the 45th floor, theres a home that feels like it was designed to capture the very best parts of city living. A corner penthouse, wrapped in light and endless views, offering 1,529 sq. ft. of total living space including approximately 500 sq. ft. of private balconies and terraces in the sky. The interiors have been thoughtfully customized with hundreds of thousands in upgrades, from heated floors in primary bedrooms, to top of the line floorings, making this residence truly one of a kind, complete with Miele built-in appliances and an extended island that invites both casual breakfasts and lively gatherings. Every detail feels carefully considered. The sense of space continues throughout, with 10-foot ceilings and floor-to-ceiling windows framing the city from every angle. The layout includes two bedrooms, each offering privacy and comfort, while the primary suite is enhanced by a 5-piece ensuitea spa-like retreat to begin and end each day. And then there are the outdoor spacestwo private balconies suspended in the sky. Here, mornings feel brighter with coffee above the clouds, and evenings are unforgettable as the city lights flicker to life all around you. This penthouse isnt just about square footage or finishesits about the experience of living well, in a home that feels elevated, refined, and unmistakably yours.
Extras:
Inclusions: Integrated (Miele) Appliances: Fridge, Dishwasher, Exhaust Fan, Oven With Induction Cooktop, And Built-In Microwave
Exclusions: N/A
Rental Items: N/A
Showing Requirements: Lockbox
Brkage Remks: Offers any time, please attach schedule B, and allow 24H irrevocable, thank you for showing, Offers to meradsafaian@gmail.com & al.mousavi@theagencyre.com

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Lot Size Area: Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 1529 Sqft Above Grade Source: Builder
THE AGENCY Ph: 416-847-5288 Fax: 378 Fairlawn Ave Toronto M5M1T8 <u>MERAD SAFAEIAN, Salesperson</u> 416-837-0311 <u>AL MOUSAVIZADEH, Salesperson</u> 437-688-6887 THE AGENCY	
Contract Date: 09/11/2025 Expiry Date: 01/12/2026 Last Update: 09/11/2025	Condition: Cond Expiry: CB Comm: 2.5% + HST
Ad: Y Escape: Original: \$1,499,000	