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REAL ESTATE TEAM



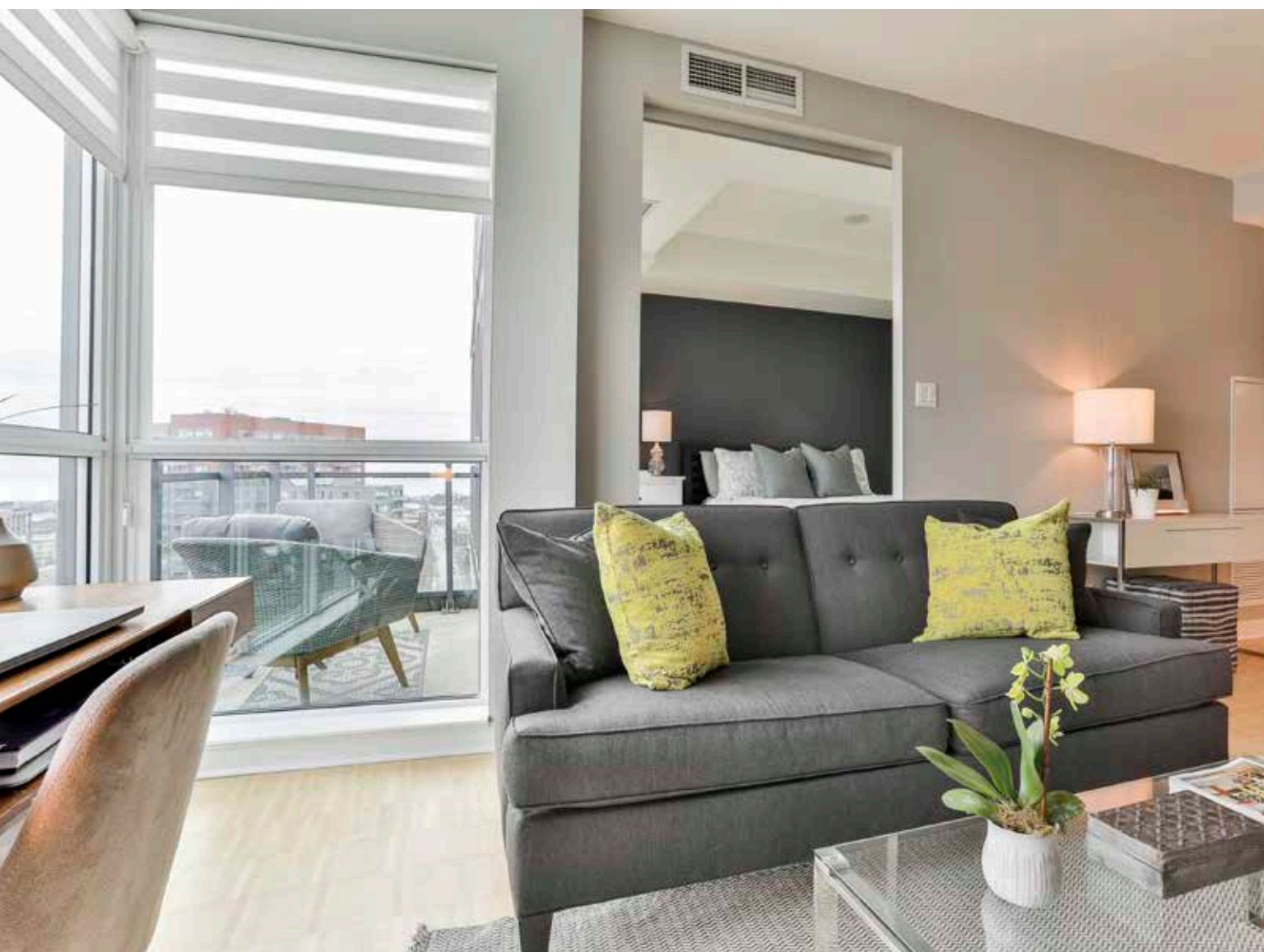
1808-1171 Queen Street West

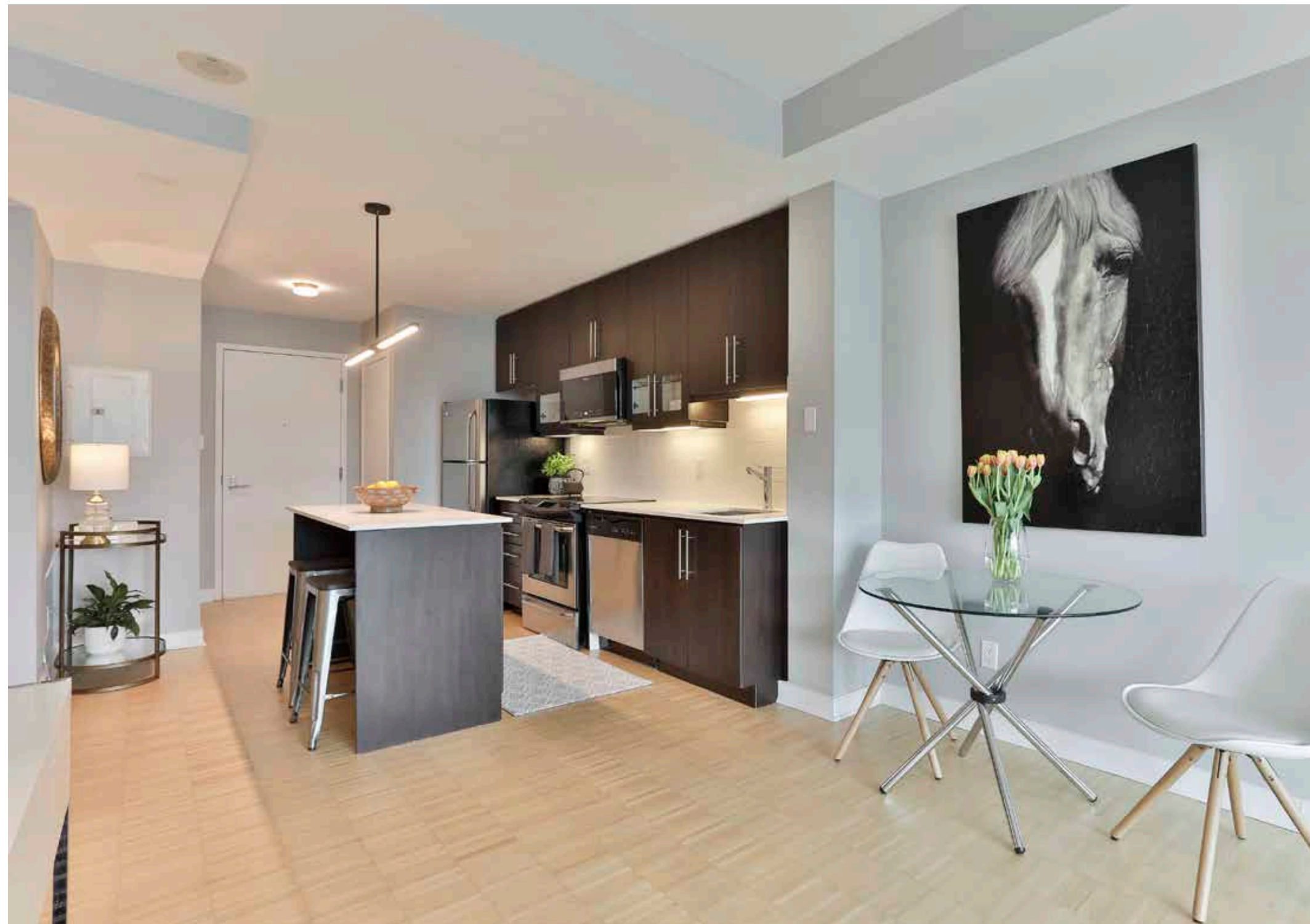


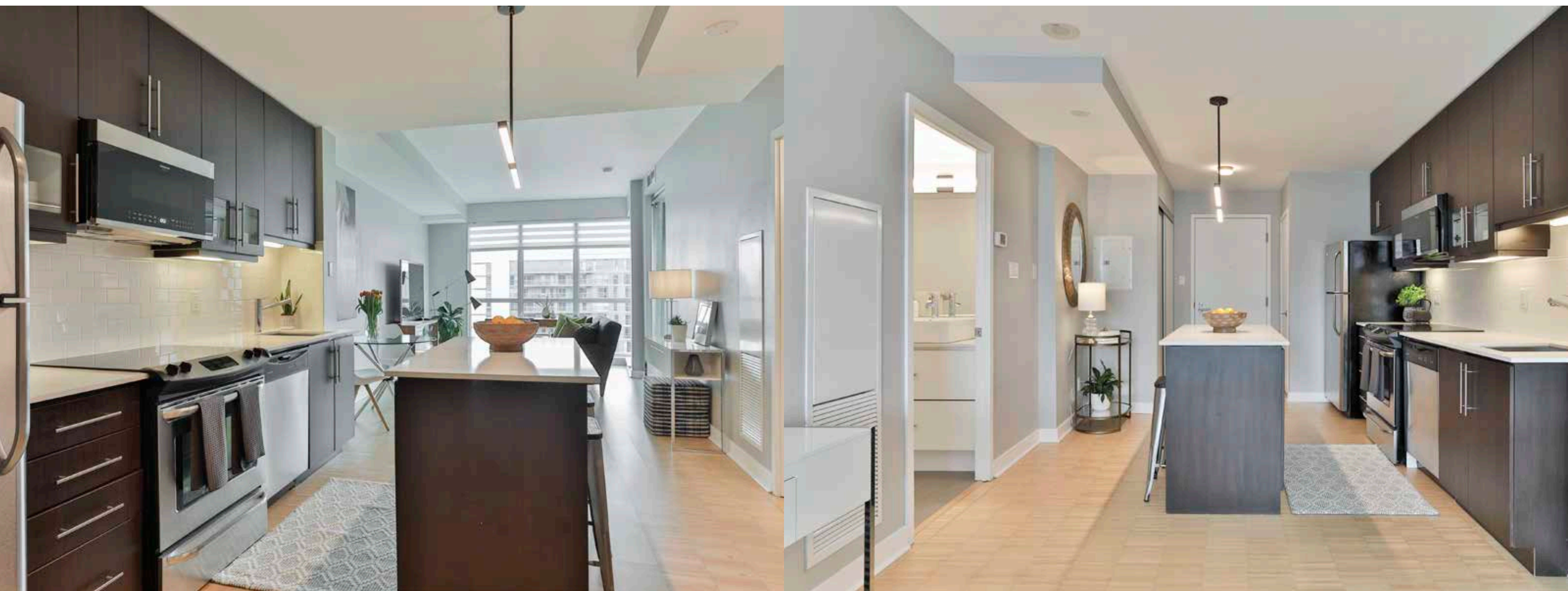
1808-1171 Queen Street West

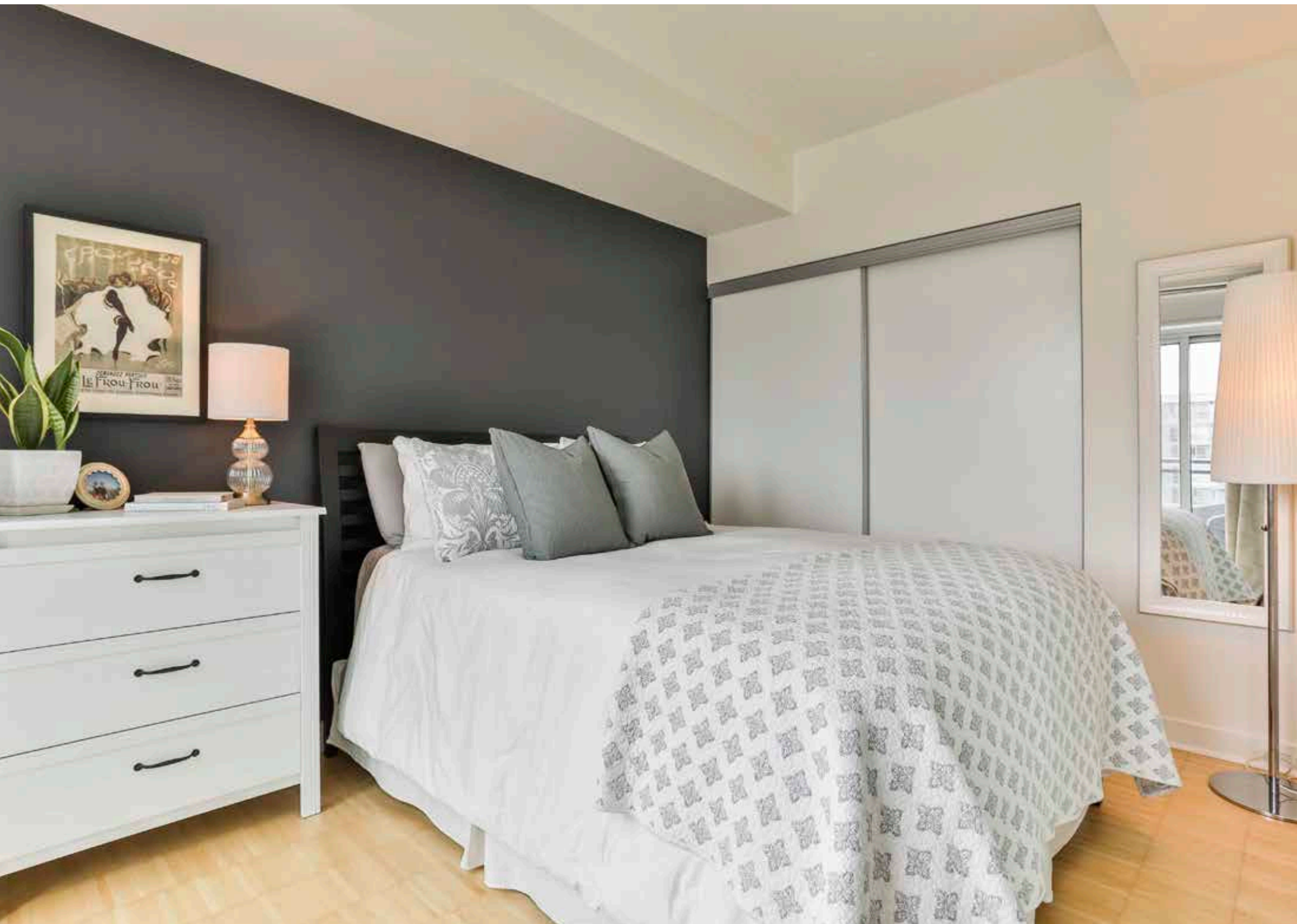
Welcome to boutique living in the Bohemian Embassy Lofts! This sub penthouse one bedroom suite features stunning CN Tower, city and lake views. Floor to ceiling windows, nine-foot ceilings, wood flooring and all new light fixtures throughout. One of the most functional layouts in the building. Enjoy cooking and entertaining in the kitchen with stainless steel appliances and centre island with seating for two. Relax on the balcony and take in the fabulous east views. Located in vibrant West Queen West, home to some of the city's best restaurants, nightlife, galleries and shops. Move-in and start enjoying downtown living!



