



HEAPS ESTRIN

REAL ESTATE TEAM

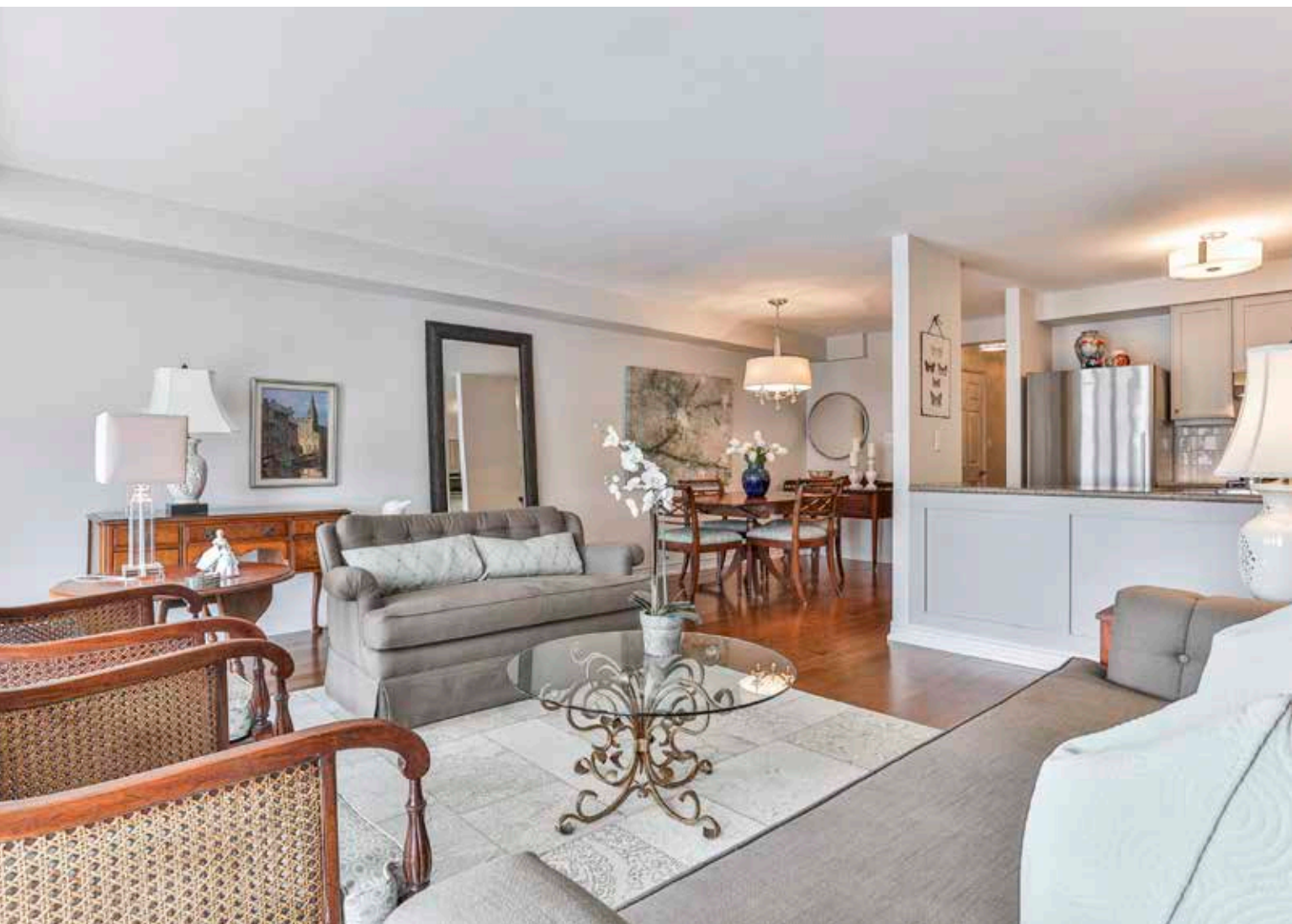


645 Millwood Road, Suite 403



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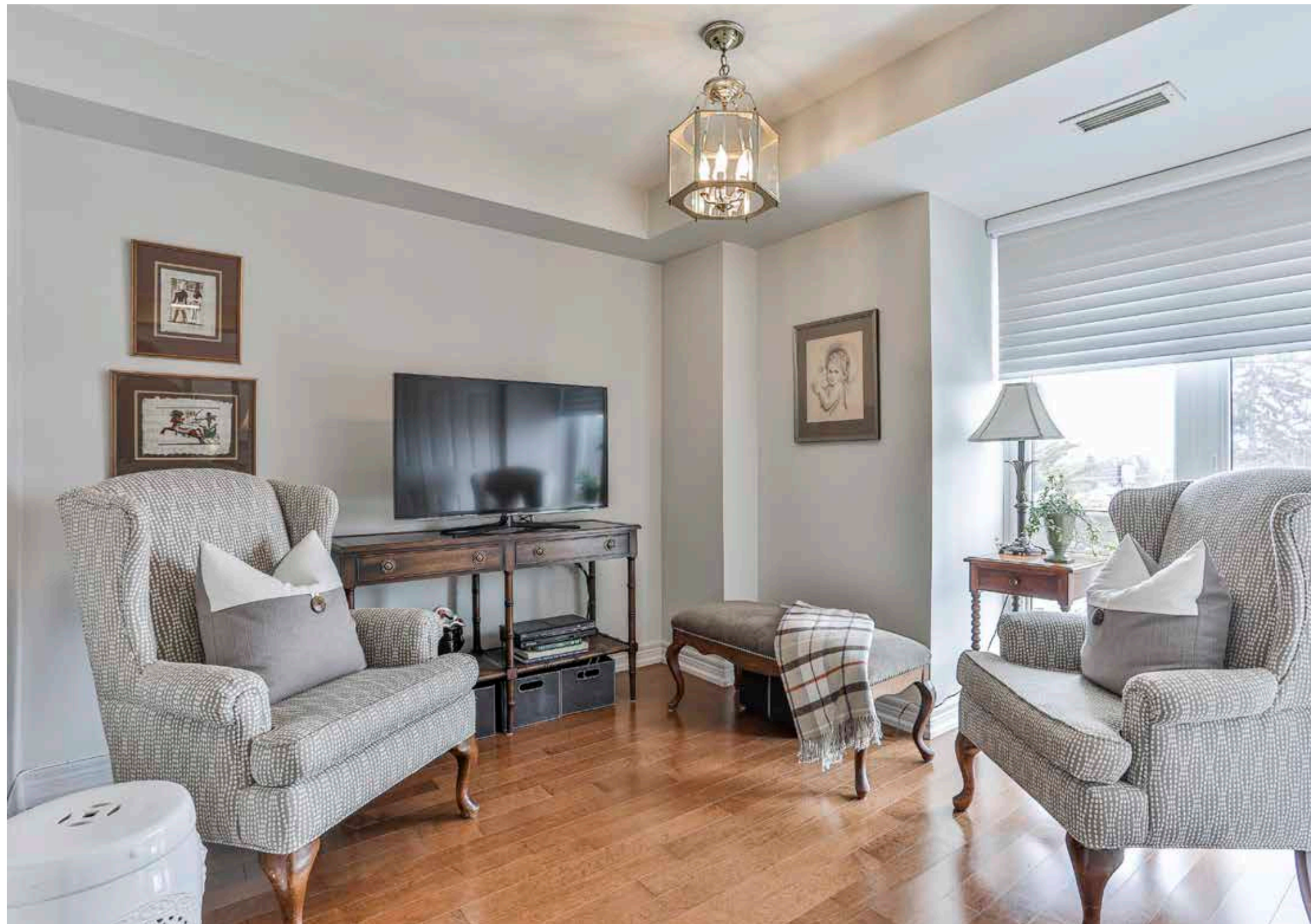
Beautifully renovated two-bedroom suite in the heart of Leaside, just steps to the amenities on Bayview. This is a unique life-lease opportunity that offers convenient, independent living in a premium location. Bethel Green is a non-profit adult-lifestyle community that has a minimum age requirement to create a cohesive environment where residents enjoy similar lifestyles and interests. A beautifully maintained nineteen unit building, it is ideal for those looking to downsize while benefitting from the company of like-minded individuals in the area. This delightful two-bedroom, two-bathroom suite is completely turn-key offering high quality finishes, premium appliances and gleaming hardwood floors throughout. Generous principal rooms feature oversized windows allowing natural light to flow throughout. The open concept kitchen with breakfast bar overlooks the living and dining space and boasts stainless steel appliances, granite counters, quality cabinetry and tons of storage space. The well-proportioned master bedroom features double French doors opening onto a Juliette balcony and a double closet, while the second bedroom boasts floor to ceiling windows, a double closet and can be used as a cozy study or den, too. The suite is complete with a freshly renovated three-piece bathroom as well as a two-piece powder room featuring wainscoting. With one dedicated underground parking space, a spacious locker and in-suite laundry, this suite has all the comforts and all the luxuries. Building amenities include an inviting lounge with kitchen facilities, library, landscaped garden, and BBQ. Located in an area of Toronto known for its beautiful tree lined streets and gardens and steps away from a wide variety of amenities including supermarkets, butchers, bakeries, the public library and Leaside Pool.

