



88 BROADWAY AVENUE, SUITE 1802

A spacious two bedroom suite with stunning views. Ideal split floor plan with open concept kitchen, living room, dining room and walkout to balcony. Large master bedroom with ensuite and walk-in closet. Steps to shops and restaurants on Yonge Street, Eglinton Avenue and the TTC. Fully equipped building with excellent amenities and 24 hour concierge.

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FEATURES OF THE SUITE AND NEIGHBOURHOOD:

- Sophisticated two bedroom suite in the highly desirable 88 on Broadway Condominiums
- Ideal split plan layout with high ceilings
- Oversized windows and great natural light
- Engineered hardwood flooring
- Open concept living room and dining room with stunning views
- Chef’s kitchens with tall upper cabinets, granite countertops and breakfast bar
- Master bedroom with walk-in closet, four piece ensuite and expansive views
- Close proximity to the TTC, restaurants and shops on Yonge street and Eglinton Avenue
- Wonderful parks close by – Oriole Park, June Rowlands Park and Sherwood Park
- Steps to Yonge and Eglinton

FEATURES OF THE BUILDING:

- 24/7 concierge service
- Fully equipped fitness studio with top of the line cardio equipment, steam rooms, whirlpool and swimming pool
- Party room with catering kitchen, entertaining lounge, patio and private dining area
- Media room with large flat screen TV and high-tech audio equipment – great for sporting events or movie nights
- Secured outdoor children’s playground for families
- Intimate 9th floor lounge – perfect for gatherings
- Professional landscaping with lush trees and manicured grass
- Breathtaking outdoor rooftop garden terrace with barbeque facilities – perfect for entertaining

ADDITIONAL INFORMATION:

Inclusions:	Whirlpool fridge, Whirlpool electric stove, Built-in stainless steel microwave, General Electric stainless dishwasher, Whirlpool washer and dryer, all window coverings and electrical light fixtures.
Exclusions:	None.
Maintenance:	\$702.30.
Parking:	One owned underground parking space (Level C, #14).
Locker:	One owned locker.
Taxes:	\$3,351.24 (2017 annually).
Possession:	60 days or to be arranged.

OFFERED FOR SALE AT \$659,000

Foyer

- Hardwood floor
- Large closet with custom built-in organizers

Living Room

- Hardwood floor
- Floor to ceiling windows
- Open to kitchen and dining room
- Excellent natural light
- Stunning views