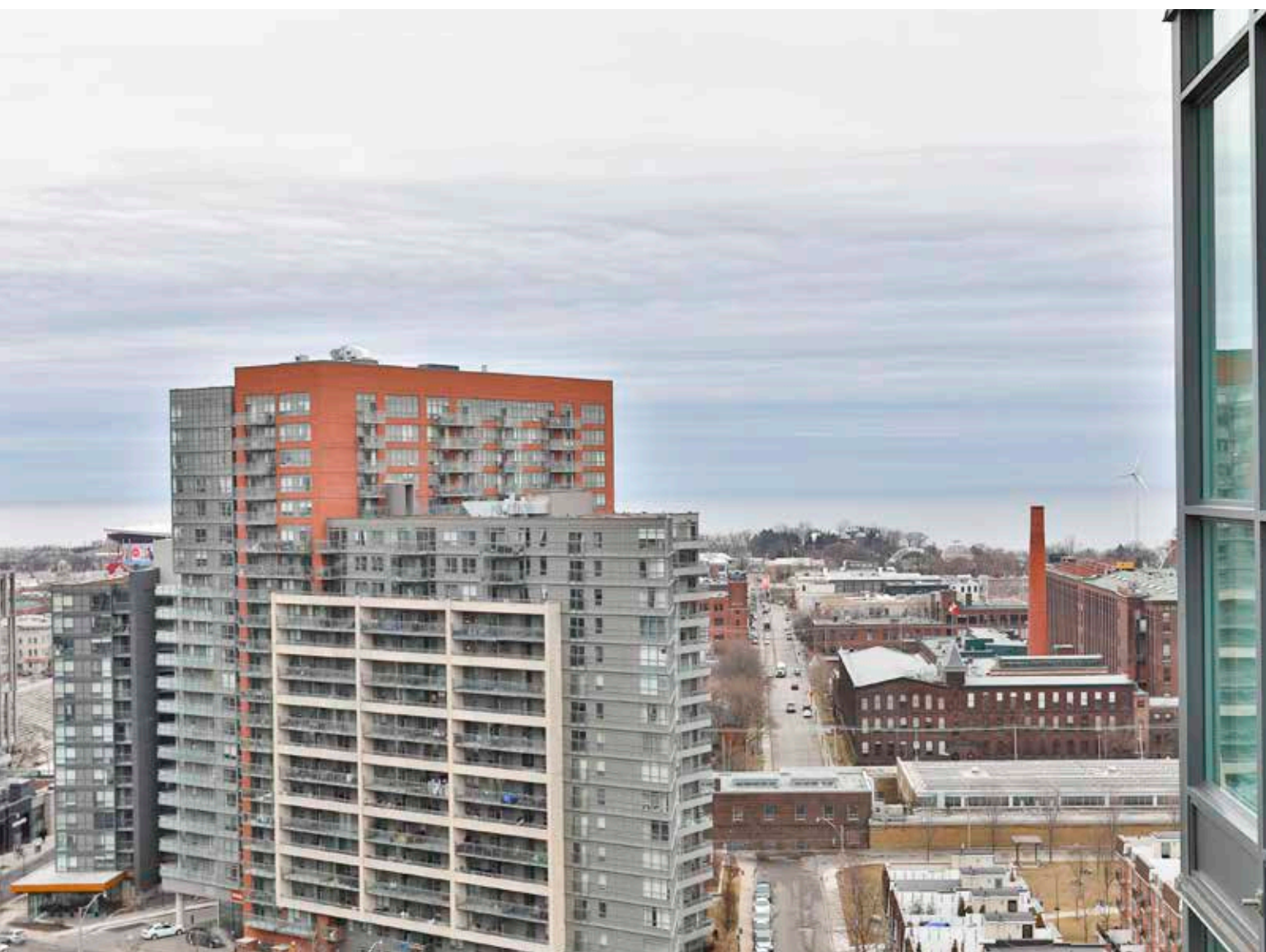