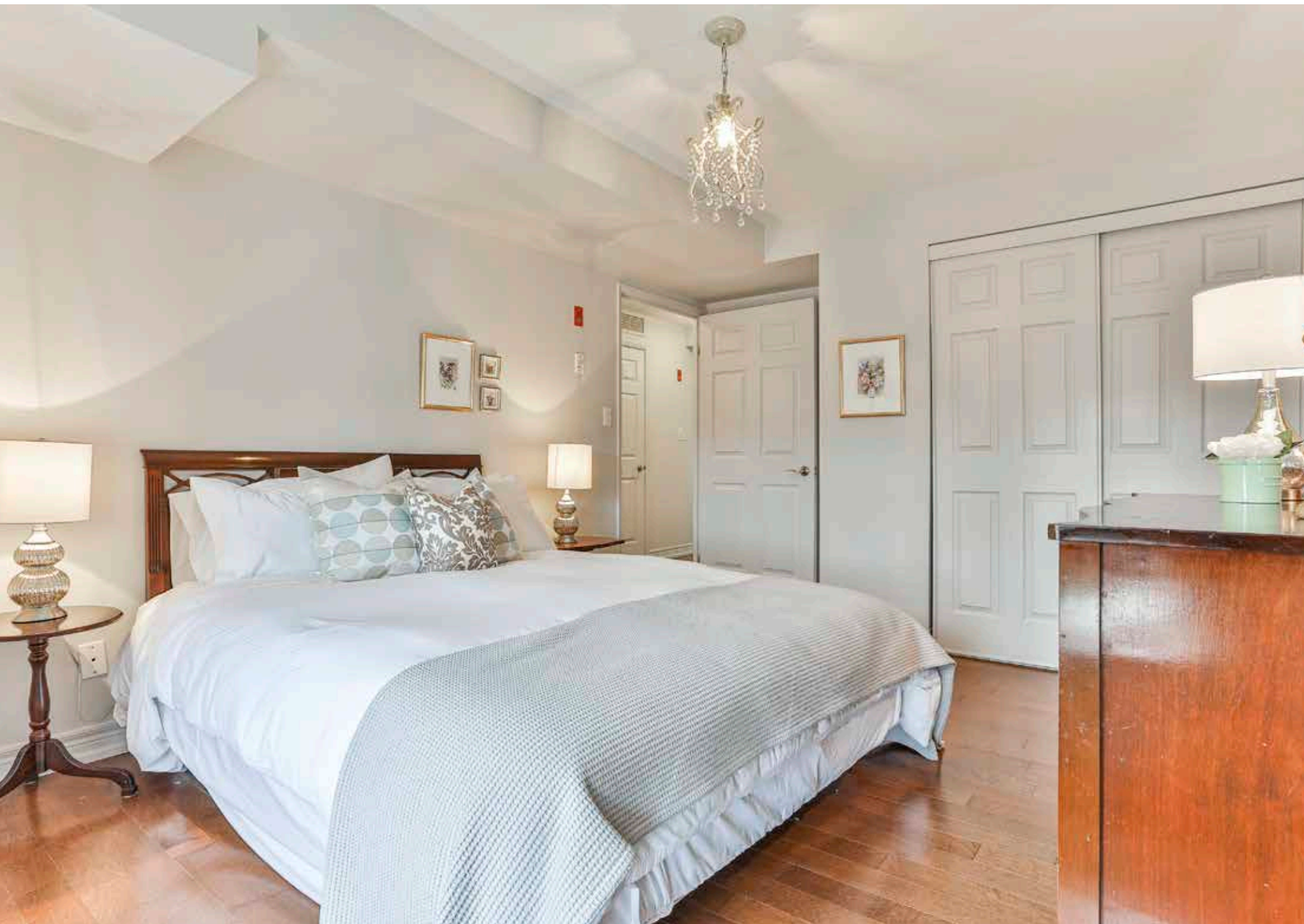


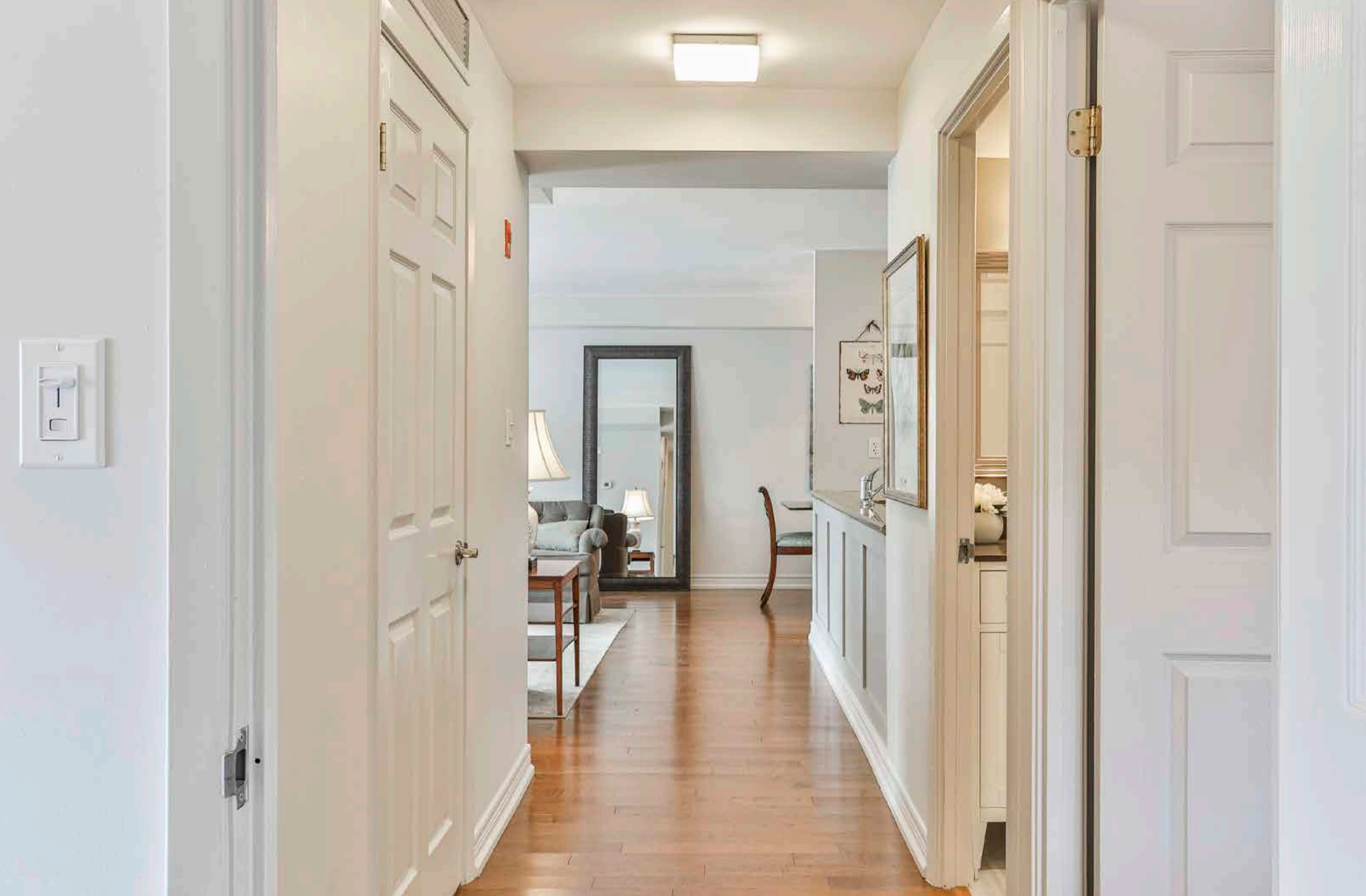






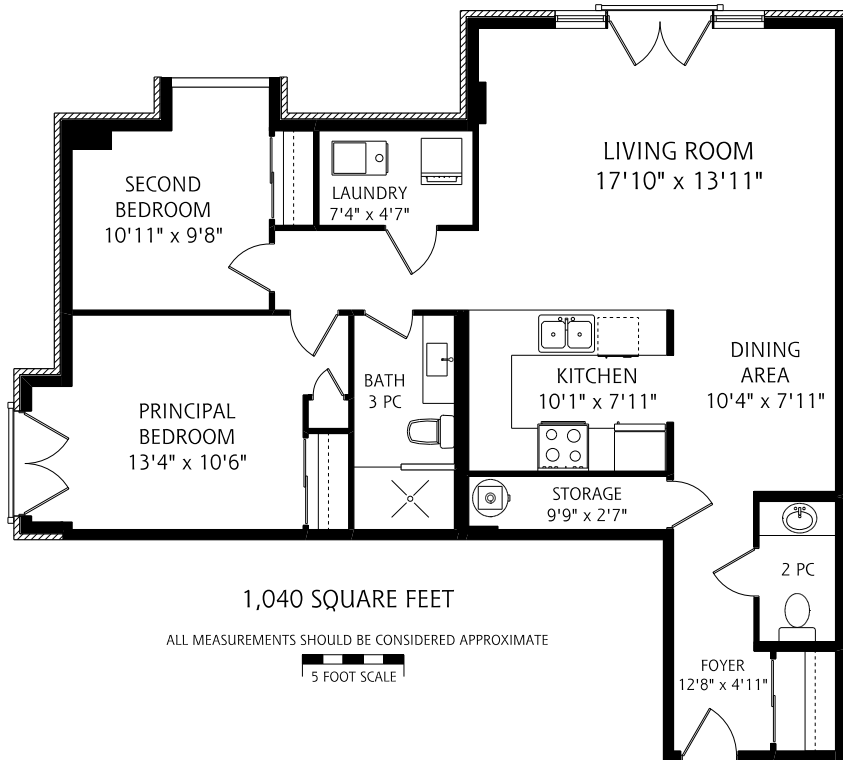












Details

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|---|---|
| TAXES \$209.00/mth | HEATING Forced air / gas |
| MAINTENANCE FEES \$934.00/mth | COOLING Central air conditioning |
| POSSESSION TBD | DRIVE One underground parking space |

Features

- Spectacular sun-drenched suite with open concept layout, oversized windows and plenty of natural light throughout
- Over 1000 sq. feet of elegant living space, tastefully renovated and impeccability maintained
- Spacious entrance foyer features double closet with ample storage and a well-appointed powder room with custom wainscoting, new sink, faucet and countertop as well as new flooring
- Expansive living room and dining room feature oversized windows and double French doors opening to a Juliette balcony with sweeping views of the treetop canopy to the north and activity to street level below
- Open concept kitchen with breakfast bar overlooks the living and dining area and features premium new stainless steel appliances, granite counters and wainscoting
