

Presenting

*1700 Avenue Rd
PH 706*





Penthouse Perfection

1700 Avenue Rd PH 706

A luxurious penthouse in a boutique 58 unit building that redefines everyday living in Ledbury park. This extraordinary residence at Empire Maven captures beautiful sunsets with its coveted west facing exposure & oversized terrace overlooking a quiet residential area. Offering 1,575 sq ft of impeccably upgraded living space. Soaring floor-to-ceiling windows frame gracious principal rooms with elegant proportions. The open-concept living & dining areas are perfectly suited to intimate dinner parties, meaningful family gatherings, or quiet evenings with a glass of wine as the sun sets. At the heart of the home, the Irpinia kitchen is enhanced by refined millwork, sleek Caesarstone countertops with a breakfast bar & a gas Wolf stove/oven, Wolf microwave, Gaggenau fridge/freezer. A flexible space off the entry allows for an office area or space for a grand piano & bar. The primary suite is spacious & serene, it features access to the terrace, a spa-inspired ensuite adorned in white marble with a custom glass walk-in shower & double vanity. A generous walk-in closet provides exceptional storage. The 2nd bedroom also features a walkout to the terrace & has a beautifully appointed semi-ensuite bath with its own custom vanity area. A dedicated laundry room with full size Maytag front load washer & dryer, custom Irpinia cabinetry & Caesarstone countertops, blending form & function with the same attention to detail found throughout. Step outside to an expansive private terrace—over 500 sq ft of outdoor living with breathtaking views. Designed for hosting, dining, & unwinding, with BBQs allowed, it's a rare extension of the penthouse lifestyle & is perfectly suited for al fresco dining or morning coffee. Just steps from parks, celebrated restaurants, & boutique shopping along Avenue rd, with easy access to the 401—this is a residence defined by light & craftsmanship. The atmosphere is calm, refined & quietly sophisticated — ideal for those who value comfort without compromise.



Property Highlights & Upgrades

- 1,575 Sq Ft (as per MPAC) + 563 Sq Ft Terrace Approx (as per Builder's Floor Plan)
 - 2 Bedrooms, 2 Full Bathrooms
 - 9 Ft Ceiling Height (Approx)
 - 7 Ft Solid Wood Interior Doors Throughout
 - Solid Core Suite Entry Door
 - Bright Open Concept Living & Dining Room with Walk-out to the Terrace
 - Custom Irpinia Kitchen with Calacatta Nuvo Caesarstone Countertops & Backsplash, Gaggenau & Wolf Appliances
 - Primary Bedroom with Ensuite Bathroom with Custom Glass Shower & Double Vanities & Custom Walk-in Closet
 - Custom Irpinia Laundry Room
 - 3 Walk-Outs to the Terrace (Living Room, Primary Bedroom & 2nd Bedroom)
 - Expansive West Facing Private Terrace that Spans the Width of the Unit with BBQ Hook Up & Stunning Sunset Views
- UPGRADES:
- Lutron Automatic Blinds in All Rooms, Primary & 2nd Bedrooms both Include Sunscreen & Dim Out Blinds
 - Torlys Everest Everglade Oak Hardwood Flooring Throughout with Herringbone Design in the Foyer
 - Pot Lights with Dimmers in the Living Room, Dining Room & Kitchen
 - Kitchen Upgrades Included; Spice & Bottle Pull out Drawers, Added 2 Wide Banks of Drawers Next to Stove, Stainless Steel Dividers for Cutlery & Utensils, Custom Hood, Upgraded Hardware, Crown Moulding & Heightened Cabinets, Under Cabinet Lighting & Soft Close Mechanisms
 - Relocated Microwave to the Kitchen Island
 - Primary Bathroom Features White Dolomite Marble Tiling Throughout; Shower Surround, Niche, Sill, Shower Floor, Countertops, Bathroom Floor, & Added Linen Tower Cabinet
 - 2nd Bathroom Features White Dolomite Marble Tiling Throughout; Tub Walls, Shower Niche Vanity Countertop & Bathroom Floor
 - Both Bathrooms Added Bank of Drawers Underneath the Sinks & Upgraded Hardware
 - Laundry Room Upgrades Include; Caesarstone Countertop & Full Backsplash, Blanco Stainless Steel Undermounted Sink, Added Upper Cabinetry & Upgraded Hardware

Public & Catholic School Catchment Area: Ledbury Park Elementary & Middle School (PK-8), St. Margaret (PK - GR 8), Loretto Abby Secondary (9-12)

Close Proximity to Some of Toronto's Top Private Schools Including: Havergal College, Toronto French School (TFS), Bais Yaakov High School, The Clove School, Yeshivas Nachalas ZVI



- Wall Mounted TV Hook Up Located in Living Room & Primary Bedroom

DETAILS:

- Monthly Maintenance Fees: \$1,613.42 (Includes: Gas, Cable & Internet, Parking, Locker, Building Insurance, Common Elements,)
- 2026 Property Taxes: \$12,906.17
- 1 Underground Parking Spot
- 1 Locker

BUILDING AMENITIES:

- 24 Hr Concierge, Exercise Room, Party /Meeting Room, Rooftop Terrace, BBQs Allowed, Guest Suites, Bike Storage, and Visitor Parking



Walker's Paradise

Daily errands do not require a car.























