



**39 Roehampton Ave 4506**  
**Toronto Ontario M4P 0G1**  
 Toronto C10 Mount Pleasant West Toronto  
**Taxes:** \$7,038/2024 **Last Status:** NEW  
**SPIS:** N **DOM:** 13  
 Condo Apt Apartment **Rms:** 5  
**Level:** 45 **#Shares%:** **Bedrooms:** 2  
**Unit#:** 6 **Locker#:** **Washrooms:** 2  
**Corp#:** TSCP / 2950 **Locker Level:** 1x3xMain, 1x5xMain  
**Zoning:** **Locker Unit#:**  
**Dir/Cross St:** Yonge / Eglinton  
**Directions:** Yonge / Eglinton  
**Prop Mgmt:** Melbourne Property Management

**MLS#:** C12397943 **Sellers:** SHU CHENG CHEN **Contact After Exp:** N  
**Public Open House:** Saturday, September 27 2025 2:00 PM - 4:00 PM  
 Sunday, September 28 2025 2:00 PM - 4:00 PM  
**Holdover:** 90 **Possession:** Flexible **Remarks:** TBA **Occup:** Owner  
**Status Cert:** N  
**Bldg Name:** **PIN#:** **ARN#:**  
**Additional PIN#:**

**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 Finished SqFt:** 1529  
**Above Grade Finished SqFt Source:** Builder  
**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 Sale Price:** Included In

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

**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 ensuite 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

Printed On: 09/24/2025 1:06:17 PM  
**Package Remarks:** Offers any time, please attach schedule B, and allow 24H irrevocable, thank you for showing, Offers to meradsafaian@gmail.com & al.mousavi@theagencyre.com

<b>Lot Size Area:</b> <b>Sqft Other:</b> <b>Sqft Total Unfinished:</b>	<b>Sqft Below Grade Finished:</b> <b>Sqft Below Grade Source:</b> <b>Sqft Above Grade Finished:</b> 1529 <b>Sqft Above Grade Source:</b> Builder
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THE AGENCY **Ph:** 416-847-5288 **Fax:**  
378 Fairlawn Ave Toronto M5M1T8  
MERAD SAFAEIAN, Salesperson 416-837-0311  
AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY

<b>Contract Date:</b> 09/11/2025	<b>Condition:</b>	<b>Ad:</b> Y
<b>Expiry Date:</b> 01/12/2026	<b>Cond Expiry:</b>	<b>Escape:</b>
<b>Last Update:</b> 09/11/2025	<b>CB Comm:</b> 2.5% + HST	<b>Original:</b> \$1,499,000