

51 EAST LIBERTY STREET, PH2

Liberty Village



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An absolutely stunning penthouse suite at Liberty Central. Luxury awaits at this 1,162 square foot two bedroom corner unit, showcasing the most breathtaking and unobstructed lake and city views. Enjoy gorgeous sunsets from your living room and master bedroom. One

of the best penthouse layouts, perfect for entertaining and everyday living. 10 foot ceilings, custom California Closets, Hunter Douglas blinds, and many upgrades throughout. Steps to Metro grocery, restaurants, shops, public transit, the GO, Lake Ontario and waterfront trails.

FEATURES OF THIS SUITE:

- Two bedroom corner penthouse suite in the heart of Liberty Village
- 1,162 square feet of open concept living space and a 72.5 square foot balcony overlooking the lake
- Unobstructed north, south and west views of the lake and city
- 10 foot ceilings
- Gorgeous sunset views
- Functional and spacious layout – perfect for entertaining and everyday living
- Floor-to-ceiling windows and custom Hunter Douglas blinds throughout
- Custom California Closets throughout
- Abundance of natural light
- Upgraded kitchen with built-in cabinetry, quartz countertop, breakfast bar and stainless steel appliances
- Spacious family room with walkout to balcony and stunning lake views
- Master bedroom with four piece ensuite, walk-in closet and triple exposure
- Second bedroom with walkout to private balcony
- Ensuite laundry
- One underground parking space
- Toronto school district: Niagara Street Junior Public School, Parkdale Collegiate Institute, Ryerson Community School, St. Mary Catholic School, St. Mary Catholic Academy and The Orchard Montessori School
- Walking distance to many parks: Trillium Park, Coronation Park, Fort York, Stanley Park, Trinity Bellwoods Park
- A short walk to grocery, shops, restaurants, bars, cafes, pet store, hair and nail salons
- Close proximity to Lake Ontario, Ontario Place, BMO Field, Budweiser Stage, CNE, Entertainment District, King Street and Queen Street
- Easy access to public transportation including GO station, street cars, and proposed SmartTrack line
- Minutes to downtown and highway system

IMPROVEMENTS

- New Laminate floor throughout
- New tile floor in bathrooms
- New appliances: Samsung stove, Bosch dishwasher, Fisher & Paykel fridge, Frigidaire stackable washer and dryer
- Upgraded kitchen cabinetry and quartz countertops
- Upgraded tile backsplash in kitchen
- High-end Moen bathroom faucets
- New custom shower door in main bathroom
- New Toto toilet in master ensuite
- New handheld showerheads
- Hunter Douglas blinds (with remote controls and iPhone Powerview App)
- Custom California Closets throughout, including a large master wardrobe, walk-in closet, built-in bookcase, office closet with filing cabinet, entryway closet, pantry, and medicine cabinets
- New crown moulding in living room and master bedroom
- New wooden tiles on balcony
- Reflective window film in second bedroom/office
- New track lighting, pendants, pot lights, recessed rope lights, kitchen cabinet lighting (up lights and valence lighting) and light fixtures throughout

MAIN FLOOR



Foyer

- Laminate floor
- Mirrored double closet customized by California Closets
- Pot lights

Dining Room

- Laminate floor
- High-end pendant lighting
- Overlooks kitchen and family room



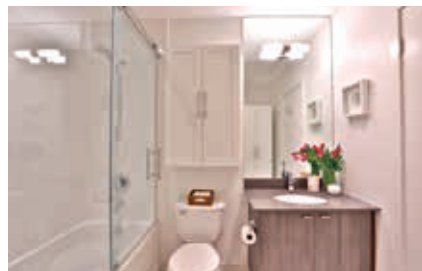
Kitchen

- Laminate floor
- Breakfast bar with seating for four
- Quartz countertop
- Double undermount sink
- Stainless steel appliances
- Tile backsplash
- Valance lighting
- Track lighting
- Overlooks family room and dining room



Family Room

- Laminate floor
- Crown moulding
- Recessed rope lighting
- Track lighting
- Overlooks kitchen and dining room
- Walkout to large balcony with south west views



Four Piece Bathroom

- Tile floor
- Custom built-in vanity with undermount sink
- Tub/shower combination with tile surround and glass enclosure
- Large pantry
- Built-in cabinet
- Laundry closet
- Pot lights

MAIN FLOOR

Master Bedroom

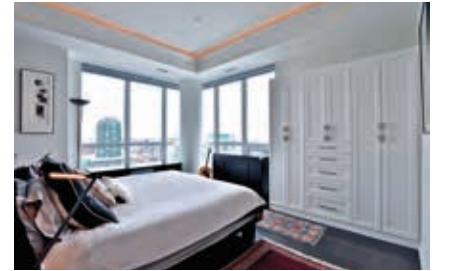
- Laminate floor
- Walk-in closet with custom California Closet built-ins
- Wallpapered feature wall
- Crown moulding
- Recessed rope lighting
- Large wardrobe designed by California Closets
- Floor-to-ceiling windows with triple exposure

Four Piece Master Ensuite

- Tile floor
- Custom built-in vanity with undermount sink
- Separate walk-in shower with tile surround and glass enclosure
- Tub with tile surround
- Built-in cabinet
- Pot lights

Second Bedroom/Office

- Laminate floor
- Mirrored double closet with custom California Closet built-ins
- Built-in bookshelf
- Modern spherical pendant light
- Southwest views
- Walkout to second balcony



FEATURES OF THIS BUILDING:

- 24 hour concierge
- Gym and exercise room
- Steam room
- Party room and pool table
- Garden area on the 5th floor
- Guest suite
- Visitor's parking

ADDITIONAL INFO

Inclusions: Stainless steel Fisher & Paykel Fridge, stainless steel Samsung glass cooktop stove/oven, stainless steel Bosch dishwasher, Built-in Frigidaire microwave, Frigidaire stackable washer and dryer, all electrical light fixtures and Hunter Douglas blinds.