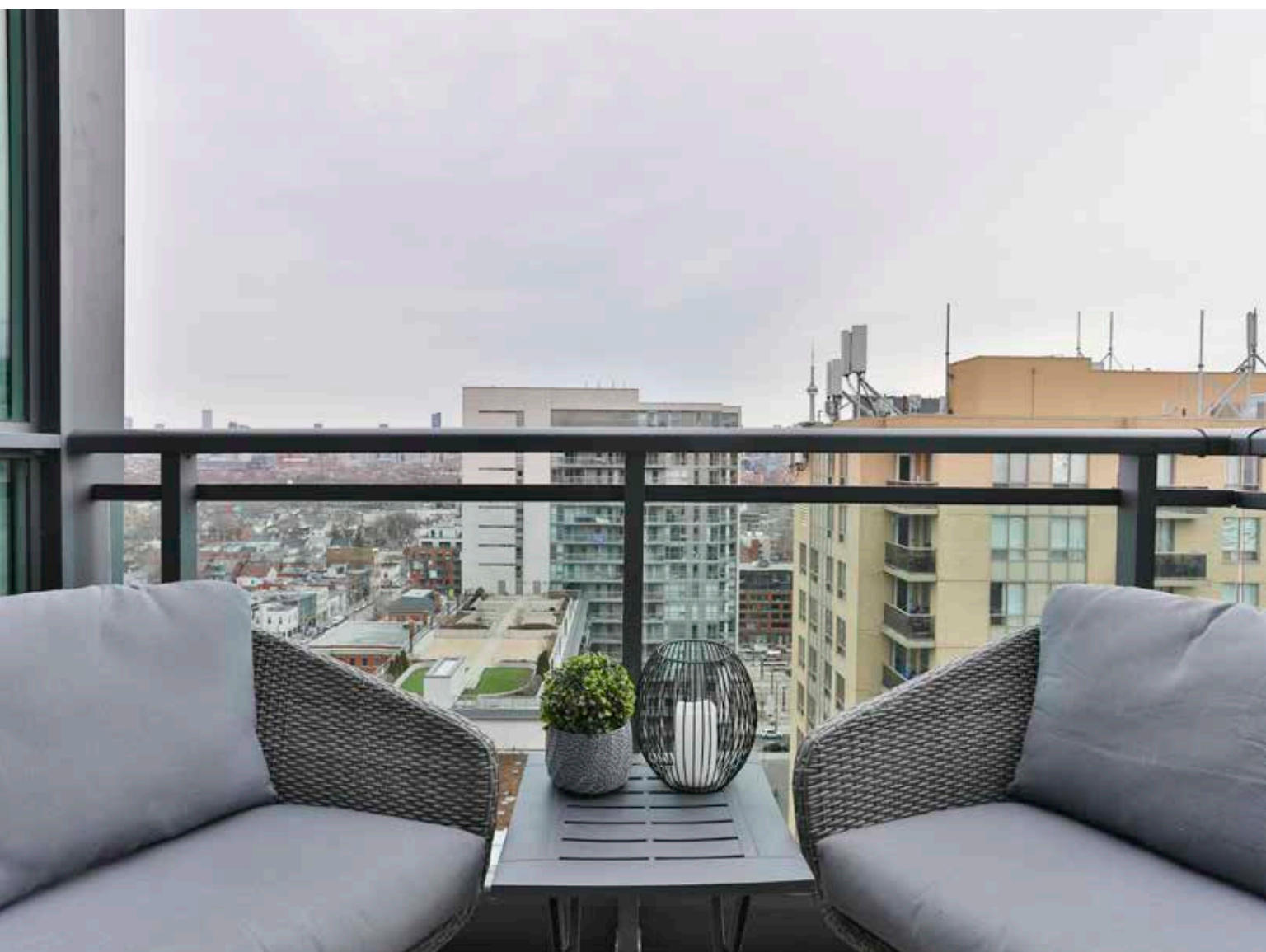






