

6 PARKWOOD AVENUE, SUITE 712

Forest Hill



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Look no further! This unique one-of-a-kind layout is the only of its kind in the building. Tucked away on a quiet tree-lined street, this 749 sqft corner suite has 10' ceilings and showcases forever unobstructed views of Forest Hill. Privacy and luxury

living awaits you at this nine storey boutique condominium with only 108 suites. Designed by Hariri Pontarini Architects and Tomas Pierce Design. The Code measures nothing short of perfection. Live between Forest Hill Village and South Hill. Enjoy

Sir Winston Churchill Park and the many trails steps away. Minutes to the many amenities of Yonge and St. Clair or the 66,000 sqft Loblaws at Bathurst. You can have it all living at The Code!

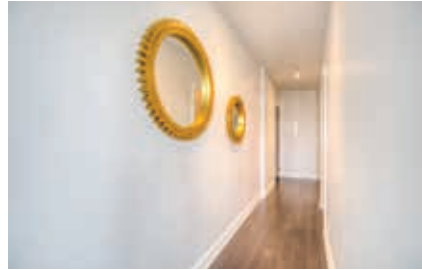
FEATURES

- One bedroom plus den corner suite nestled along a tree-lined street between Forest Hill Village and South Hill
- Can easily be converted back to a two bedroom suite
- Building design by renowned Hariri Pontarini Architects
- Contemporary interior design by Tomas Pierce
- Completed in 2017 with quality finishes and attention to detail
- 749 square feet of luxurious space within a highly sought after boutique condominium
- Forever unobstructed views of Forest Hill
- Ten foot ceilings with floor to ceiling windows
- 41 square feet of open balcony
- Abundance of natural light throughout
- Plenty of wall space for artwork
- Unique oversized living room with a one-of-a-kind layout (rare for this building)
- Spacious kitchen with sleek cabinetry and stainless steel appliances
- Master bedroom with double closet and West views
- Den with plenty of natural light
- Two full bathrooms
- Ensuite laundry
- Underground parking
- Great school district: Upper Canada College, Bishop Strachan, Forest Hill Collegiate and St. Michael s College
- Sir Winston Churchill Park at your doorstep, an expansive 21-acre city park with ten evening lit tennis courts, off-leash dog park and jogging track at your doorstep
- Close proximity to Cedarvale Park, Nordheimer Ravine and trails
- Close to the many amenities of Forest Hill Village and Yonge-St. Clair
- Steps to TTC – LRT streetcar line and the St. Clair West subway station
- Easy access to downtown and highway system

BUILDING AMENITIES

- Executive concierge service
- Resident's lounge with kitchen and dining room
- Recreation room
- Private walkout terrace
- Fitness club
- State-of-the-Art exercise room
- Private outdoor terrace
- Pet spa
- Visitors parking for guests

MAIN FLOOR



Foyer

- Laminate floor
- Large walk-in closet
- Plenty of storage space

Living Room

- Laminate floor
- Ten foot ceilings
- Floor to ceiling windows
- Abundance of natural light
- Overlooks tree-lined streets of Forest Hill



Dining Room

- Laminate floor
- Ten foot ceilings
- Floor to ceiling windows
- Open to living room
- Walkout to balcony



Kitchen

- Laminate floor
- Ten foot ceilings
- Floor to ceiling windows
- Sleek cabinetry with stone countertop and undermount sink
- Overlooks living and dining room



Master Bedroom

- Laminate floor
- Ten foot ceilings
- Double closet with sliding doors
- West View



Four Piece Master Ensuite

- Tile floor
- Deep soaker tub and shower combination
- Stone countertop and undermount sink with built-in vanity



Den

- Laminate floor
- Ten foot ceilings
- Abundance of natural light
- Ensuite laundry

Three Piece Bathroom

- Tile floor
- Separate shower with glass enclosure
- Stone countertop and undermount sink with built-in vanity



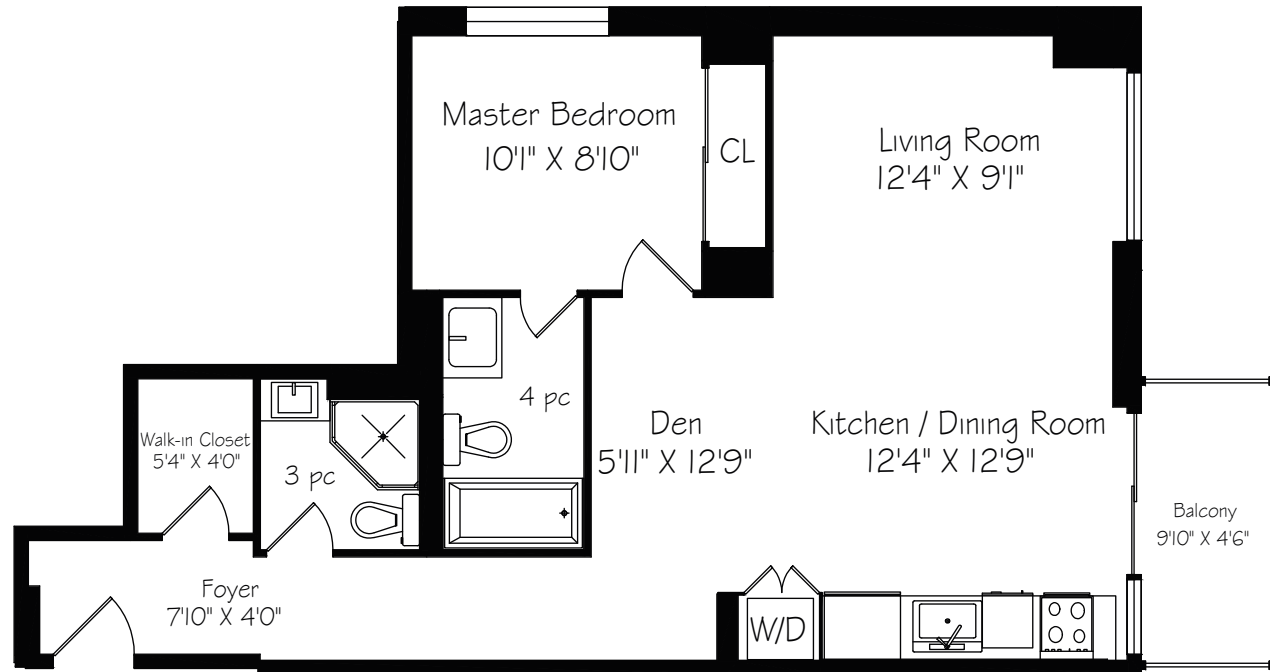
Laundry Closet

- Stacked washer and dryer

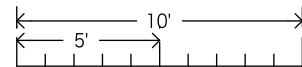
Balcony

- 41 sq.ft of open balcony
- Frosted glass privacy panel
- Glass railings
- North views over Forest Hill as far as the eye can see





Suite 712



Measurements and Calculations are approximate
To be used as guidelines only

**HEAPS
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ADDITIONAL INFO

- Inclusions:** Paneled Blomberg integrated refrigerator, Blomberg stainless steel stove, paneled Blomberg integrated dishwasher, Whirlpool over-the-range microwave, Blomberg stacked washer and dryer and all electrical light fixtures.
- Exclusions:** None.
- Maintenance:** \$487.39 includes water, heat, building insurance, common elements and parking.
- Parking:** One underground parking space (Unit 38, Level B - Owned).
- Taxes:** \$3,340.00 (2017 annual).
- Possession:** Immediate or to be arranged.



OFFERED FOR SALE AT **\$699,000**

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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.

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