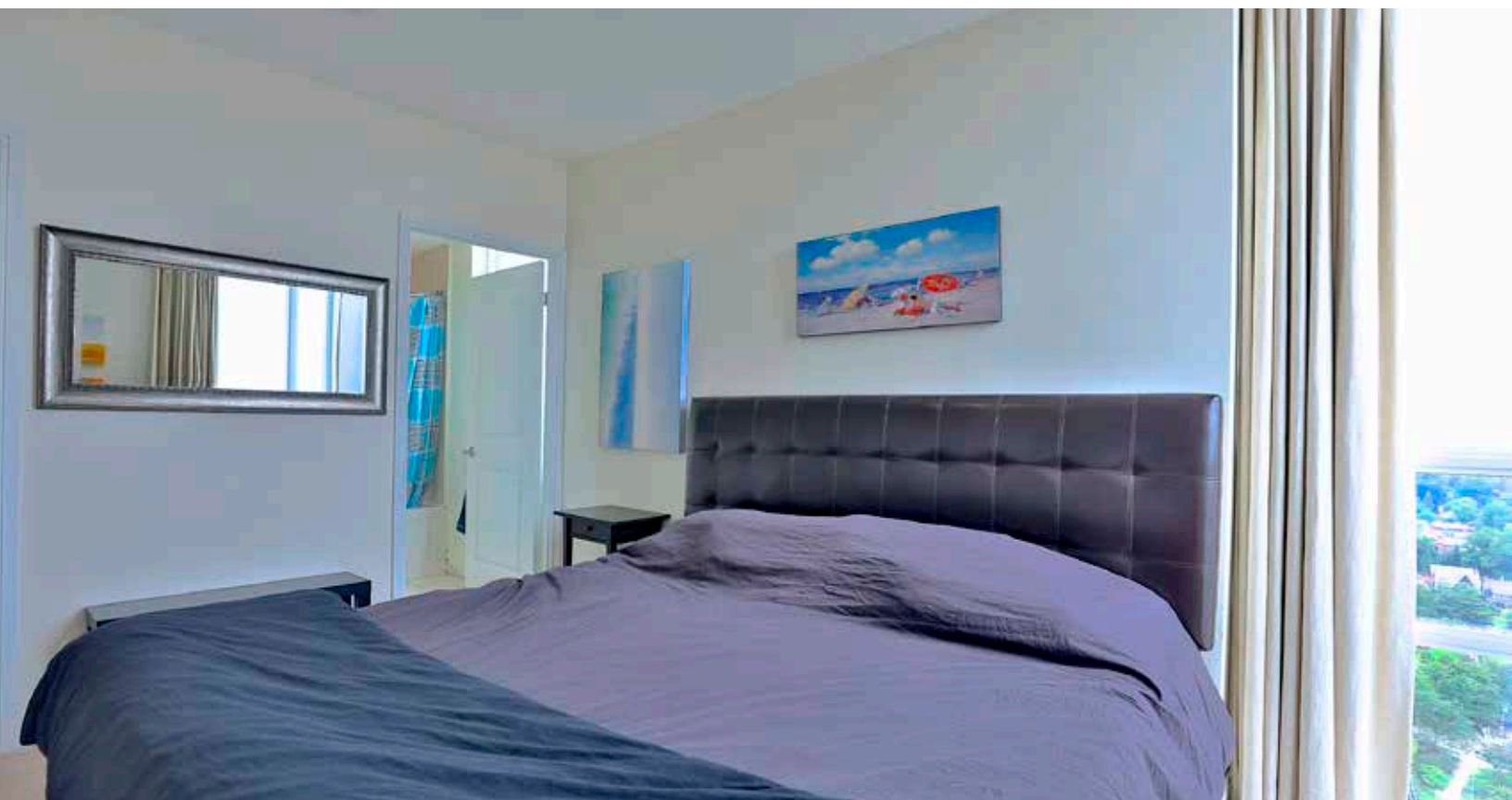
Dining Room

- Hardwood floor
- Floor to ceiling windows
- Open to living room
- Excellent natural light
- Walkout to balcony

Kitchen

- Tile floor
- Granite countertops
- Stainless steel appliances
- Stainless steel double sink
- Tile back splash
- Breakfast bar
- Overlooks living room and dining room





