



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

Move-in ready. Peace-of-mind included.

You might be starting out. Or starting fresh. Either way, this is a smart beginning.

Step inside and it just works. Light pours through floor-to-ceiling windows like a sundial across the space. The layout is clear—generous where it matters, tucked in where it counts. Everything in its place. Nothing to overthink.

You'll find your rhythm between the kitchen and balcony, cooking, sipping, pausing. The vibe becomes part of the routine, a quiet moment, the city humming just beyond.

The nook becomes your workspace, tucked just enough to focus, but close enough to stay connected.

In 2022, I got fully updated: gleaming appliances, beautiful granite counters, refreshed bathrooms, and light fixtures that add quiet beauty. Every update says the same thing—this space matters.

Outside is Midtown. A block to Yonge. Two blocks to Eglinton.

You might call it a first home, or an investment. But it lives like something more. It won't take long to feel like you've been here a while. Your routines will find their place. So will you.

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)