

Welcome to

161 ROEHAMPTON AVE #804

 GOOD AGENTS

A Modern Two-Storey Corner Suite
Steps from Yonge & Eglinton

MOUNT PLEASANT WEST

Mount Pleasant West is a vibrant and highly sought-after midtown Toronto neighborhood, known for its perfect blend of urban convenience and residential charm. Located just minutes from downtown Toronto, the area offers easy access to public transit, including the Eglinton LRT, as well as a wide variety of shops, restaurants, and cafés along Mount Pleasant and Yonge Street. With a mix of modern condos and established homes, nearby parks, and close proximity to top schools, Mount Pleasant West is ideal for professionals, families, and investors seeking a connected and dynamic city lifestyle.



A HOME FOR YOUR FAMILY'S STORY



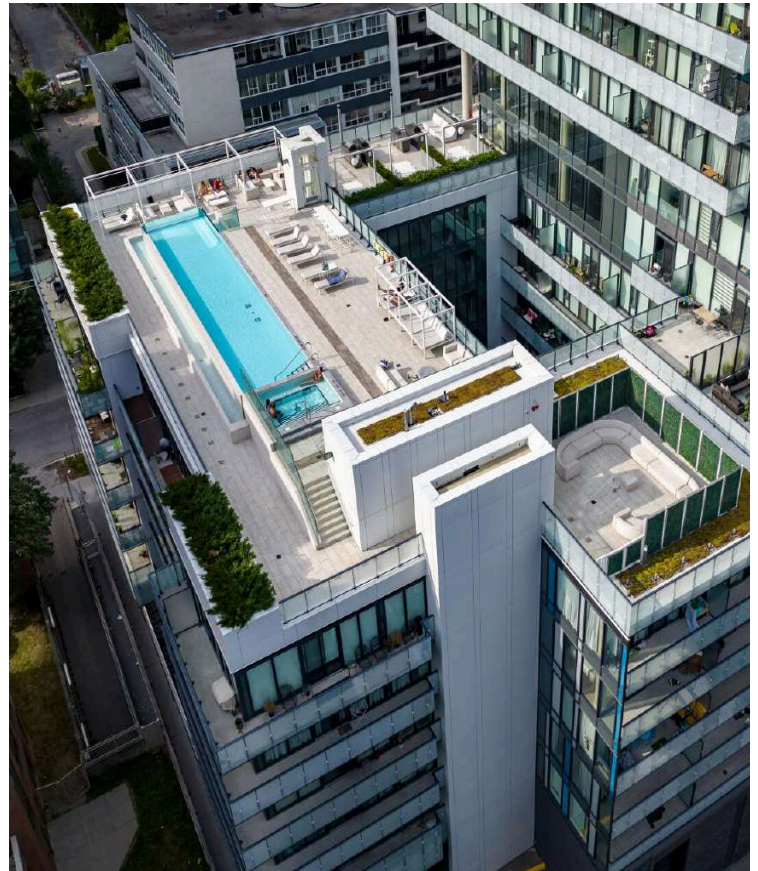


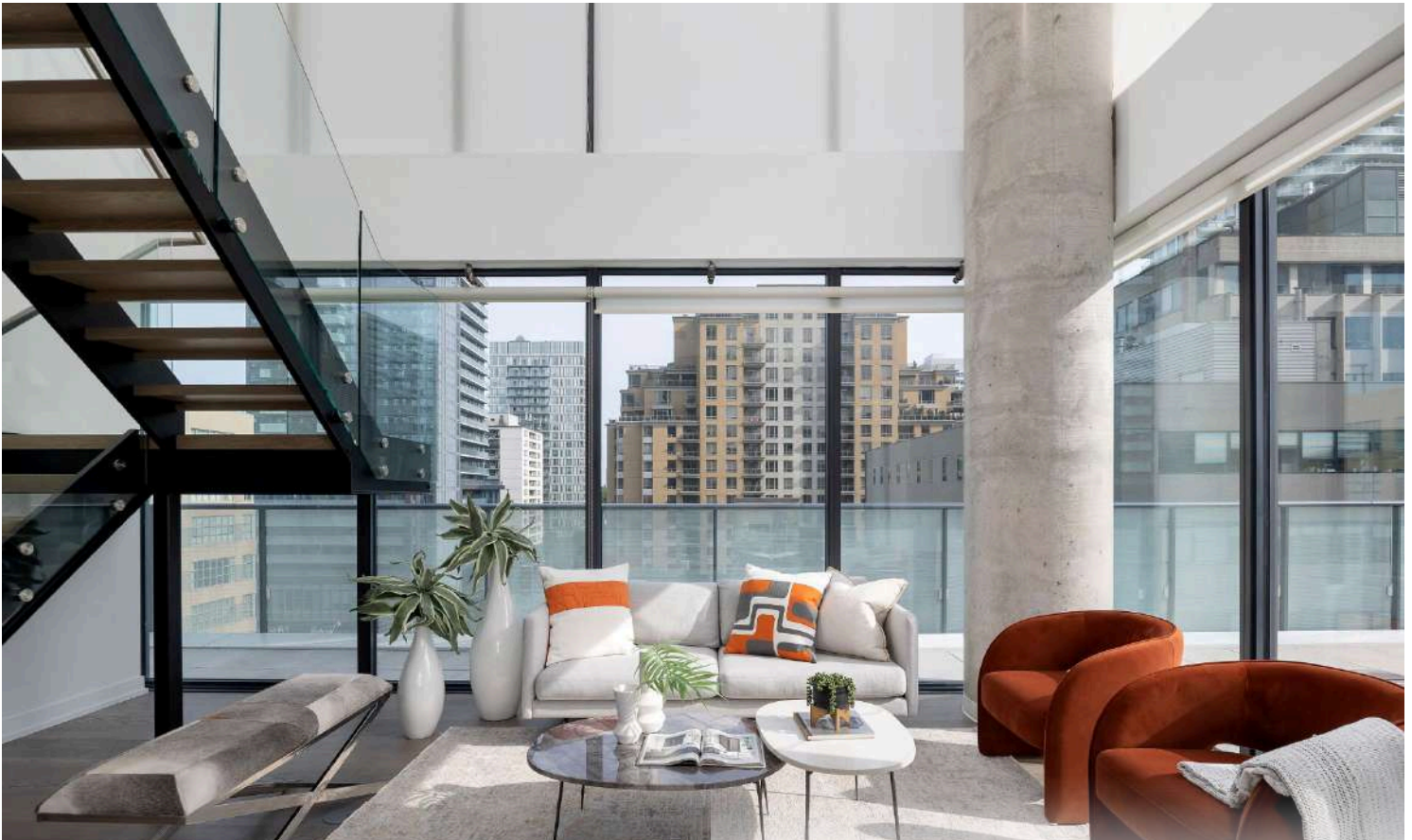
A two-storey corner residence in the heart of Yonge & Eglinton. Twenty-two foot ceilings, floor-to-ceiling windows, and an 800 sq. ft. private terrace - this is not a typical condo. With approximately 2,200 sq. ft. of total living space, 3 bedrooms plus a den, and an exclusive floor of only six units, it delivers the scale and privacy of a home with the convenience of one of Toronto's most connected neighbourhoods.

LUXURY YOU CAN FEEL IN EVERY DETAIL

OVERVIEW:

- 2-Storey Corner Residence
- 22-Ft Ceilings in Living Room
- Approx. 2,200 Sq. Ft. Total Living Space
- 800 Sq. Ft Private Terrace with Gas & Water Hookups
- 3+1 Bedrooms & 3 Bathrooms
- Floor-to-Ceiling Windows
- South West Exposure
- Exclusive Floor — Only 6 Units
- Double Security Doors
- 1 Garage Parking
- Steps to Yonge & Eglinton
- Resort-Style Amenities - Infinity Pool, BBQ & Lounge



