



HEAPS ESTRIN

REAL ESTATE TEAM



80 John Street
Suite 2212



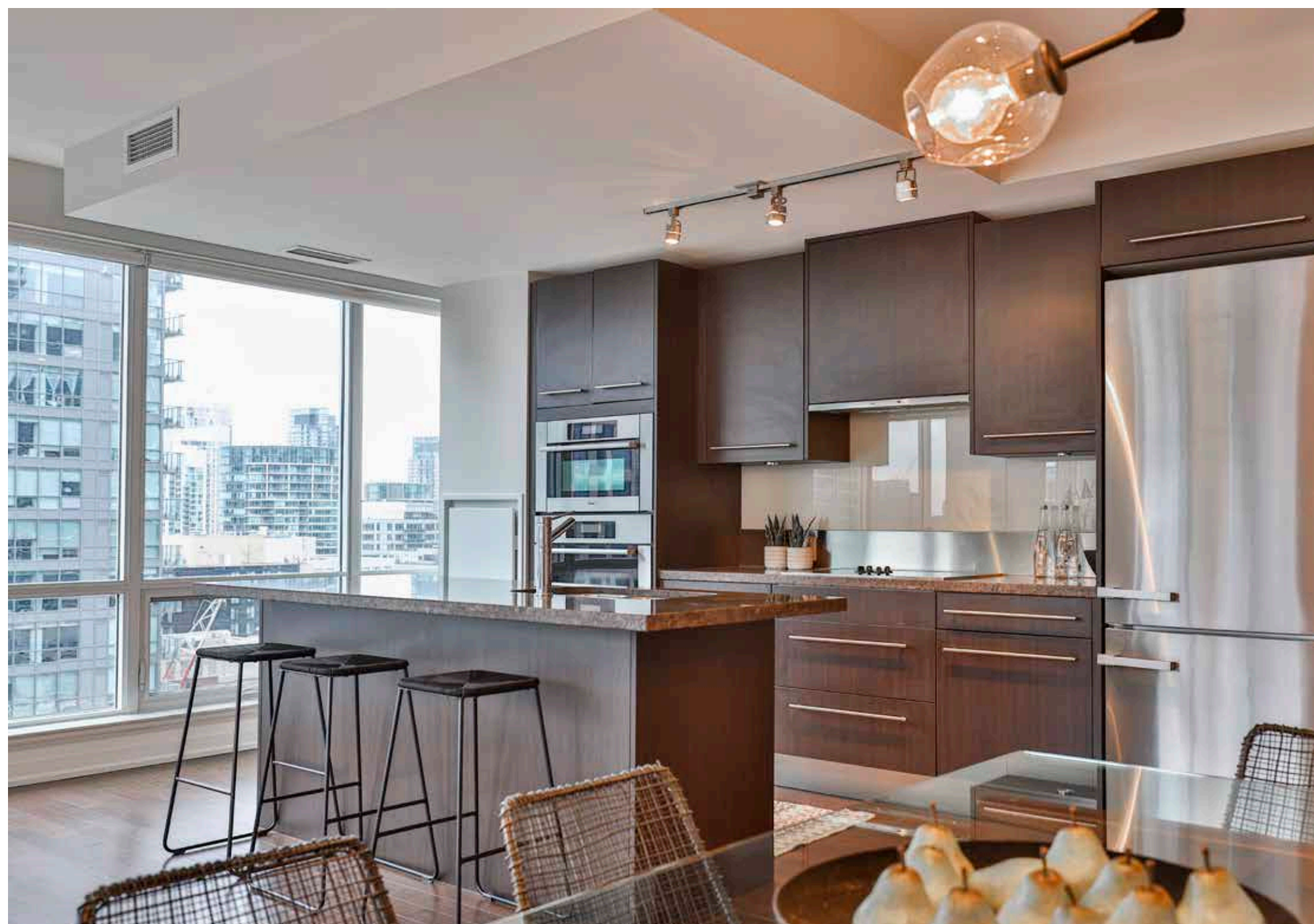
80 John Street Suite 2212

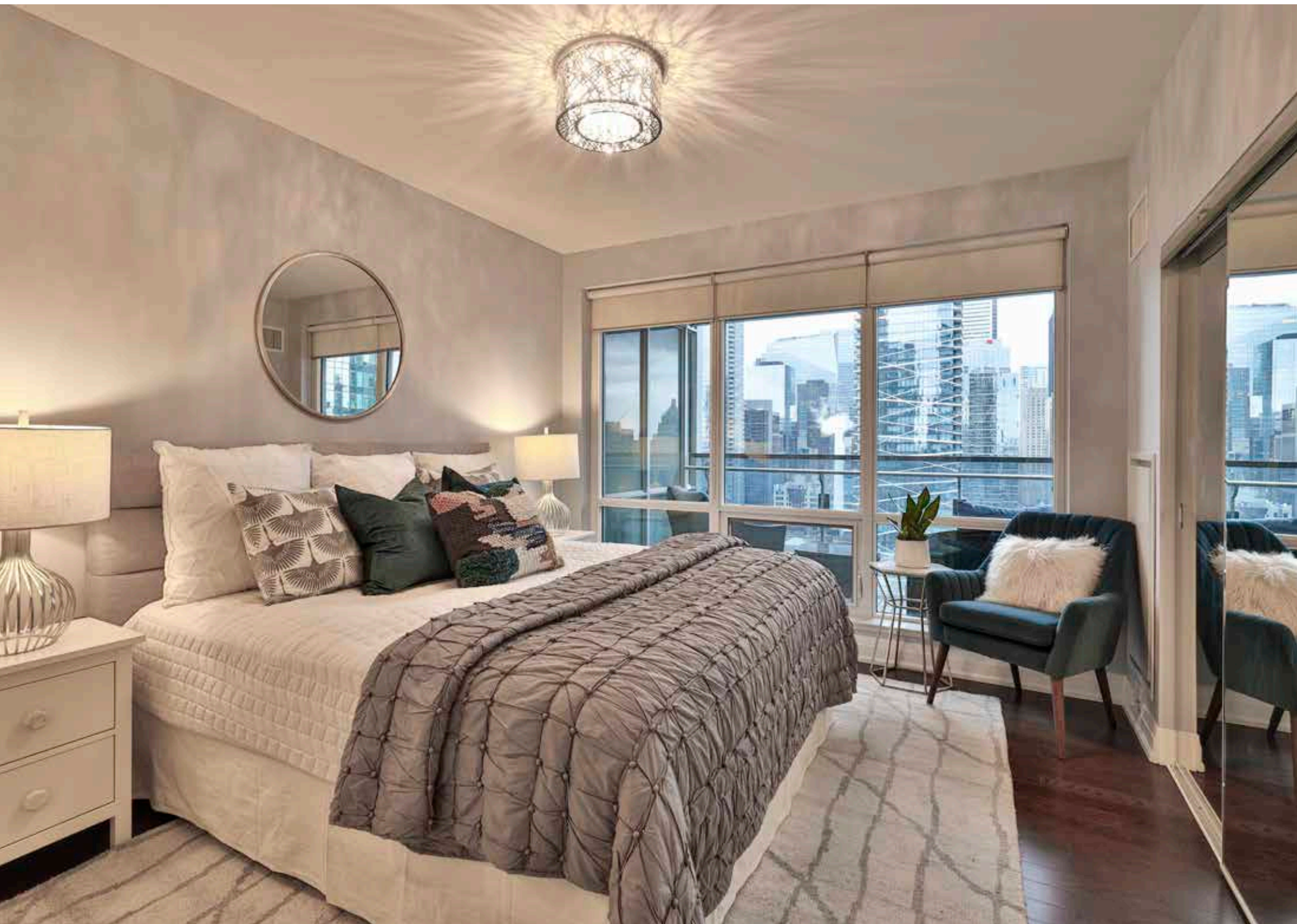
Welcome to Suite 2212 at Festival Tower. This spacious two bedroom two bathroom corner unit consists 1,265 sqft of living space. Abundance of natural light throughout with south and east views of the city through floor to ceiling windows and a private balcony. Ideal floor plan with open concept principle rooms and split bedroom plan. Kitchen features stainless steel appliances and centre island with seating. Master bedroom offers his and her closets and a four piece ensuite. Builder upgrades, hardwood and custom closets throughout. Five star amenities including indoor pool, 24-hour concierge, gym, rooftop terrace, theatre and party rooms. Steps to top rated restaurants, shopping, transit, theatres, and the financial and entertainment districts.