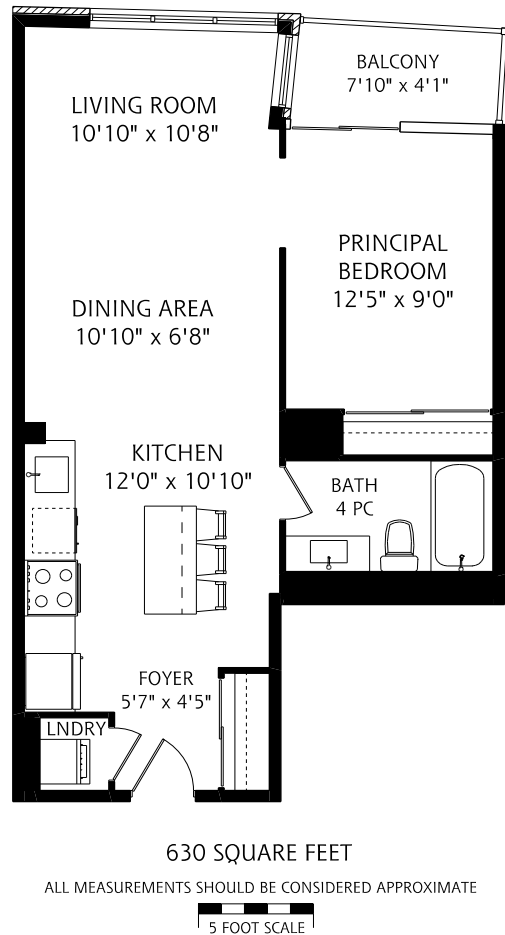












Details

MAINTENANCE FEES

\$404.14 includes heat, air conditioning, water, building insurance and common elements

TAXES

\$2,074.98/2020

POSSESSION

May 2021

HEATING

Heat pump

COOLING

Central air conditioning

Features

- One bedroom suite in The Bohemian Embassy Lofts
- Sub-penthouse suite
- Expansive views of the city, CN Tower and Lake Ontario
- Floor to ceiling windows in the living room and bedroom
- Custom window treatments
- Nine-foot ceilings and wood flooring throughout
- All new light fixtures and freshly painted
- Open concept layout – one of the most functional layouts in the building
- Abundance of natural light abounds the combined living and dining space
- Enjoy cooking and entertaining in the kitchen with stainless steel appliances and centre island with seating for two
- Spacious bedroom with frosted door and double closet and organizers
- Retreat to the balcony during the warm months to take in the breathtaking east views
- Ideal workspace in front of the floor to ceiling window
- Steps to the hustle and bustle on Queen Street West, a vibrant community humming with culture and creativity
- Restaurants, galleries, nightlife all other amenities just minutes away
- Easy access to the Queen Street and King Street streetcar

AMENITIES

- Gym
- Visitor Parking
- Media Room
- Art Room
- Rooftop terrace with BBQs
- Rooftop party room
- Security system
- Concierge

INCLUSIONS

- Stainless steel Frigidaire fridge, stainless steel Frigidaire stove, stainless steel Frigidaire built-in microwave and exhaust fan, stainless steel Frigidaire built-in dishwasher, Electrolux stacked washer and dryer, all electric light fixtures, and all window coverings.

EXCLUSIONS

- None



HEAPS ESTRIN

REAL ESTATE TEAM

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.



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