



161 Roehampton Ave 804
Toronto Ontario M4P 0C8
 Toronto C10 Mount Pleasant West Toronto
Taxes: \$7,782/2025 **Last Status:** NEW
SPIS: No **DOM:** 1
Rms: 9
Level: 07 **#Shares%:**
Unit#: 04 **Locker#:** **Bedrooms:** 3 + 1
Corp#: TSCC / 2763 **Locker Level:** **Washrooms:** 3
Zoning: **Locker Unit#:** 95 1x3xMain, 1x3xLower, 1x5xMain
Dir/Cross St: Yonge/Eglinton
Directions: Yonge/Eglinton
Prop Mgmt: Crossbridge Condominium Services

MLS#: C12991182 **Sellers:** Shadi Poursoltani **Contact After Exp:** N
Holdover: 90 **Possession:** Flexible **Date:** 04/15/2026 **Occup:** Vacant

Status Cert: N
Bldg Name: **PIN#:** **ARN#:**
Additional PIN#:

Kitchens: 1 Fam Rm: Y Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: Apx Sqft: 1200-1399 Sqft Source: 1396 INT + 772 EXT Above Grade Finished SqFt: 1396 Above Grade Finished SqFt Source: Builder Survey Type: None Exposure: Sw Assessment: Spec Desig: Unknown Phys Hdp-Eqp: Prop Features: Ensuite Laundry, Family Room, Pets Allowed with Restrictions HST Applicable to: Included In Sale Price:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$1,168 A/C: Central Air Central Vac: N UFFI: Elev/Lift: Garage: Yes 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: Interior Feat: Carpet Free	Balcony: Terr Ens Lndry: Y Lndy Lev: Exterior: Concrete Gar/Gar Spcs: Underground / 1 Park/Drive: Underground Park Type: None Park/Drv Spcs: 0 Tot Pk Spcs: 1 Pk Spot#: #12 Park \$/Mo: Prk Lev/Unit: b Bldg Amen: Bbqs Allowed, Games Room, Gym, Outdoor Pool
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Family	Main	0	0	
2	Living	Main	0	0	
3	Kitchen	Main	0	0	
4	Other	Main	0	0	
5	Prim Bdrm	2nd	0	0	
6	2nd Br	2nd	0	0	
7	3rd Br	2nd	0	0	
8	Den	Main	0	0	

Client Remks: Welcome to this absolutely stunning modern two-storey corner residence, featuring floor-to-ceiling windows that flood the space with natural light and a striking 22-foot ceiling in the living room. Perfectly situated in the highly sought-after Yonge & Eglinton neighbourhood, this exceptional home offers 3 bedrooms plus a den and 3 bathrooms. An expansive private terrace of approximately 800 sq. ft., complete with gas and water hookups, enhances the home's total living space to approximately 2,200 sq. ft.-ideal for entertaining and outdoor enjoyment. Located on the 8th level, this exclusive floor hosts only six units beyond double security doors, providing exceptional privacy and tranquility. Just steps away, enjoy resort-style amenities including an infinity pool, barbecue area, and relaxing lounge spaces.

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Lockbox
Brkage Remks: Buyer verifies measurements & taxes. 5% deposit by bank draft. Include Schedule B & Form 801 in offers. Send to meradsafaian@gmail.com with 48 hr irrevocable.

Lot Size Area: **Sqft Below Grade Finished:**
Sqft Other: **Sqft Below Grade Source:**
Sqft Total Unfinished: **Sqft Above Grade Finished:** 1396

Sqft Above Grade Source: Builder

THE AGENCY Ph: 416-847-5288 **Fax:**
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PETER TORKAN, Broker 416-847-5288
MERAD SAFAEIAN, Broker 416-837-0311 THE AGENCY
KRISTIAN UTLEY, Salesperson 437-448-0180 THE AGENCY

Contract Date: 04/13/2026

Condition:

Ad: N

Expiry Date: 08/14/2026

Cond Expiry:

Escape:

Last Update: 04/13/2026

CB Comm: 2.5% plus hst

Original: \$1,648,000