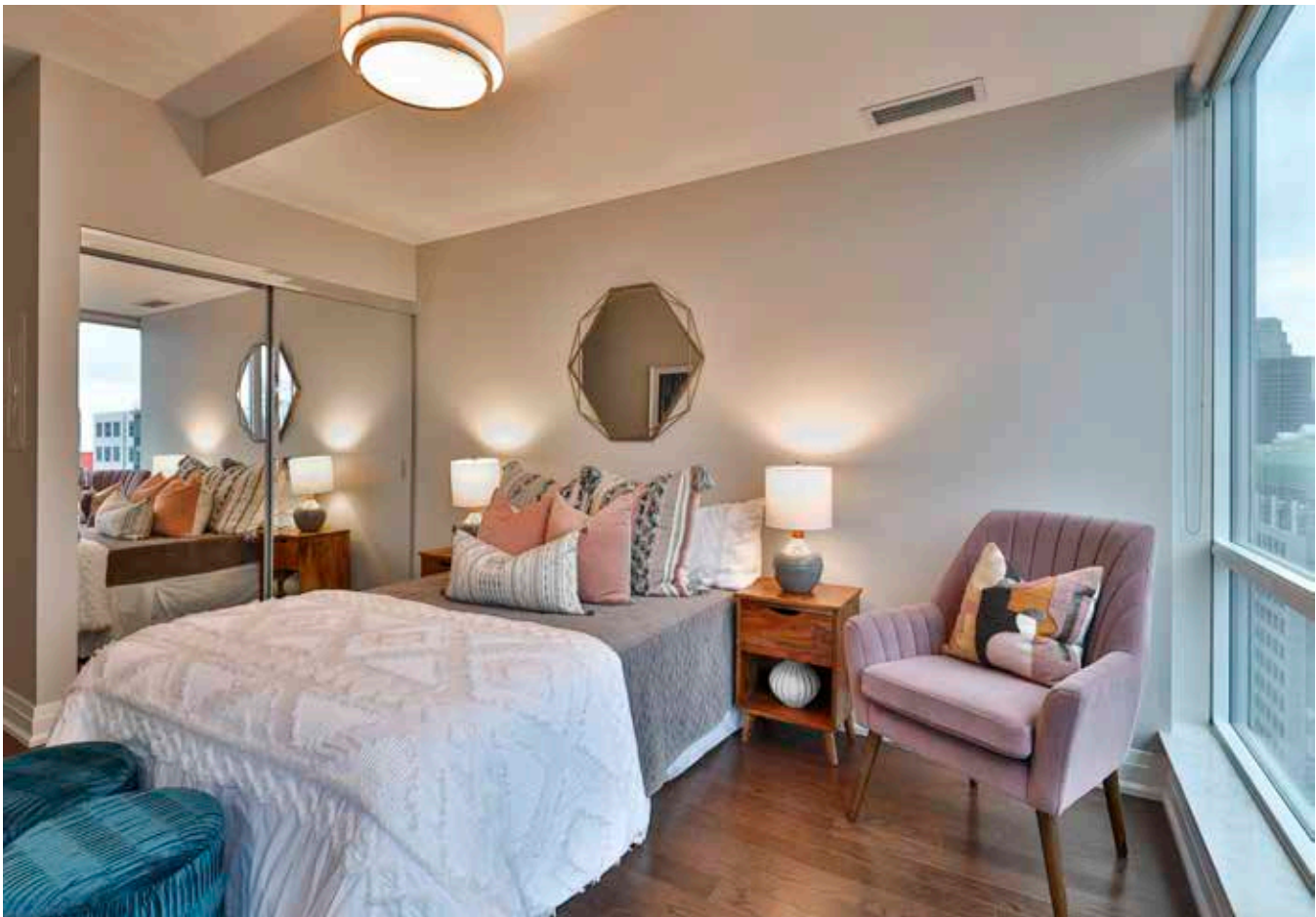






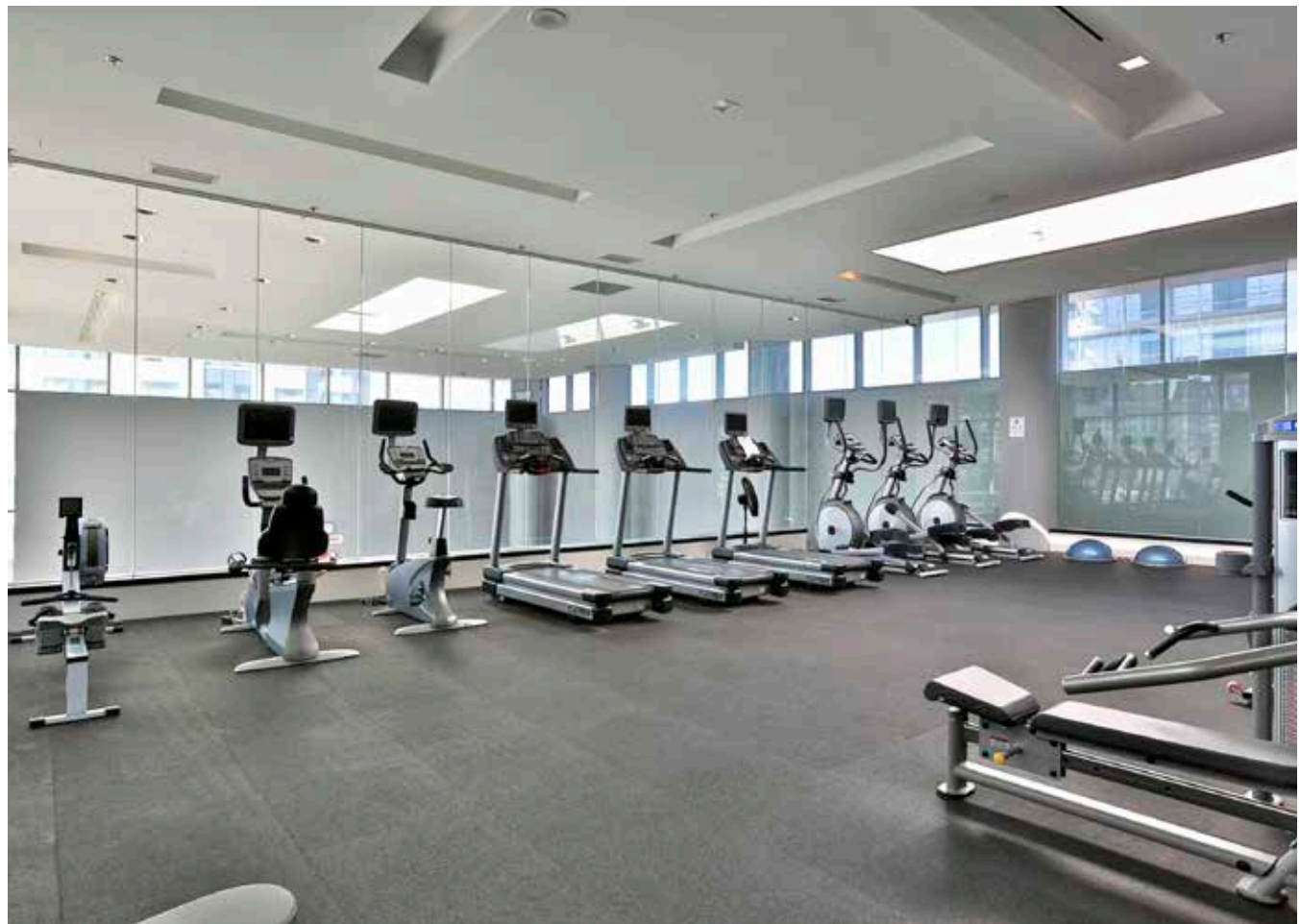


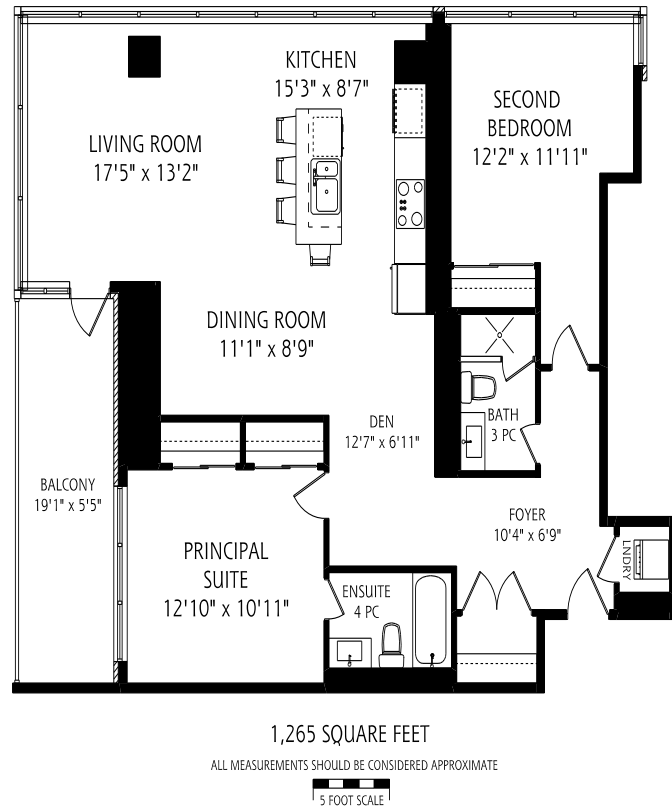












Details

MAINTENANCE FEES

\$1,246.83/month includes water, building insurance, common elements, heat, air conditioning, parking and locker

TAXES

\$6,200.94/2020

POSSESSION

30-60 Days

LOCKER

Owned one locker – Level D Unit 129

HEATING

Heat pump

COOLING

Central air conditioning

PARKING

Owned one car parking underground – Level D Unit 3 (P4 #57)

Features

- Fabulous two bedroom suite in Festival Tower
- Corner suite with CN Tower and lake views
- 1,265 square feet of space
- 100 square foot balcony facing east
- Floor to ceiling windows in every room with south and east views
- Hardwood floor throughout