Exclusions: None.

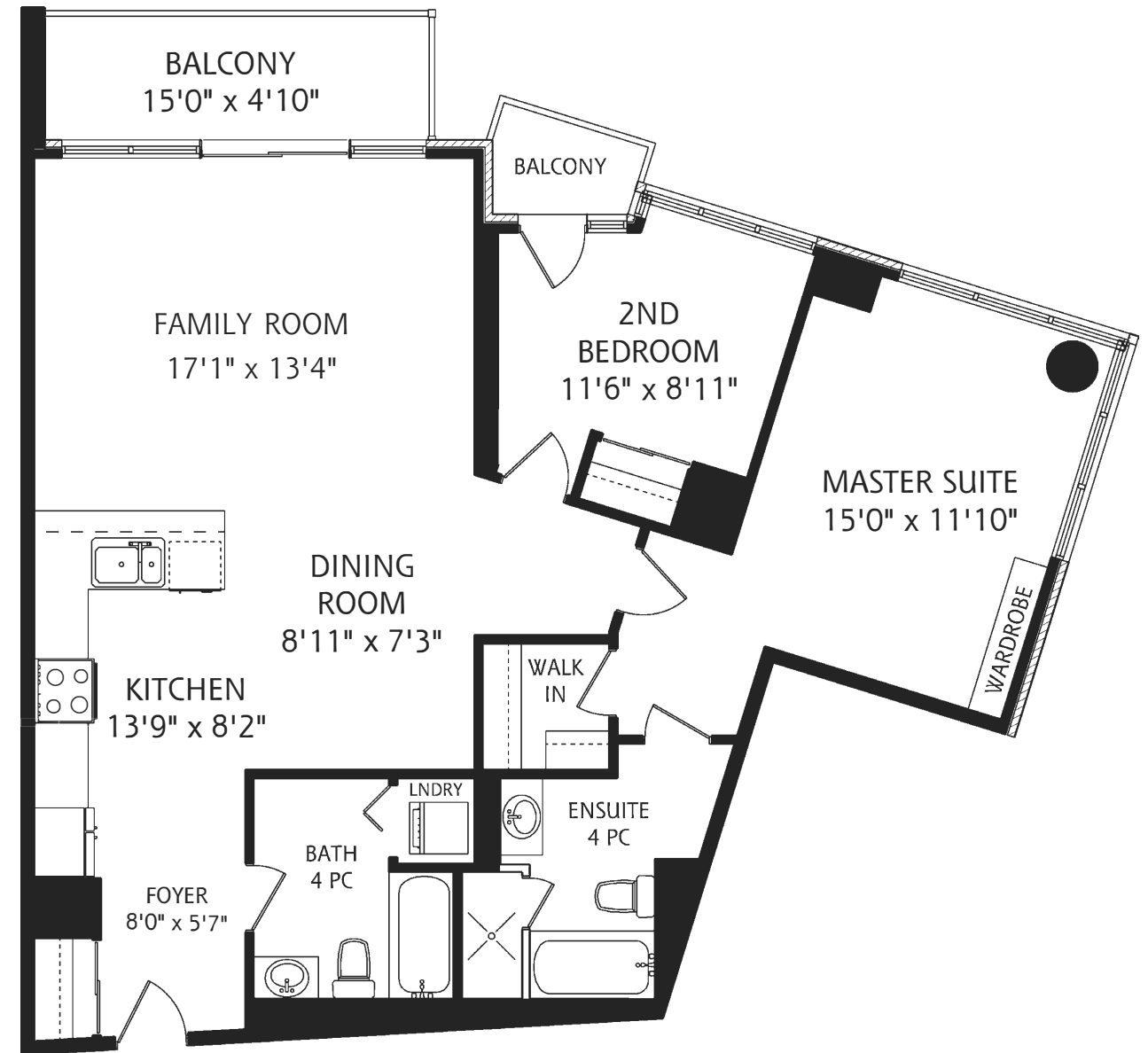
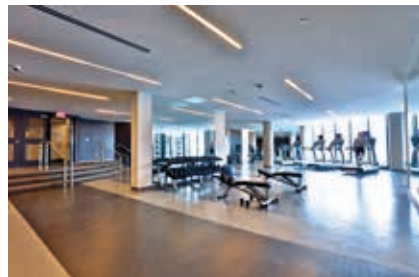
Taxes: \$4,626.57 (2017 annual).

Maintenance: \$740.42 per month includes heat, water, central air conditioning, parking, building insurance and common elements

Parking: One underground parking space (owned). Level B, Space 36.

Possession: To be arranged.

OFFERED FOR SALE AT **\$989,900**



1,162 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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