Master Bedroom

- Broadloom
- Walk-in closet
- Large windows with stunning views

Four Piece Ensuite

- Tile floor
- Large tub with shower
- Large window



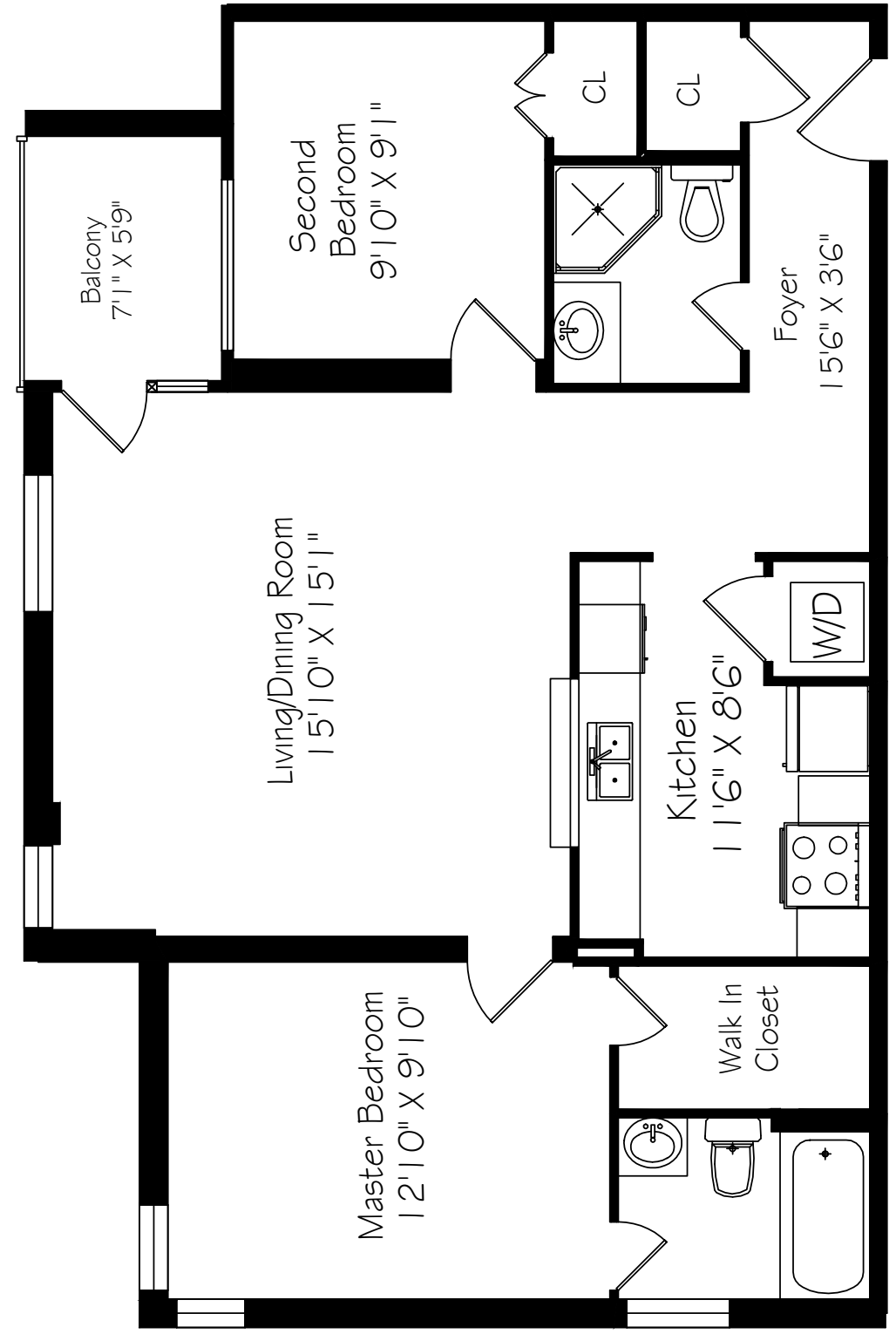
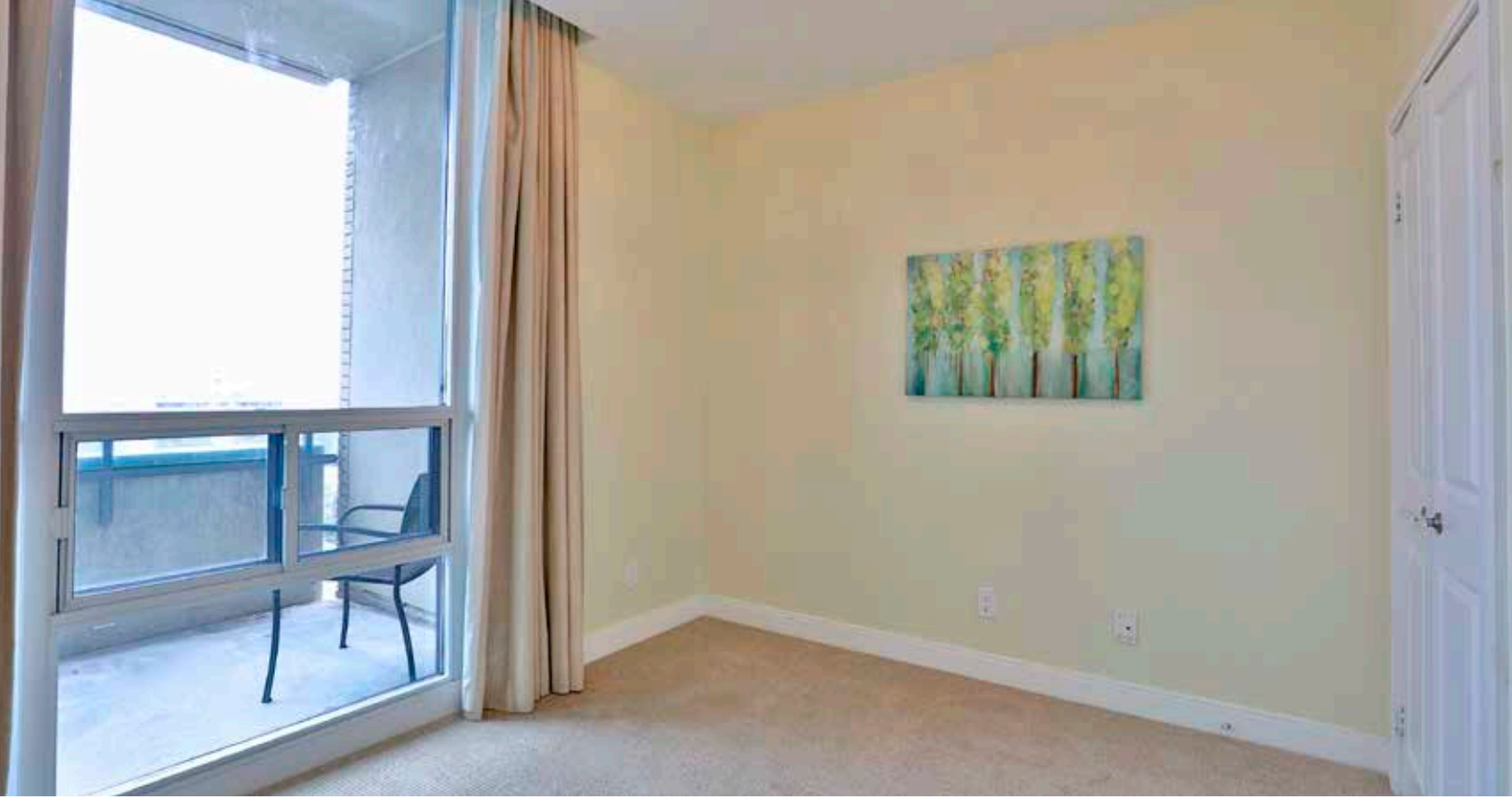
Second Bedroom

- Broadloom
- Large closet
- Overlooks balcony

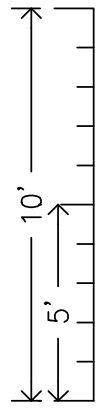
Three Piece Bathroom

- Tile floor

Laundry Closet



911 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only



your BEST MOVE

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