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your BEST MOVE

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26 NORTON AVENUE, SUITE 308

Rarely available two bedroom plus den suite in a modern and attractive building in North York. South-East-West exposure and floor to ceiling windows offer an abundance of natural light. Gleaming hardwood floors and nine foot ceilings. The open concept layout and balcony are perfect for entertaining. One parking spot and one owned locker. Close to all the amenities Yonge Street provides. Minutes to the subway and a short stroll to excellent recreational facilities and parks. The North York Performance Arts Centre is also nearby.

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FEATURES OF THIS HOME AND NEIGHBOURHOOD:

- Lovely two bedroom plus den suite in family friendly neighbourhood
- Located in highly desirable “Bravo” condominiums in North York
- Bright, south, east and west exposures provide an abundance of natural light
- Spacious unit at 1,021 square feet plus 70 square foot balcony
- Nine foot ceilings throughout with full height floor to ceiling windows
- Enjoy a morning coffee or late afternoon cocktail on the open balcony
- Gleaming hardwood floors throughout
- Open concept layout – ideal for entertaining
- Versatile floor plan – den could be used as office as well
- Galley kitchen with Quartz countertop and backsplash and stainless steel appliances
- Master bedroom with walk-in closet and three piece ensuite with walk-in shower
- Second bedroom with double closet
- One owned (large) parking space and one owned locker
- Easy access to TTC, walking distance to subway
- Minutes away from the 401 and 404/Don Valley Parkway
- North York Performance Arts Centre nearby
- Close to parks and recreation
- Minutes to restaurants and shops on Yonge Street

AMENITIES AT THE PARKSIDE INCLUDE:

- Concierge
- Exercise Room
- Gym
- Party/Meeting room with solarium and barbeque
- Media Room
- Visitor parking

IMPROVEMENTS:

- Additional vents installed in living room for better air flow throughout all seasons
- Upgraded tiles in bathroom floors
- Custom blackout roller shades installed in master and second bedroom
- Upgraded double glazed windows
- Triple osmosis water filtration system

ADDITIONAL INFORMATION:

Inclusions: Stainless steel Frigidaire fridge, stainless steel Frigidaire stove, stainless steel Frigidaire microwave, stainless steel Frigidaire built-in dishwasher, washer, dryer, triple osmosis water filtration system, all window coverings, all electric light fixtures (except where excluded), and all attached mirrors.

Exclusions: Dining room chandelier.

Maintenance: \$750.36 per month includes heat, water, central air conditioning building insurance, common elements parking and locker.

Parking: One owned underground parking space (Level C, #24).

Locker: One owned locker (Level C, Unit 68).

Taxes: \$3,701.30 (annual 2016).

Possession: 60–90 days or to be arranged.

OFFERED FOR SALE AT \$738,000



Foyer

- Hardwood floor
- Double closet
- Laundry closet

Living Room/Dining Room

- Hardwood floor
- Nine foot ceiling
- Floor to ceiling window
- Open concept
- Walkout to balcony
- West and south exposure

Kitchen

- Hardwood floor
- Quartz countertop and backsplash
- Double stainless steel sink
- Stainless steel appliances
- Triple osmosis water filtration system



Master Bedroom

- Hardwood floor
- Nine foot ceiling
- Walk-in closet
- Custom roller blackout shades
- Floor to ceiling windows

Three Piece Ensuite

Second Bedroom

- Hardwood floor
- Nine foot ceiling
- Double closet
- Custom roller blackout shades
- Floor to ceiling windows

Den (could be used as third bedroom or office)