- Spacious master suite provides generous double closet and picturesque Juliette balcony
- Sun-filled second bedroom boasts floor to ceiling windows, double closet and can be conveniently used as a home office or den
- Beautifully renovated to the studs, three-piece bathroom with tiled floor and glass enclosed shower with additional handlebars for stability
- Offers in-suite laundry with ample space for additional storage
- One underground parking space and one dedicated locker
- Attractive building amenities including an inviting multi-purpose room with kitchen facilities and a cozy lounge/library with gas fireplace to relax and socialize in, an outdoor patio garden with BBQ and main floor church for worship
- Bethel Green is a life lease building with a minimum age requirement of 60 to create a cohesive environment where residents benefit from the comfort and reassurance of knowing there are friends in the community close by
- Just steps to the many wonderful shops, restaurants and amenities on Bayview Avenue including supermarkets, butchers and bakeries, public library and transit

IMPROVEMENTS

- Tastefully renovated throughout with many upgrades from top-to-bottom, including full revamping of kitchen and baths, new hardwood floors, new light fixtures and premium Hunter Douglas window coverings
- Freshly painted and immaculately maintained
- Wainscoting added in powder room and kitchen
- Accessible unit for walkers/wheelchairs - doors wide enough
- Main bathroom fully gutted and renovated to the studs
- Main bathroom tub converted to standing walk-in shower with additional handlebars for stability
- Powder room renovated with new sink, faucet, countertops, new flooring and wainscoting
- Kitchen renovations include new stainless steel appliances

INCLUSIONS

- Whirlpool Stove/Oven with Broan Hood
- Fisher Paykel Fridge
- Bosch Dishwasher
- Danby Designer Microwave
- New Electrolux Washer & Dryer
- All new electrical light fixtures (except where excluded)

EXCLUSIONS

- Dining room light fixture
- Master bedroom light fixture
- Second bedroom light fixture



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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