



2727 YONGE STREET, SUITE 203

Rarely do you see a condo that truly feels like a bungalow in the sky. This suite is perfectly located on the east side of the building overlooking the neighbourhood backyards. Completely quiet and peaceful setting. The elevation of the building allows access to this second floor suite without the use of an elevator, yet it's location still provides absolute privacy and security. Full size principal rooms as well as a large eat-in kitchen and den. Features include two generous bedrooms, a family room and a separate den. Two car parking with direct access to large locker. Steps to the shops and restaurants on Yonge Street. Wonderful building with 24 hour concierge, indoor pool, gym, party room & more.

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REAL ESTATE TEAM

FEATURES OF THIS SUITE AND NEIGHBOURHOOD:

- Lovely two bedroom suite located in the heart of the prestigious and leafy Lawrence Park neighbourhood
- A sense of tranquility in a park like setting with serene views of the greenery
- Perfectly located on the east side of the building overlooking the neighbourhood backyards
- Direct access to suite from the main entrance without having to take an elevator
- Absolute privacy and security
- In addition to the private balcony, there is a lovely roof-top garden with barbeque area
- Ideal floor plan – great for entertaining
- Plenty of storage space
- Spacious and bright living room with gas fireplace and walkout to balcony
- Open concept dining room – open to kitchen and living room
- Large eat-in kitchen with space for a table
- Family room with built-in cabinetry
- Large master bedroom with five piece ensuite bathroom and walk-in closet
- Spacious second bedroom with double closet and built-in organizers
- Den with direct access to second bedroom
- Two underground parking spots with visitor parking
- Large 10” by 12” locker
- Excellent school district: Blythwood Junior Public School, Glenview Senior Public School, Lawrence Park Collegiate Institute and Northern Secondary School
- Walking distance to Alexander Muir Park, Sherwood Park and Blythwood Ravine
- Close proximity to the TTC, restaurants and shops on Yonge Street
- Easy access to downtown and highway system

BUILDING AMENITIES:

- 24 hour concierge
- Indoor pool and sauna
- Security system and security guard
- Library
- Rooftop terrace with barbeques
- Party room
- Exercise room
- Visitor parking for guests

ADDITIONAL INFORMATION:

Inclusions:	GE paneled profile fridge and freezer, Magic Chef four burner gas stove, Magic Chef built-in wall oven, built-in Panasonic Inverter microwave, Kitchen Aid built-in dishwasher, stackable Maytag washer and dryer, all electrical light fixtures and all window coverings.
Exclusions:	None.
Maintenance:	\$1,571.10 includes water, building insurance, common elements and parking.
Parking:	Two parking spaces (tandem) (Level D, #50).
Locker:	Locker is in front of parking. See floor plan for dimensions.
Taxes:	\$5,385.80 (annual 2017).
Possession:	30-60 days or to be arranged.

OFFERED FOR SALE AT \$1,400,000

Foyer

- Tile floor
- Double closet
- Crown moulding

Hallway

- Hardwood floor
- Crown moulding

Living Room

- Hardwood floor
- Gas fireplace with mantle and marble surround
- Crown moulding
- Open to dining room
- Sliding doors to balcony
- Hunter Douglas silhouette blinds

Dining Room

- Hardwood floor
- Crown moulding
- Pot lights
- Open to living room
- Open to kitchen

Kitchen

- Torley laminate floor with foam underlay
- Custom cabinetry
- Breakfast bar with seating
- Preparation area
- Plenty of storage
- Display shelves
- Pot lights

Family Room

- Hardwood floor
- Built-in shelves
- Built-in cabinetry
- Glass wall for natural light from atrium





Master Bedroom

- Broadloom
- Custom shutters
- Large wall-to-wall windows
- Overlooks back garden

