



HEAPS ESTRIN

REAL ESTATE TEAM



8 Fieldway Road #505



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Welcome to suite 505 in The Westwood Condos, a boutique building with incredible access to public transit as well as the 427 and Gardiner! A tastefully updated and beautifully finished 1 bedroom plus den condo located at Bloor and Islington. With a functional layout and 9 foot ceilings, the suite has a large kitchen with with a custom island and new appliances open to the combined dining and living area. The living area leads out to unobstructed views on the west facing balcony. Incredible sunsets! The primary bedroom, also with western exposure, has floor to ceiling windows, plenty of space for a king size bed, great closet space and custom window coverings. The den currently serves as the perfect home office but could be closed off to create a nursery or guest bedroom. Parking and same floor locker included!

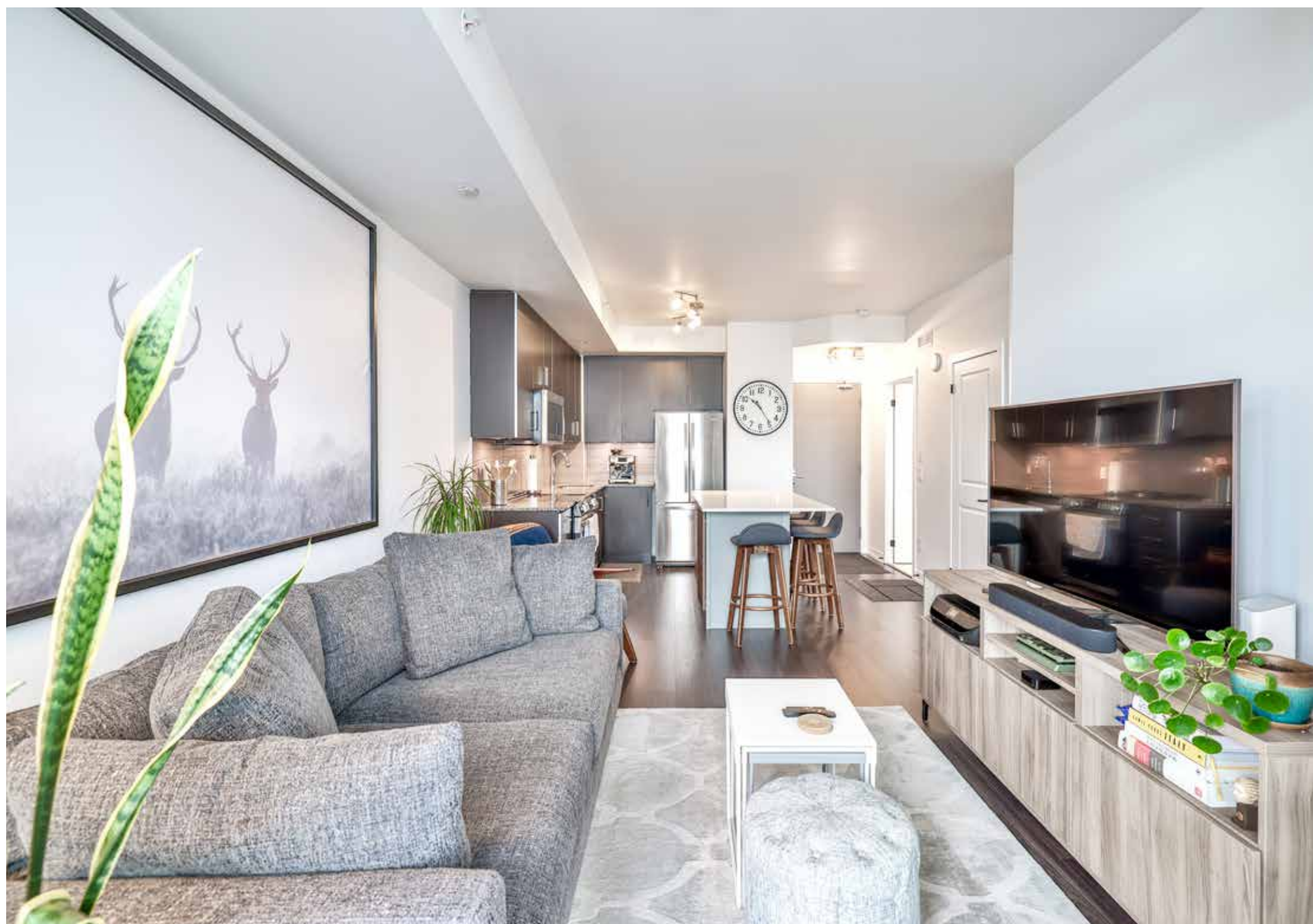
Westwood Condos offers amazing building amenities alongside a perfect location for those who require easy access to highways and public transit. 21 minutes to union station via Kipling GO (15 minute walk) and a 5 minute walk to Islington Station! The well managed building amenities include a large fitness centre, guest suites, outdoor terrace and barbecue area, party room and ample visitor parking among other features.

