



REALTY GROUP

88 Broadway Ave, Unit #1206, Toronto ON, M4P 0A5

The Right Move at the Right Time

My clients moved to **88 Broadway Ave, Unit 1206** so their daughter could attend **North Toronto Collegiate**, one of the city's most sought-after high schools. They knew it would be a shift from house to condo living—but what they didn't expect was how seamless the transition would be.

The **corner-unit layout** made all the difference. With **floor-to-ceiling windows** in the living room and kitchen, the space feels open and full of light throughout the day. A **cozy nook** became a natural home office, and the **balcony's unobstructed view** quickly became a favourite place to unwind. The **open-concept design** made the shift feel effortless—just a different way of living.

And then there's the **location**. Just a block from Yonge and two from Eglinton, everything is within walking distance—morning coffee, errands, and all the conveniences of Midtown Toronto.

In 2022, they gave the space a refresh—**updated kitchen appliances, granite countertops, and modernised bathrooms**. Stylish light fixtures added the perfect finishing touch. The building offers even more, with a **pool, sauna, hot tub, BBQ area, gym, and kids' playground**.

Now, with their daughter set for the future, they're ready for their next chapter—and they hope the next owner will love this home just as much as they have.

The 88 on Broadway Amenities:

- Indoor Pool
- Steam Sauna
- Hot Tub
- Gym
- Rooftop BBQ area
- Meeting Room
- Party Room
- Kids' Playground
- Visitor Parking
- Security System
- Concierge

Included in Maintenance Fees of \$1,088.17:

- Heat
- Water
- Air Conditioning
- Common Elements
- Building Insurance
- Parking

Improvements to Property:

- Freshly Painted (2025)
- Kitchen Update (2022) – new cabinets, granite countertops, sink & faucet and all new appliances

- Both Washrooms Update (2022) – new cabinets, granite countertops, glass shower doors, sinks and faucets
- New German laminate flooring throughout (2022)
- Lighting Fixtures (2022)
- NOTE: The 88 on Broadway removed Kitec plumbing from the entire building in October 2024

Included with Property:

- Appliances: Refrigerator, Stove, Microwave/Exhaust Fan, Built-in Dishwasher and Stacked Washer & Dryer.
- All existing electrical light fixtures, window coverings, bathroom mirror and wall-mounted shelving
- Underground Parking Space (Level B/P2, #51, commonly referred to as #82)
- Locker (Level B, #95)

Excluded from the Property:

- All furniture, accessories and décor related to staging

Rentals (assumable):

- None.

Neighbourhood Highlights:

- Transit: Yonge and Eglinton subway station (approx. 8 min walk), TTC stop at Mount Pleasant Rd and Broadway Ave (approx. 4 min walk)
- Restaurants and Cafes: There are countless amazing restaurants, shops and cafes in the area! Favourite restaurants are: Oretta, La Vecchia, The Keg, and Byblos. Favourite coffee shops are: L'amour Café & Pastry, DEAN at the Parker Building, Pascale Gourmet, and De Mello Coffee. Favourite Shops: Winners, Urban Outfitters, Sporting Life, and Lululemon. Special place: Live music at The Function Bar
- Conveniences: Metro grocery store at Yonge & Eglinton, Loblaws & LCBO at Eglinton & Lillian, No Frills at Mt Pleasant & Eglinton
- Recreation: Redpath Ave Parkette (2 min walk – playground), Dunfield Park (8 min walk – playground), Sherwood Park (8 min walk – playground, dog park, baseball diamond, splashpad and trails)
- Schools: John Fisher Jnr Public School (JK-6), Eglinton Jnr Public School (JK-5), Hodgson Middle School (Gr 6-8), North Toronto Collegiate Institute (P, Gr 9-12), Northern Secondary School (P, Gr 9-12), ÉÉ Jeanne-Lajoie (P-French, JK-6), ÉS Étienne Brûlé (P-French, 7-12)
- Safety: Sunnybrook Health Sciences Centre – Bayview Campus at 2075 Bayview Ave (3.2kms), Fire Station at 16 Montgomery Ave (500 metres), Police Station at 75 Eglinton Ave W (1.3kms)