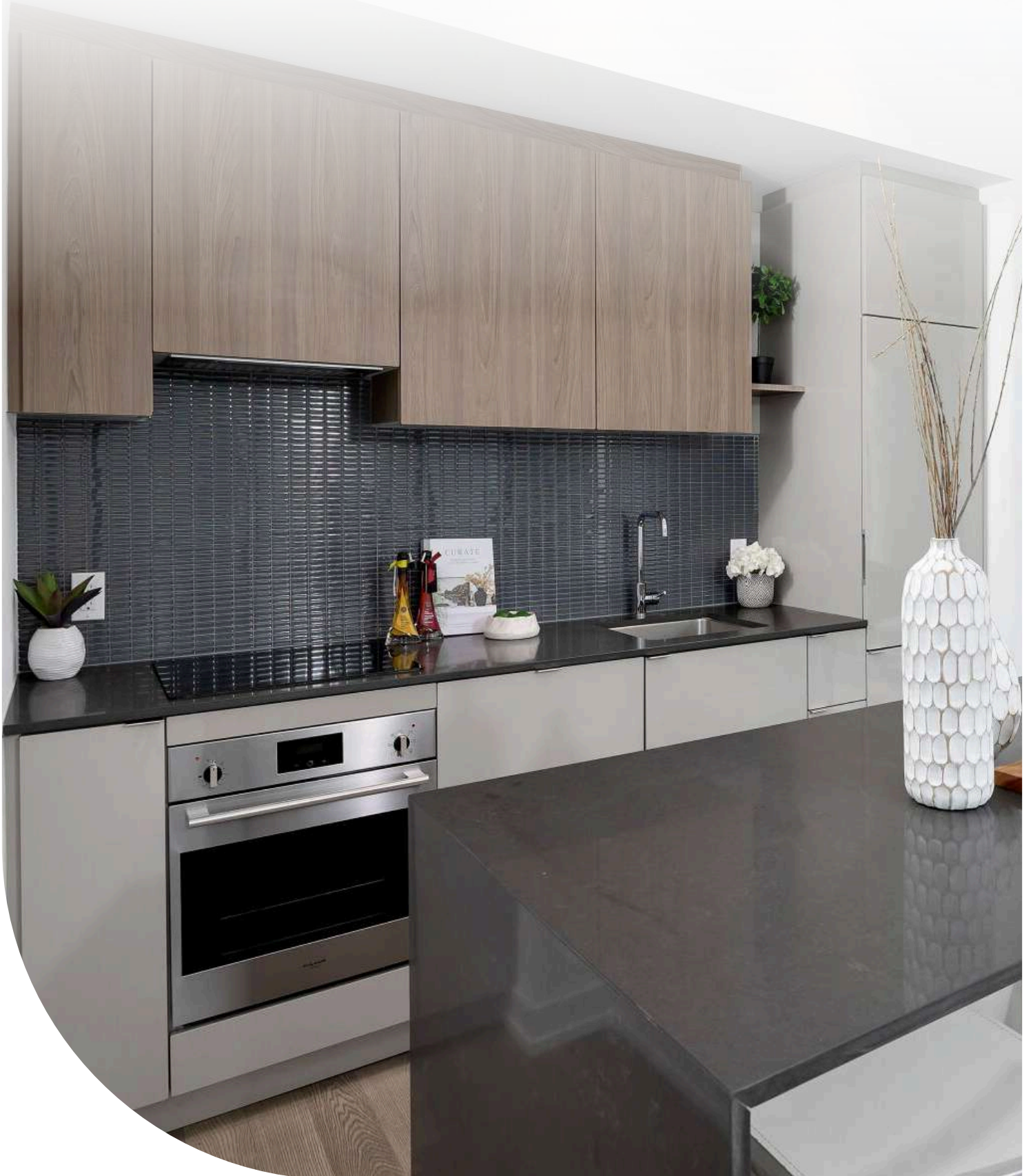


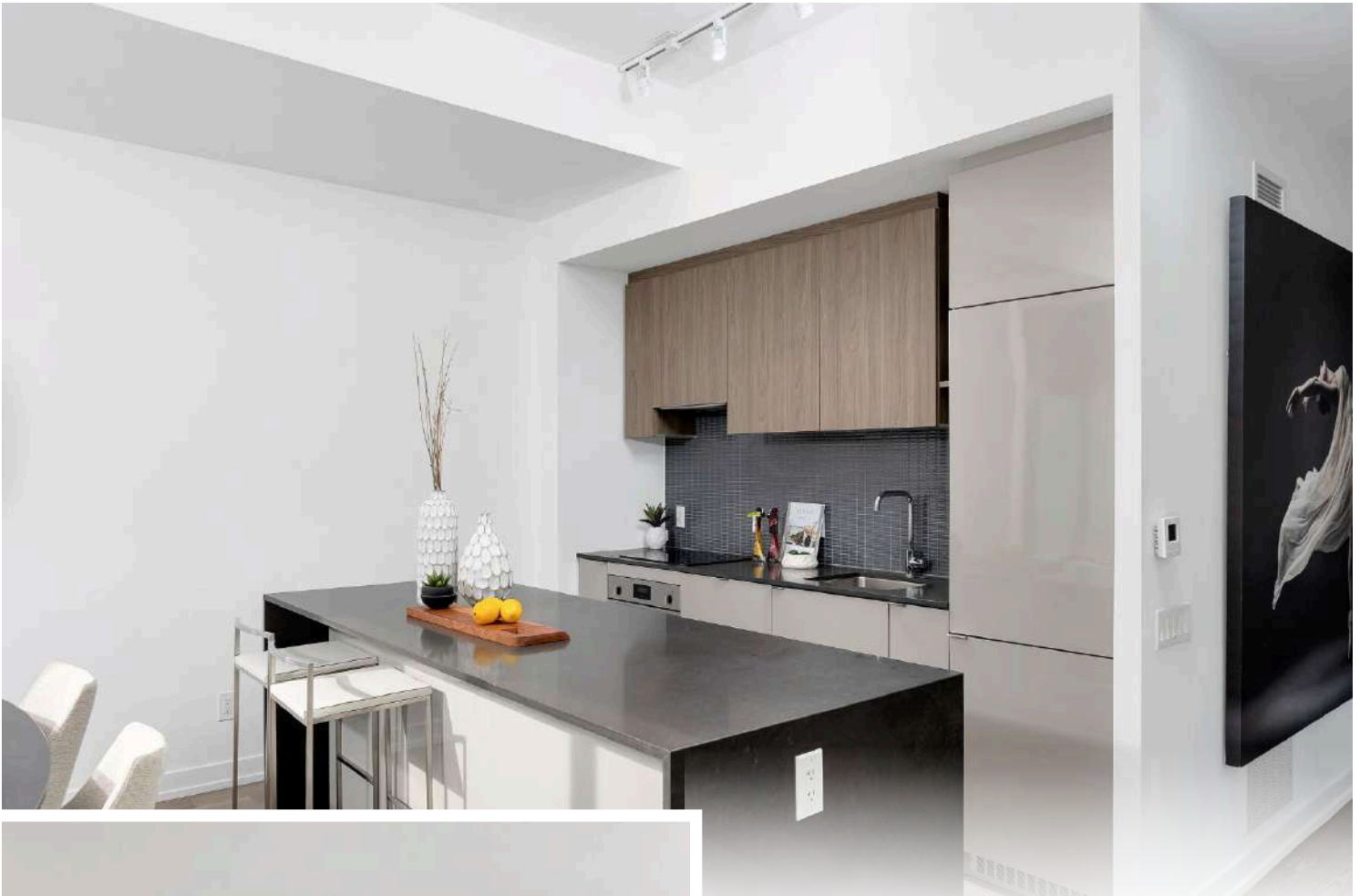
LIVING AND DINING ROOM

Glass on every side, and the city framed like a painting. The living room is the moment you realize this is not a regular condo. Light pours in from floor to ceiling, the terrace sits right outside the door - and every meal at the dining table comes with a view worth lingering over.