Walk-in Closet

- Laminate floor
- Built-in organizers
- Abundance of storage space

Five Piece Ensuite Bathroom

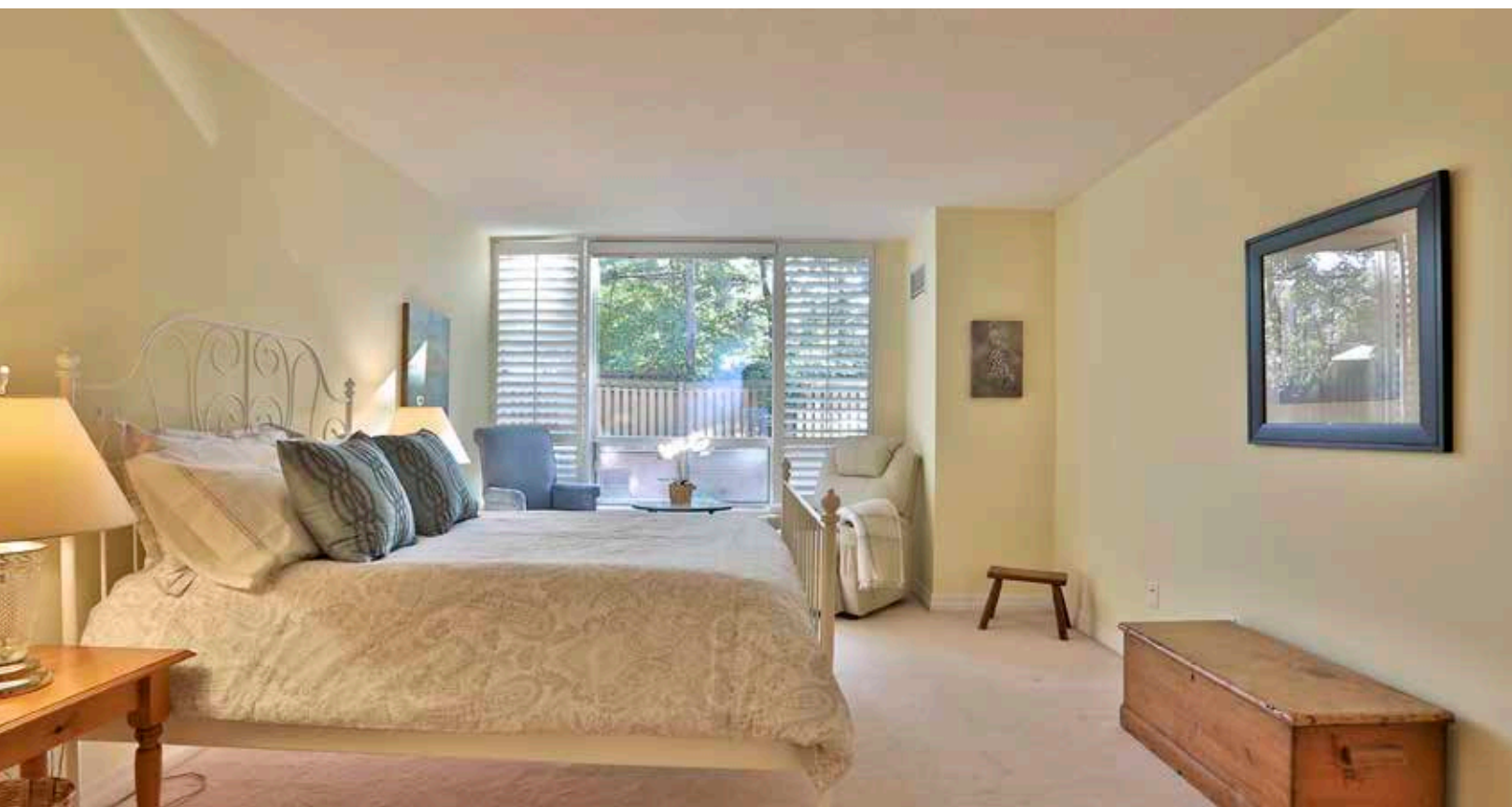
- Marble floor
- Built-in cabinetry
- His and Hers sinks
- Separate shower with glass enclosure
- Jacuzzi tub with jets and marble tile surround
- Pot lights

Second Bedroom

- Hardwood floor
- Double closet with built-in organizers
- Glass paneled door
- Access to den