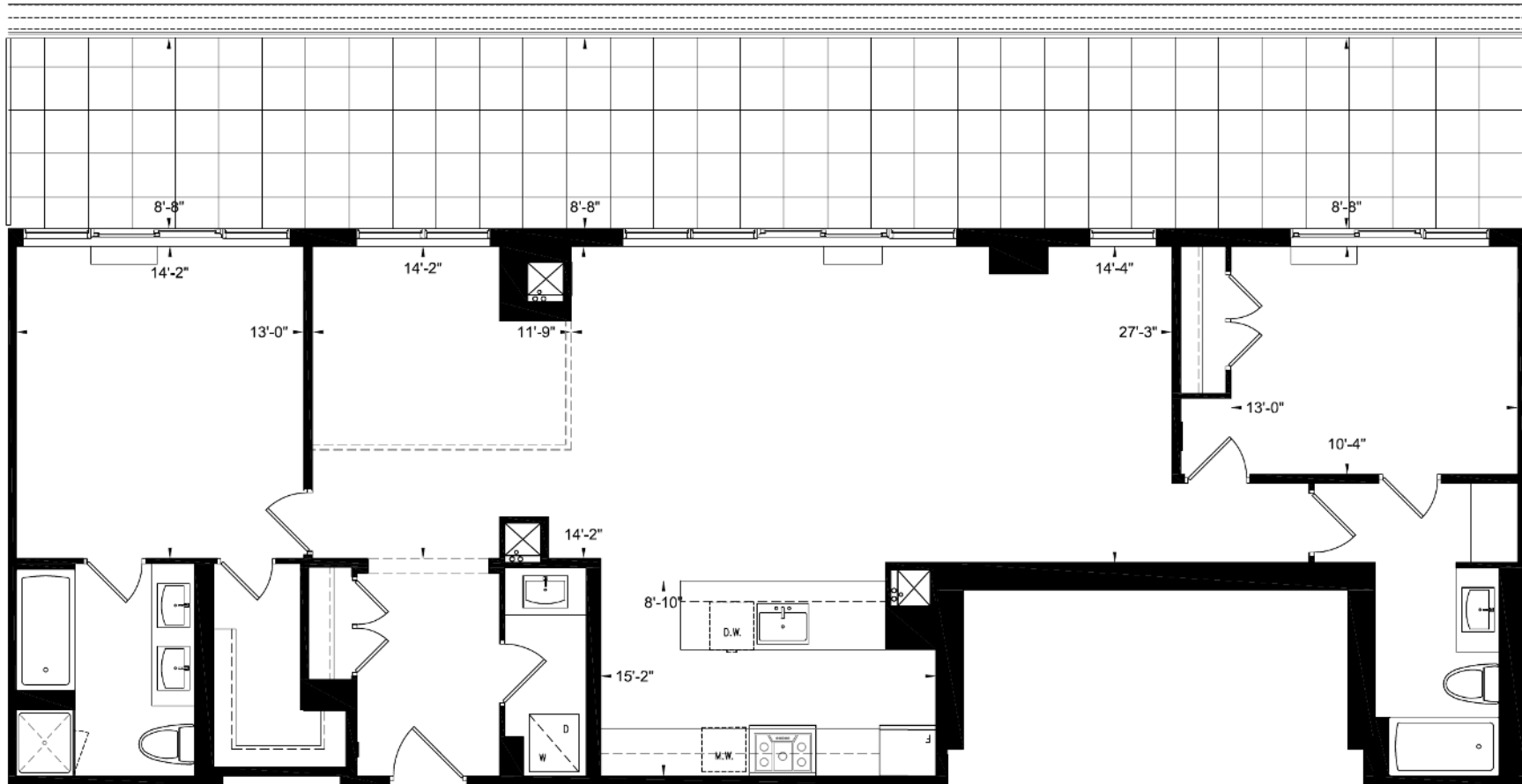


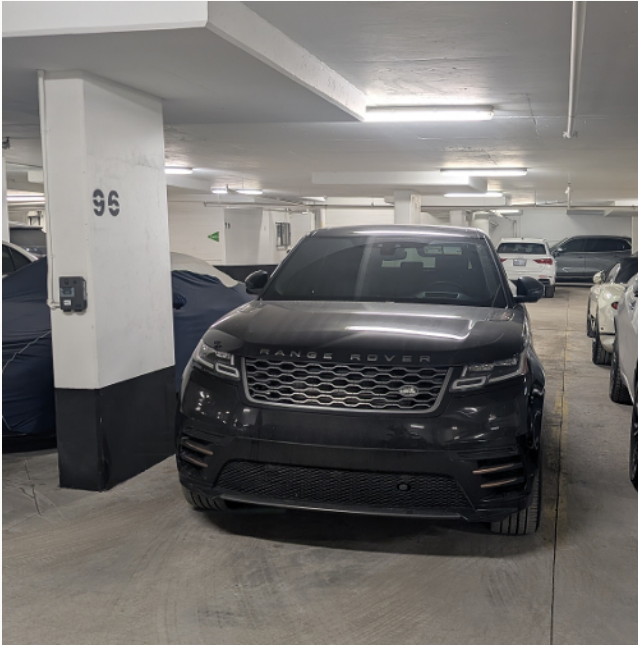




Floor Plans

Suite 706





1 Underground Parking Spot
Level P2 #96
Length 17'4" X Width 8'7" Ft (Approx)



1 Locker
Level P2 #105
H 7'4" x W 2'8" x D 5'3" Ft (Approx)



INCLUSIONS: Gaggenau Fridge/Freezer, Wolf 6 Burner Gas Stove, Wolf Microwave, Asko Dishwasher, Hoodvent, Maytag Stacked Front Loading Washer & Dryer, All Window Coverings, All Electric Light Fixtures, BBQ & TV's

EXCLUSIONS: All Art Work & Decorative Mirrors, The Gold Mirror in 2nd Bathroom over Vanity



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