- 22-Ft Soaring Ceilings
- Floor-to-Ceiling Windows on All Sides
- Direct Access to Private Terrace
- South West Exposure
- Floating Staircase with Glass Railing
- Exposed Concrete Column Detail

BUILT FOR THE WAY YOU
ACTUALLY COOK





THE KITCHEN IS A SHOWSTOPPER

When you wake up, the city is already moving outside the window. You make your coffee here. Later, you cook dinner here. The counter space, the storage, the flow into the living room, everything just works.

- Modern Upgraded Cabinetry
- Quartz Countertops
- Stainless Steel Appliances
- Open Flow to Living & Dining
- Sleek Minimalist Design



STEPS FROM EVERYTHING ABOVE THE NOISE





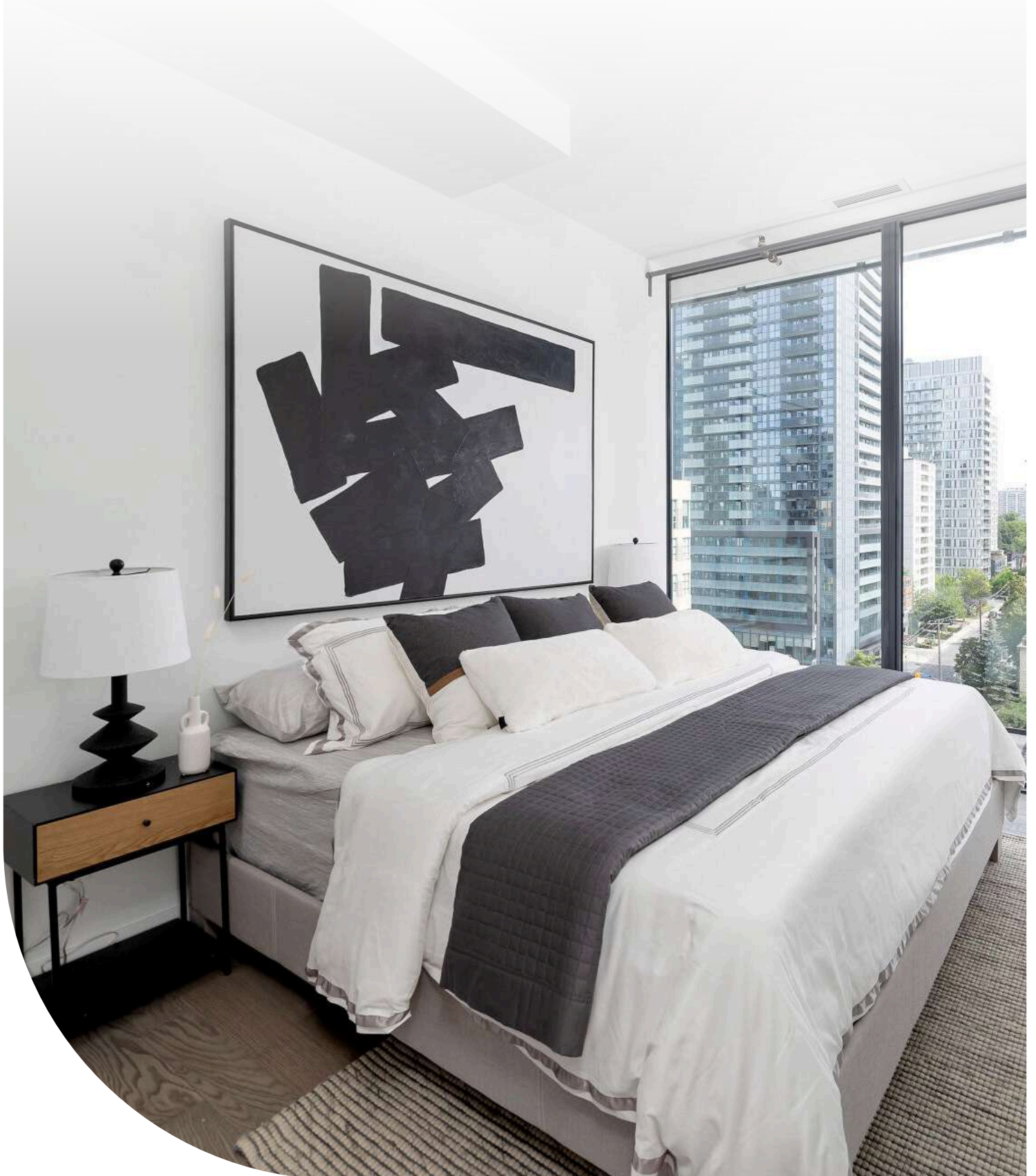
BALCONY

Downtown Toronto skyline stretched out in front of you. Morning coffee out here feels different. So does a dinner party at sunset. Most condos give you a balcony. This one gives you a backyard in the sky with one of the best views in the city.

