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your BEST MOVE

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245 DAVISVILLE AVENUE, SUITE 712

A lovely one bedroom plus den suite in highly desirable Davisville Village. Bright east exposure on a higher floor. One of the larger one plus one units in the building. Enjoy barbecuing on your balcony. Open concept layout ideal for entertaining. Versatile floor plan – den can be used as a second bedroom, office or sitting room. Master bedroom with walk-in closet and four piece ensuite. One owned parking spot and locker. Minutes to many amenities and transit options on Mount Pleasant Road.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely one bedroom plus den suite in highly desirable Davisville Village
- Bright, east exposure on higher floor
- Enjoy the morning sun on the open balcony
- One of the larger one plus one units in the building – barbeques permitted
- New hardwood floor
- Open concept layout – ideal for entertaining
- Versatile floor plan – den could be used as second bedroom, office or sitting room
- Kitchen with breakfast bar
- Master bedroom with walk-in closet and four piece ensuite
- Plenty of storage
- One owned parking space and one owned locker
- June Rowlands Park at doorstep with tennis courts, baseball diamond and children's playground
- Convenient location close to the beltline trails
- Walking distance to Davisville subway station
- Minutes to restaurants and shops on Mount Pleasant Road

AMENITIES AT THE PARKSIDE INCLUDE:

- On site management office
- Guest suites
- Exercise room
- Party/Meeting room
- Security system
- Visitor parking

ADDITIONAL INFORMATION:

Inclusions: Fridge, stove, dishwasher, microwave, washer and dryer (new in 2016), all electrical light fixtures, all window coverings and all mirrors.

Exclusions: None.

Maintenance: \$461.55 per month includes water, building insurance, common elements parking and locker.

Parking: One owned underground parking space (Level B, #4).

Locker: One owned locker – behind parking spot.

Taxes: \$2,538.62 (annual 2016).

Possession: June 5, 2017 or to be arranged.

OFFERED FOR SALE AT \$479,000

MAIN FLOOR

Foyer

- Tile floor
- Closet

Living Room/Dining Room

- Hardwood floor
- Open concept
- Walkout to balcony
- East sunrise views

Kitchen

- Ceramic tile floor
- Breakfast bar
- Open to dining room





Master Bedroom

- Hardwood floor
- Walk-in closet
- Clear east views

Four Piece Ensuite

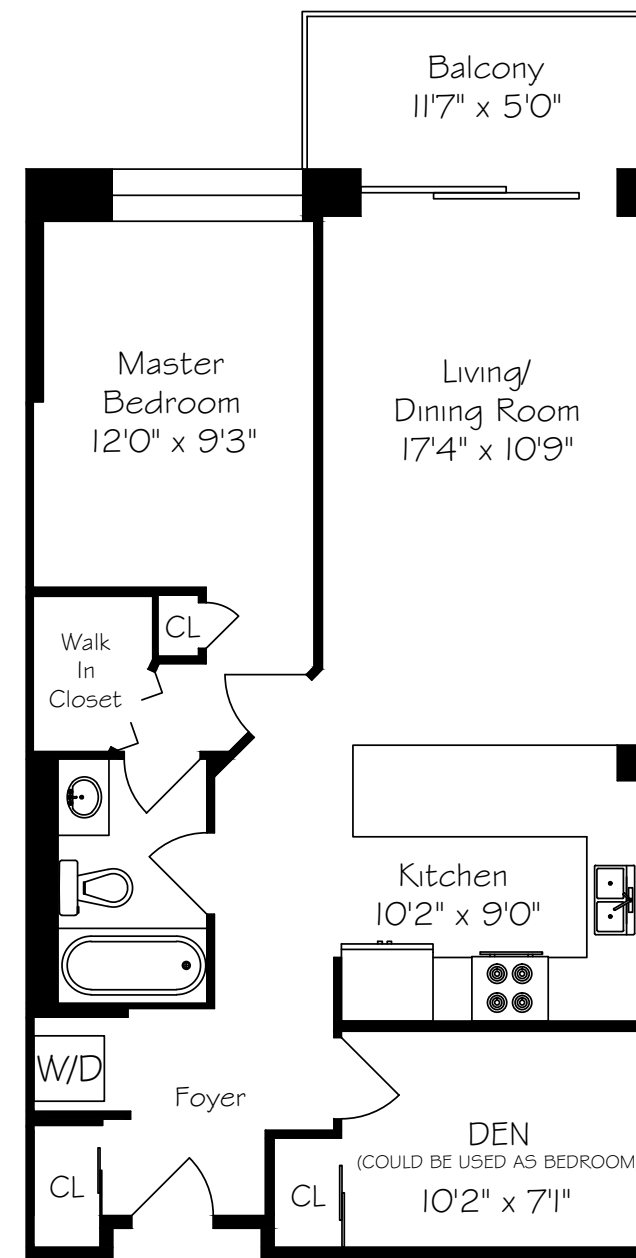




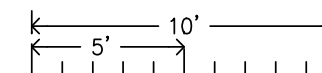
Den (could be used as bedroom or home office)

- Hardwood floor
- Closet

Ensuite Laundry Room



Suite 712
738 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only