Suite 505 is an amazing opportunity with great value, an amazing location and an attractive floor plan - perfect for both end users and investors.

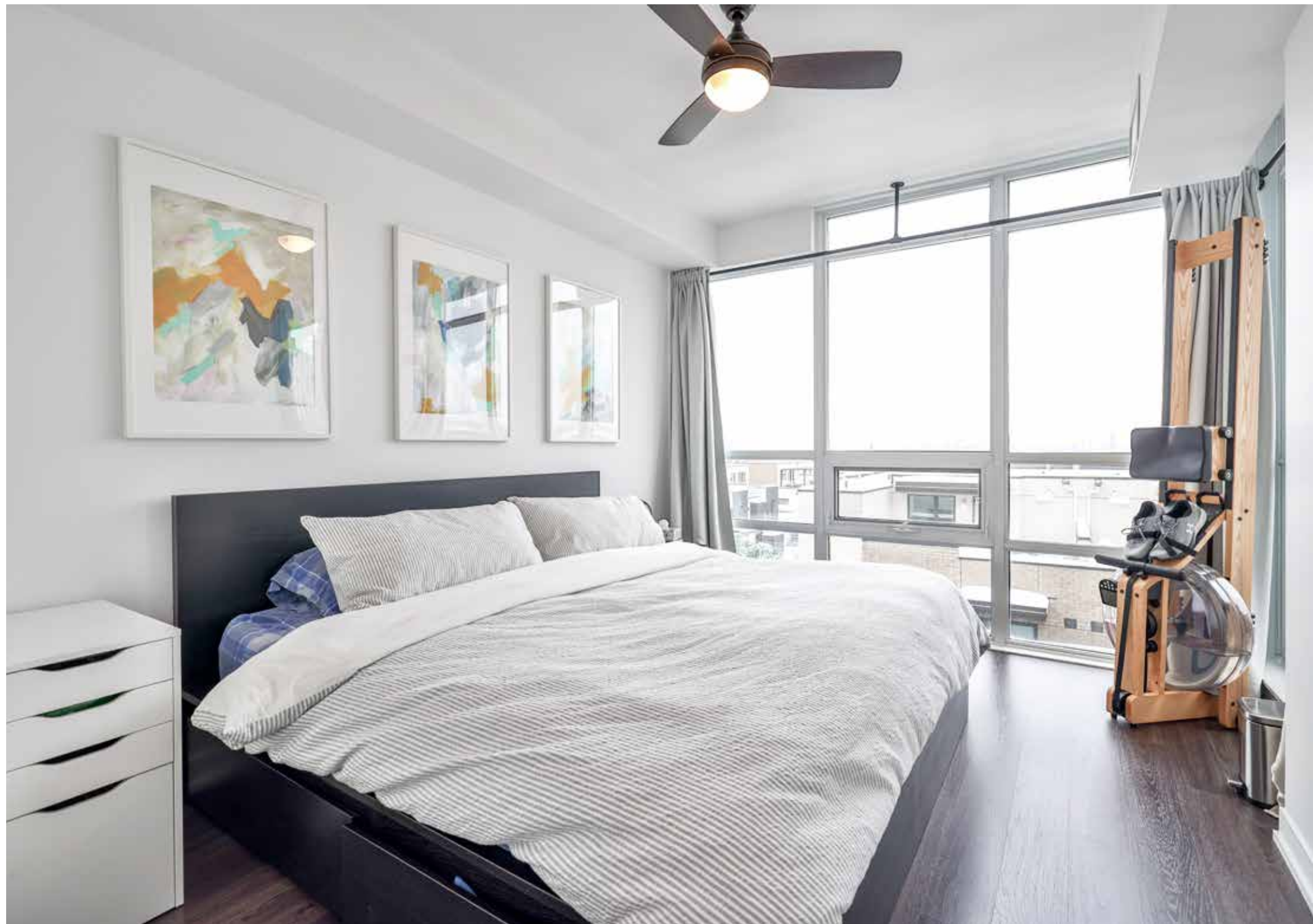


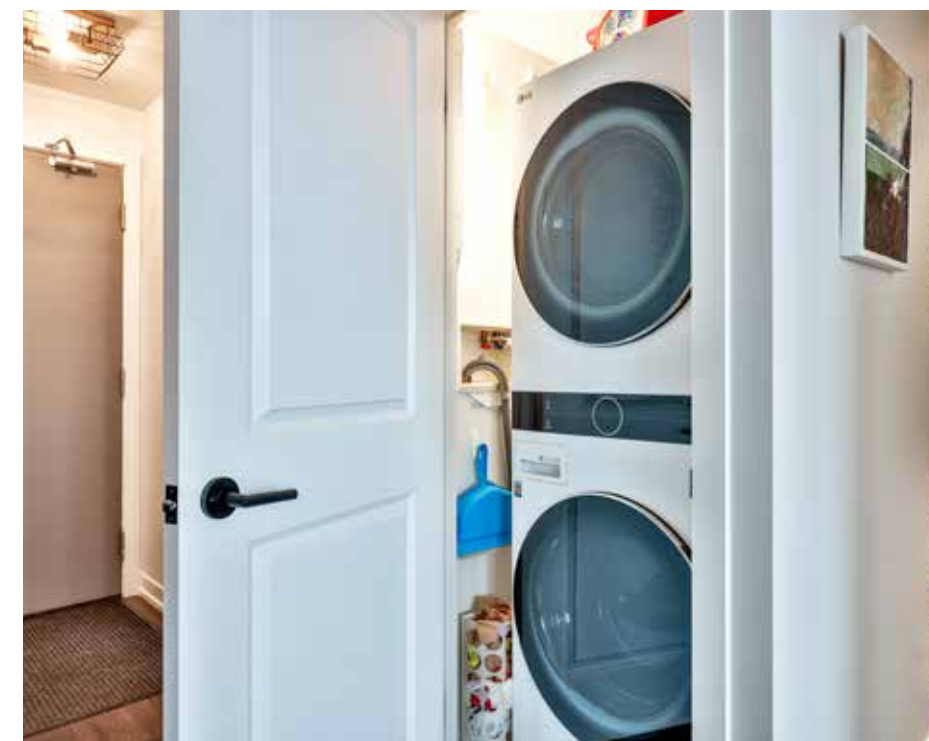
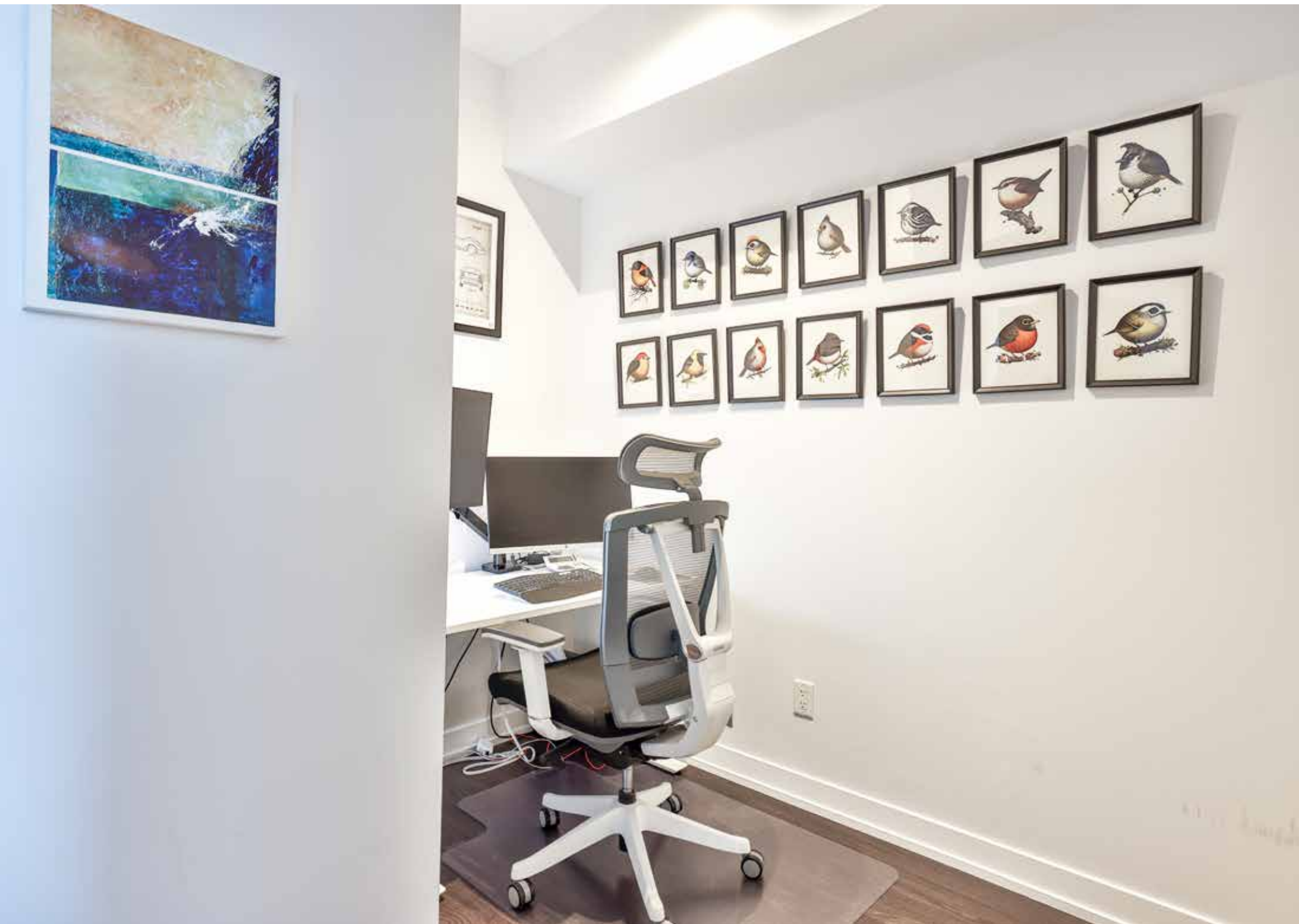