Four Piece Bathroom

- Tile floor
- Soaker tub
- Built-in shelves and cabinetry
- Pot lights



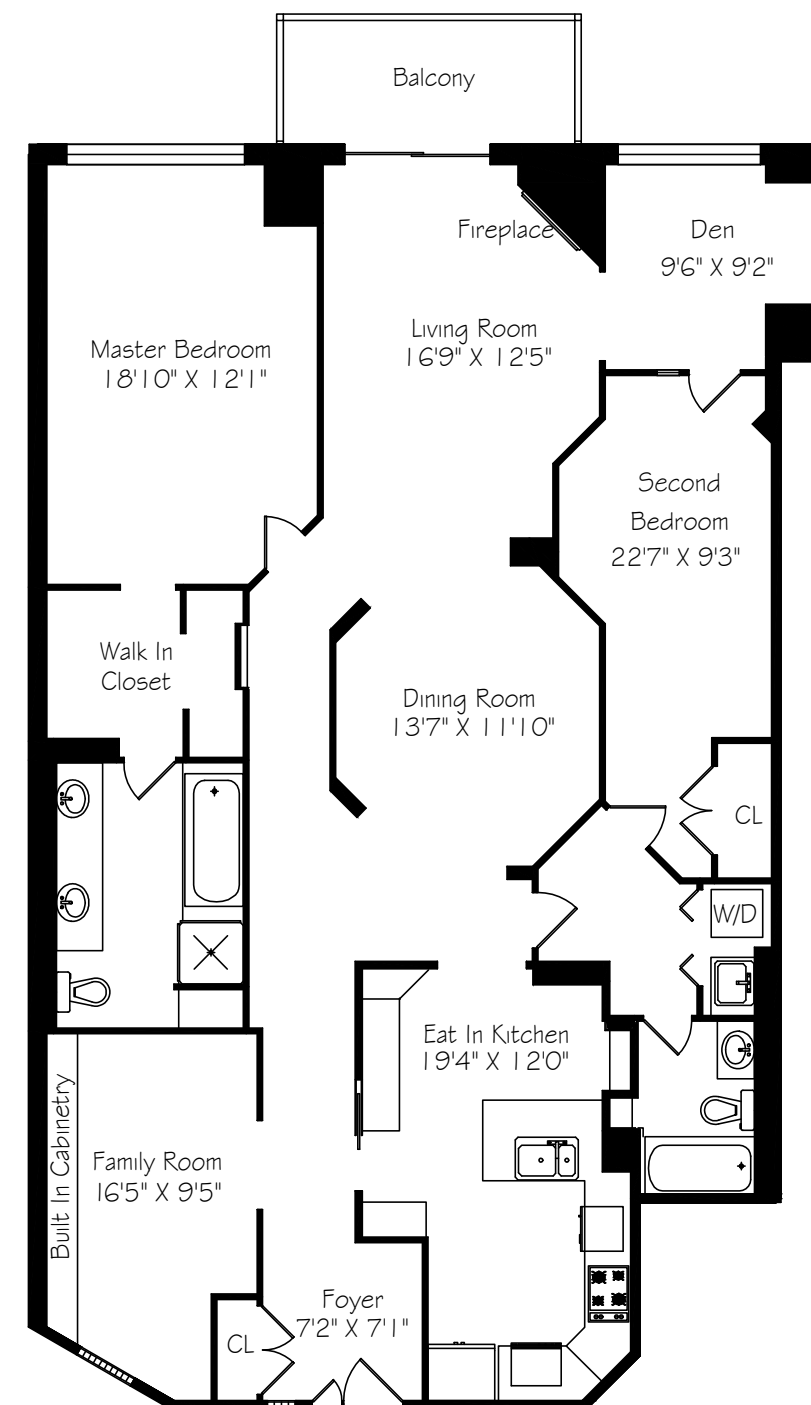


Den

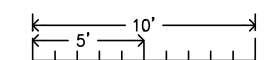
- Hardwood floor
- Glass paneled door with access to second bedroom
- Overlooks back garden

Laundry Area

- Tile floor
- Laundry sink
- Built-in cabinetry



Suite 203
1840 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



your BEST MOVE

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