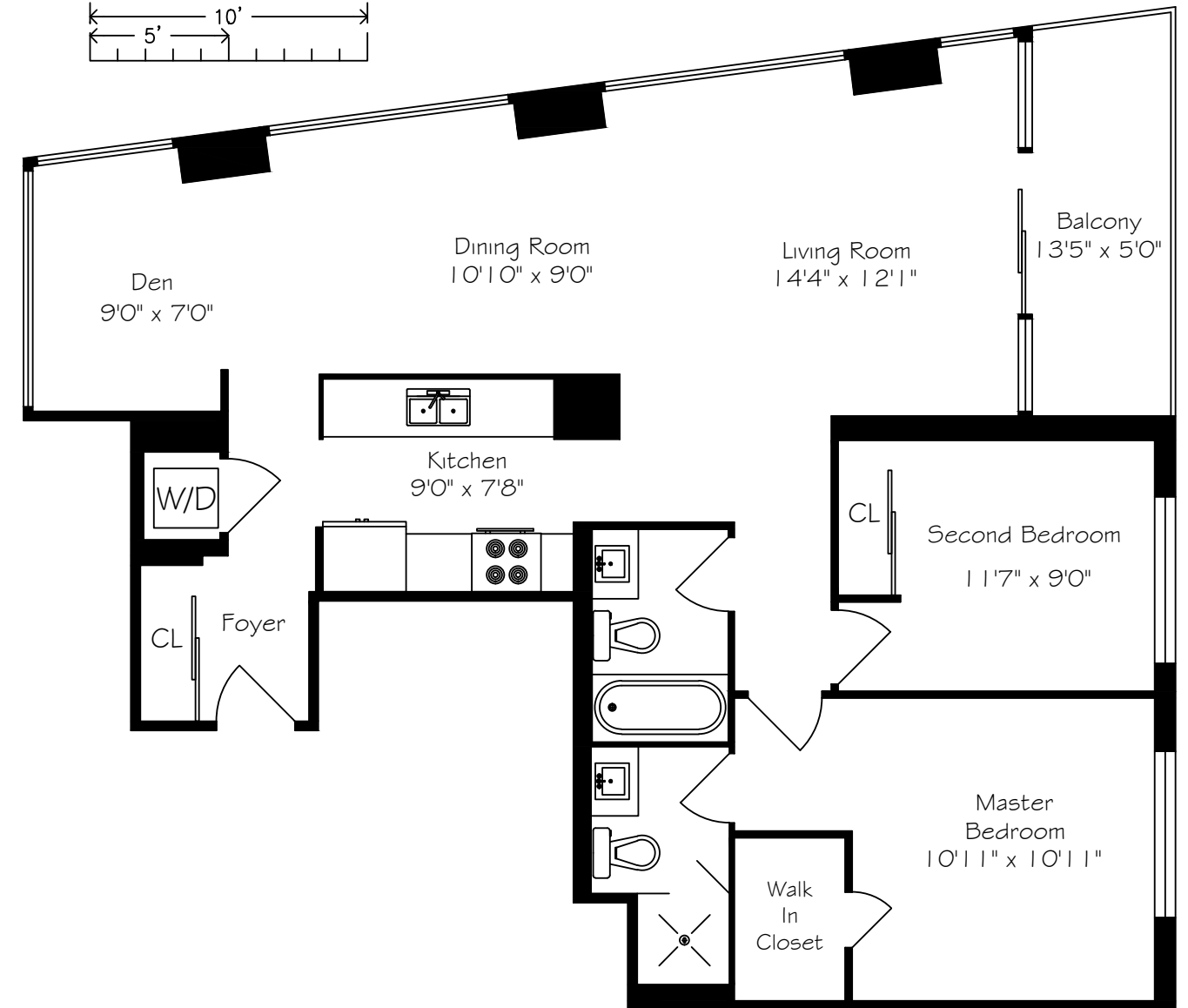
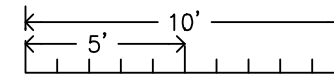
- Hardwood floor
- Nine foot ceiling
- Floor to ceiling window
- Open concept
- East and south exposure

Four Piece Bathroom

Ensuite Laundry



26 Norton Avenue



Suite 308 - 1021 Square Feet
Measurements and Calculations are approximate
To be used as guidelines only