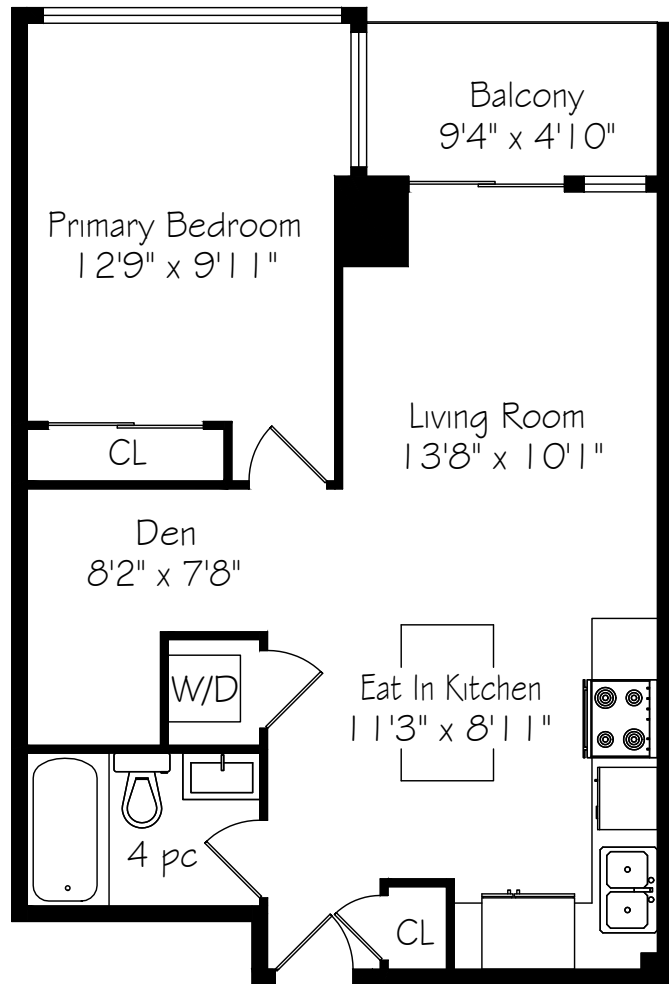












Details

TAXES
\$2043.48 (2022)

MAINTENANCE FEES
\$565.38

POSSESSION
Flexible

HEATING
Heat Pump

COOLING
Central Air Conditioning

PARKING
One underground parking space (Level 3 - 65)

LOCKER
One Storage Locker (Level 5 - 27)

Features

- One bedroom plus a den - currently a home office but could be easily converted into a nursery or guest bedroom
- 9 Foot Ceilings
- Incredible unobstructed western exposure with incredible sunsets
- Foyer with coat closet and separate washer/dryer closet
- Spacious kitchen with updated appliances and a custom island with Caesarstone countertop
- Living/dining area with floor to ceiling windows and a walkout to the west facing balcony
- Generously sized primary bedroom with excellent closet space & floor to ceiling windows
- Bright and clean four piece bathroom with potlights installed & custom mirror
- All hardware including hinges and door knobs updated throughout the unit
- Amazing location, steps to public transit & easy highway access, groceries, Sherway Gardens, Pearson Airport and so much more!
- Located within a well managed boutique condo building with only 109 suites!
- Kenway Park located at the end of the street and 5 minute walk to Tom Riley Park

INCLUSIONS

- Whirlpool Fridge
- LG Convection Oven
- GE Microwave with Exhaust Fan
- Whirlpool Dishwasher
- LG Wash Tower w/ Steam Function (Washer/ Dryer)
- Custom Window Coverings
- All light fixtures

EXCLUSIONS

- None

RENTALS

- 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.



Collin Brown

REAL ESTATE AGENT

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