- 800 Sq. Ft. Private Terrace
- Gas & Water Hookups
- South West Exposure
- Downtown Toronto Skyline Views
- Direct Access from Living Room
- Ideal for Entertaining & Outdoor Dining



PRIVATE, QUIET,
ABOVE IT ALL



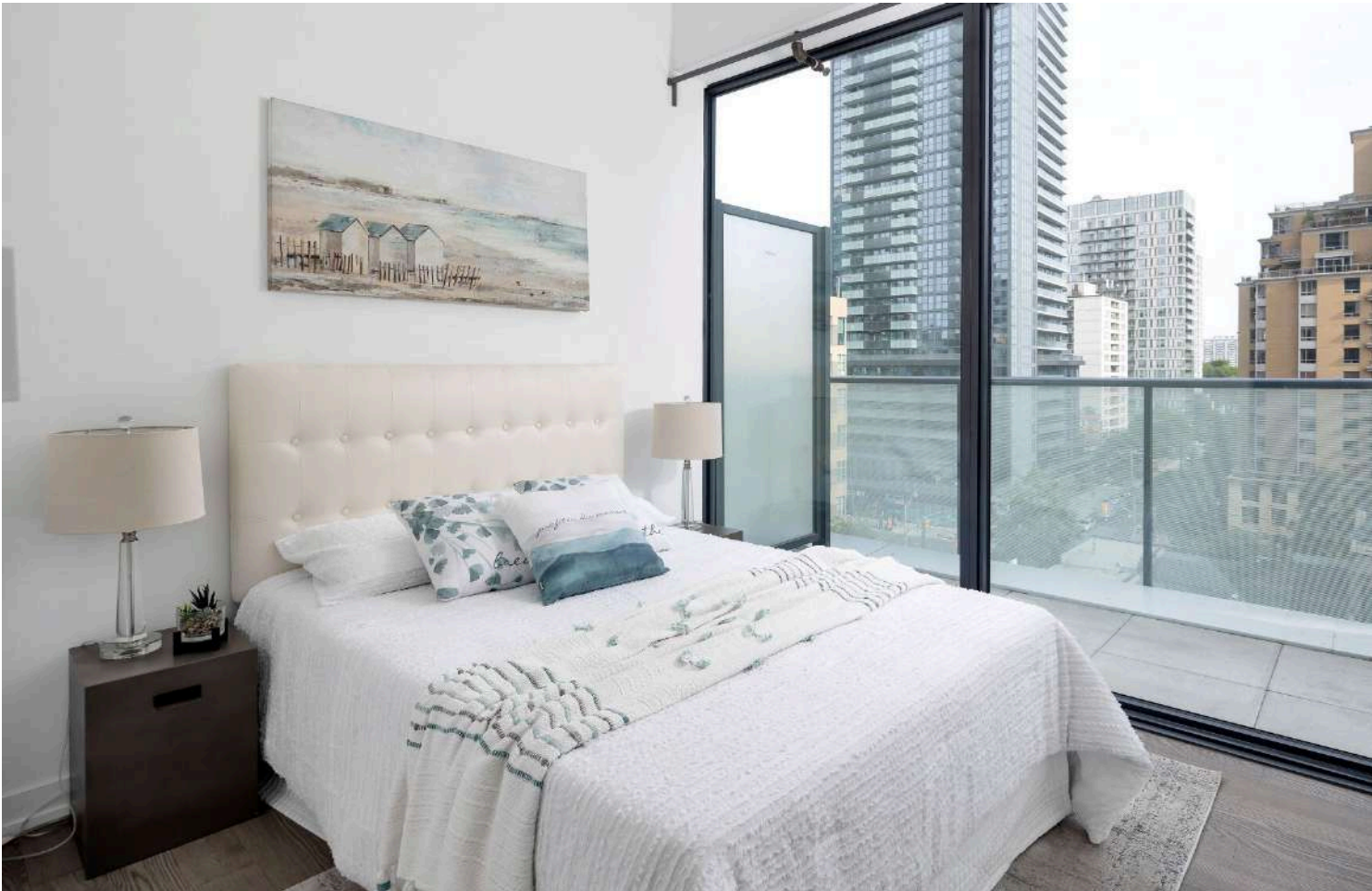


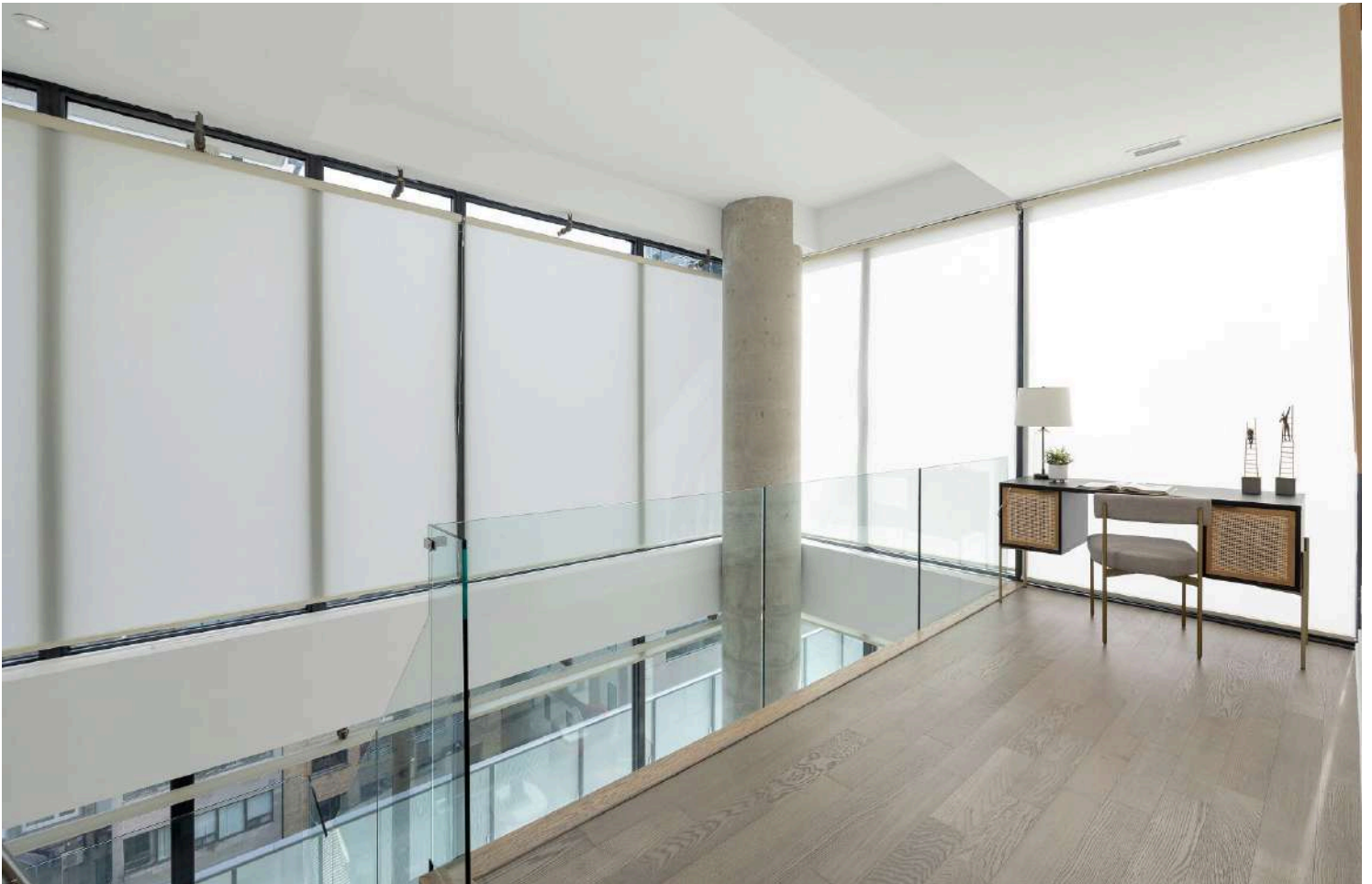
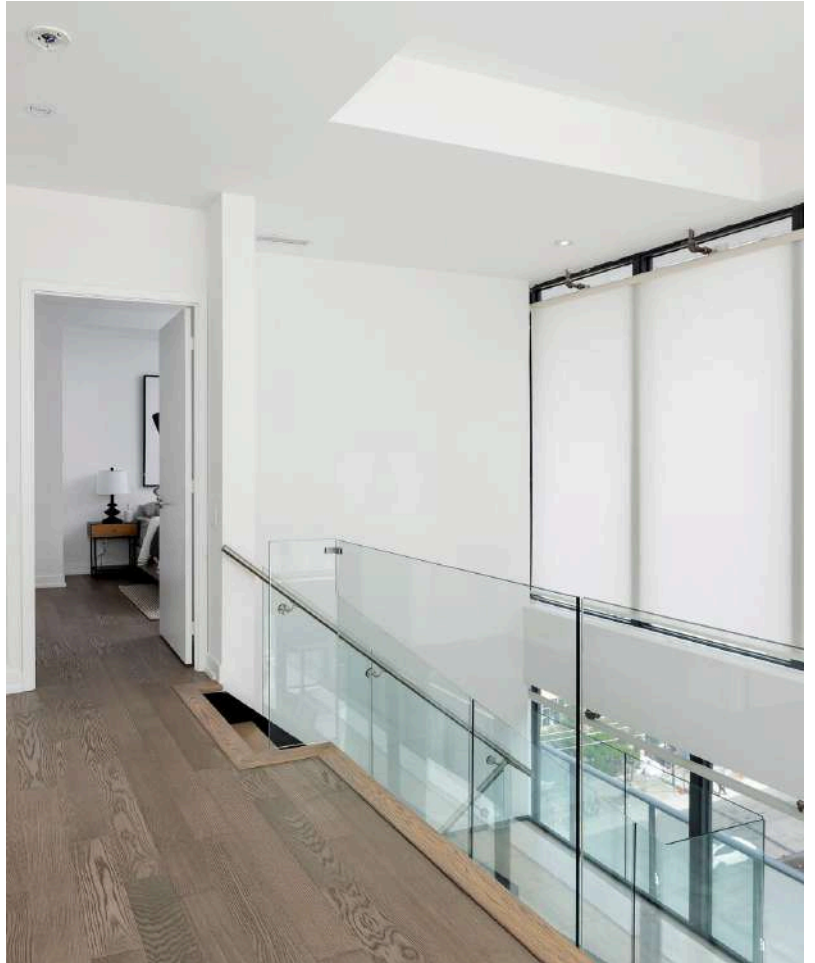
PRIMARY SUITE

You close the door and the city quiets down. Floor-to-ceiling windows bring the view in without letting the noise follow. Clean lines, good light, and a bathroom that makes the morning feel slower than it actually is.

- Floor-to-Ceiling Windows with City Views
- Modern Ensuite Bathroom
- Vessel Sink & Designer Fixtures
- Generous Walk-In Closet









AMENITIES

Step outside your door and the building does the rest.
Resort-style facilities designed for the way you actually want to live.

Infinity Pool | BBQ & Outdoor Lounge Area | Double Security Doors
Exclusive Floor - Only 6 Units | 1 Garage Parking | Visitor Parking



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Good Delivering What Matters!
Agents...!

#804, 161 ROEHAMPTON AVE

Schedule a viewing today!

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