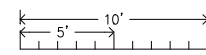


880 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only

FEATURES OF THE SUITE AND NEIGHBOURHOOD:

- Spacious one bedroom suite in Forest Hill North
- Open concept floor plan
- Engineered hardwood floor throughout
- Bright open living room and dining room living space
- Generous size kitchen with granite countertop
- Large bedroom with double closet
- Renovated three piece bathroom
- Great school district: North Preparatory Junior School, Forest Hill

- Junior and Senior Public School, Forest Hill Collegiate Institute and Northern Secondary School
- Close proximity to Incinerator park and Cortleigh parkette, Memorial park and Forest Hill Memorial Arena
- Excellent access to TTC, the shops on Eglinton Avenue West and new LRT (completion 2021)
- Maintenance fees includes heat, water, property taxes, building insurance and common elements.

FEATURES OF THE BUILDING:

- Guest Suites
- Party Room/Meeting Room
- Media Room
- Gym
- Games room
- Underground parking

ADDITIONAL INFORMATION:

Inclusions: Frigidaire stainless steel refrigerator and freezer, Frigidaire stainless steel stove, Frigidaire stainless steel dishwasher, Frigidaire stainless steel built-in microwave, washer and dryer, all electrical light fixtures, all window coverings, wall mounted Neo Plasma air conditioning unit with remote.

Exclusions: None.

Maintenance: \$685.78 includes heat, water, property taxes, building insurance and common elements.

Locker: Exclusive use of locker – Level 1 Unit 6.

Taxes: Included in the maintenance fees.

Possession: 60 days or to be arranged.

OFFERED FOR SALE AT \$365,000



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REAL ESTATE TEAM

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2603 BATHURST STREET, SUITE 104

Renovated and spacious one bedroom suite fronting on Briar Hill Avenue in Forest Hill North. Low rise building with modern kitchen and appliances. Excellent TTC access and walk to new LRT (completion 2021). A great value in upper Forest Hill!

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Foyer

- Engineered hardwood floor
- Double closet with mirror sliding doors

Living Room / Dining Room

- Engineered hardwood floor
- Open concept
- Bright triple window exposure

Kitchen

- Tile floor
- Open concept
- Custom cabinetry with granite countertop
- Glass tile backsplash
- Stainless steel appliances
- Stainless steel double sink
- Overlooks living room and dining room

Bedroom

- Engineered hardwood floor
- Double closet
- Large window

Renovated Three Piece Bathroom

- Tile floor
- Built-in vanity with granite countertop and undermount sink
- Separate walk-in shower with glass enclosure and tile surround
- Wall sconce

In-suite washer and dryer

