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CAILEY HEAPS ESTRIN  
HEATHER HEAPS

SALES REPRESENTATIVES

416.424.4910 / OFFICE

HeapsEstrin.com / WEB

Cailey@HeapsEstrin.com / EMAIL

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## 232 MANNING AVENUE

A beautiful modern freehold townhome in desirable Trinity Bellwoods. Stunning architecture by acclaimed architect Richard Wengle. A contemporary living space with an abundance of natural light and wonderful skyline views. Open concept main floor that's ideal for entertaining. Dramatic floating staircase with glass wall and accent lighting. High ceilings and high end finishes throughout. Numerous improvements and upgrades. Very spacious master bedroom with walkout to private balcony. Outstanding limestone terrace with gas hook-up. Built-in underground garage. Steps to Trinity Bellwoods Park and the shops, restaurants and cafes of College, Dundas and Queen Street West. Easy access to TTC.

## FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Well located, modern freehold townhome in desirable Trinity Bellwoods/Little Italy
- Stunning architecture by acclaimed architect Richard Wengle
- Interiors by well known designers Cecconi Simone
- Contemporary living space with an abundance of natural light
- Wonderful skyline views
- Open concept main floor – ideal for entertaining and everyday living
- Dramatic floating staircase with glass wall and accent lighting
- Gorgeous kitchen with stainless steel appliances
- High ceilings throughout
- High end finishes throughout
- Very spacious master bedroom with walkout to private balcony
- Beautiful private terrace off main floor with limestone surface, natural gas hook-up
- Brick and metal siding with wood surface that is maintenance free
- Front yard landscaping is irrigated by the condominium corporation
- High performance demising wall with acoustic resilient channel – dramatically reduces sound transmission
- Traditional curbside garbage and recycling collection with architectural wall to shield bins when not in use
- Steps to Trinity Bellwoods with volleyball court, dog park, tennis courts, playground and wading pool
- Trinity Bellwoods Community Centre includes two indoor pools, gymnasium, fitness centre, indoor/outdoor running track
- Short walk to the popular cafes, restaurants and shops of Little Italy, College Street, Dundas Street West, Queen Street West and Ossington Avenue
- Easy TTC access

## IMPROVEMENTS:

- Installed additional cabinetry in kitchen
- Over \$8,000 spent in lighting fixture upgrades
- New “California Closet” wall unit and two built-in bookshelves in living room
- New vanity, faucets and medicine cabinets in second floor bathroom
- New LG front load washer and dryer
- New closet organizers in second and third bedroom
- New “California Closet” walk-in closet and wall unit in master bedroom
- Custom storage installed in lower level
- New shower in lower level bathroom
- New Roltec awning on terrace

## MAIN FLOOR

### Foyer

- Oversized front door
- Closet
- Broadloom

### Dining Room

- Hardwood floor
- Ten foot ceiling
- Pot lights
- Custom drapery
- Built-in china cabinet
- Open concept
- Walkout to balcony via sliding glass doors

### Living Room

- Hardwood floor
- Ten foot ceiling
- Custom drapery
- Custom floating display shelves
- Custom “California Closet” media unit
- Built-in bookshelves
- Open concept
- Walkout to private, limestone terrace with privacy fencing

### Kitchen

- Hardwood floor
- Ten foot ceiling
- Pot lights
- Custom cabinetry with Corian countertops
- Glass backsplash
- Floating display shelves
- Glass display cabinet
- Oversized undermount sink
- Stainless steel appliances
- Lots of storage space
- Open concept





## SECOND FLOOR

(Floating glass walled staircase with accent lighting)

### Second Bedroom

- Hardwood floor
- Nine foot ceiling
- Two closets with built-in organizers and automatic lighting

### Third Bedroom

- Hardwood floor
- Nine foot ceiling
- Two closets with built-in organizers and automatic lighting
- Custom drapery
- Floor to ceiling windows

### Five Piece Bathroom

- Tile floor
- Custom vanity with his and hers sink

### Laundry Room

- Tile floor
- LG front load washer and dryer



## THIRD LEVEL

(Floating glass walled staircase)

### Master Bedroom

- Very spacious
- Sliding glass door entry
- Hardwood floor
- Nine foot ceiling
- Custom drapery
- Floor to ceiling windows with spectacular city views
- Custom walk-in closet by "California Closets"
- Custom wall unit by "California Closets"
- Separate sitting area
- Fine art display mounts
- Walkout to private balcony with spectacular view of CN Tower and downtown

### Five Piece Ensuite Bathroom

- Tile floor
- His and hers trough sinks
- Built-in swivel mirror/medicine cabinets
- Separate tub
- Oversized shower with glass enclosure, rain shower head and hand shower

### Utility Room





## LOWER LEVEL (Eight and a Half Foot Ceiling)

### Mudroom/Storage Room

- Tile floor
- Custom built-in cabinetry and shelving
- Pot lights
- Additional LG fridge

### Three Piece Bathroom

- Tile floor
- Pot lights
- Custom vanity
- Shower with glass enclosure and rain shower head

### Utility Room

Direct Access to Oversized Underground Built-in Garage

## ADDITIONAL INFORMATION:

**Inclusions:** Paneled Sub-Zero fridge with ice-maker and bottom freezer, AEG stainless steel oven, AEG five burner gas cooktop with exhaust fan, AEG stainless steel built-in microwave, paneled AEG built-in dishwasher, LG front load washer and dryer, LG fridge/freezer in lower level, all electric light fixtures, all window coverings, stand-up mirror in master bedroom, central vacuum system, Roltec awning on deck, gas hook-up for barbeque, two central air conditioning systems and equipment and two high efficiency gas burners and equipment.

**Exclusions:** Sony television in living room, Sonos speakers in living room, clock in master ensuite and barbeque.

**Lot:** 13.52 feet by 60 feet.

**Heating:** Forced air gas.

**Cooling:** Central air conditioning.

**Rental Items:** Hot water tank.

**Parking:** Oversized built-in garage with access to shared underground driveway.

**Maintenance:** \$133.51 per month includes shared driveway and front yard irrigation.

**Taxes:** \$4,925.89 (2016 annual).

**Possession:** December 2016 or to be arranged.

# OFFERED FOR SALE AT \$1,350,000