- Welcoming foyer with large closet containing built-in organizers
- Open concept principle rooms
- Ideal split bedroom floor plan
- Upgraded kitchen with centre island seating and stainless steel Miele appliances
- Spacious master bedroom with his and her closets with built-in organizers and a four-piece ensuite
- Large second bedroom offers south views with a custom closet and ample storage
- Open concept layout offers room for a home office
- Stacked washer and dryer closet
- Five star amenities
- Steps to all the downtown amenities including top rated restaurants, shopping, transit, theatres, and the financial and entertainment districts

AMENITIES

- 24-hour security and concierge
- Renovated in 2019 - Rooftop oasis with BBQs and lounge areas, ideal for entertaining
- Two party rooms/lounges
- 55-seat private screening room
- Pool, hot tub and sauna with seasonal cabanas
- Professional-level gym, yoga room and spin studio offering complimentary fitness classes for residents
- Guest suites
- Business centre (WiFi)
- Community focused with events that include movie nights, sports events and book club

INCLUSIONS

- Stainless steel Miele fridge
- Stainless steel Miele built-in microwave
- Stainless steel Miele built-in oven
- Stainless steel Miele cooktop
- Integrated Miele dishwasher
- Miele front load washer
- Miele front load dryer
- Balcony tiles

EXCLUSIONS

- Dining Room 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.



Amanda Gaskey

SALES REPRESENTATIVE

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