



# HEAPS ESTRIN

REAL ESTATE TEAM

*your*  
**BEST MOVE**

Cailey Heaps Estrin, Sales Representative  
416.424.4900 [cailey@heapsestrin.com](mailto:cailey@heapsestrin.com)  
[www.heapsestrin.com](http://www.heapsestrin.com)

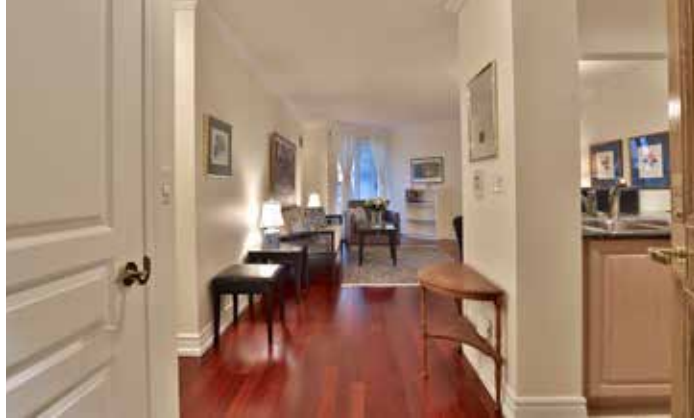


## **I BALMORAL AVENUE, SUITE 212**

Welcome to this beautiful home in a highly sought-after boutique condo building at Yonge and St. Clair. A well-appointed kitchen overlooks the open concept living and dining room. Located in a quiet and peaceful area with a private balcony overlooking the courtyard and neighbourhood. The unit also offers parking and a storage locker. Perks of the building include fantastic amenities, such as 24-hour concierge. An opportunity such as this seldom arises.

HEAPS  
ESTRIN  
REAL ESTATE TEAM

For Royal LePage Real Estate Services, Heaps Estrin Team. All information and statements contained herein, provided by Royal LePage Real Estate Services, Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice. Taking care to preserve the environment with 100% recycled paper and powered by Bullfrog Power, Canada's 100% green electricity provider.



**Foyer**

- Ceramic floor
- Closet

**Living Room/Dining Room**

- Hardwood floor
- Crown moulding
- Walkout to balcony
- Open concept

**Kitchen**

- Ceramic tile floor
- Granite countertop
- Double sink
- Pass through to dining room
- Mirrored backsplash

**Master Bedroom**

- Broadloom
- Double closet
- Walkout to balcony

**Four Piece Bathroom**

**Laundry Closet**

- Kenmore stacked washer and dryer



**FEATURES OF THIS BUILDING:**

- Well located within an easy walk of the amenities of Yonge Street
- Quiet, peaceful location
- Easy access to the subway
- 24-hour concierge
- Plenty of visitor parking
- Two newly renovated guest suites
- Main floor party room
- Main floor exercise room

**FEATURES OF THIS SUITE:**

- Beautiful suite in boutique building
- Well-appointed kitchen
- Open concept living and dining room
- Private balcony overlooking courtyard and neighbourhood
- 24-hour concierge and great amenities
- One owned parking spot
- Exclusive use of one locker

**Inclusions:**

General Electric fridge, General Electric stove, General Electric built-in dishwasher, stainless steel Panasonic microwave, Reversomatic exhaust fan, all window coverings and all electric light fixtures.

**Exclusions:**

None.

**Maintenance:**

\$544.70 per month includes heat, water, hydro, building insurance, common elements, central air conditioning and parking.

**Taxes:**

\$2,691.88 (2015 annual).

**Parking:**

One owned parking space #P3-167.

**Locker:**

Exclusive use of one locker - #PI-12.

**Possession:**

Immediate or to be arranged.

**OFFERED FOR SALE AT: \$450,000**