



HEAPS ESTRIN
REAL ESTATE TEAM

140 BATHURST STREET, SUITE 804

King / Bathurst

FEATURE SHEET



140 BATHURST STREET, SUITE 804

Stunning lower penthouse corner unit with gorgeous views, drenched in sunlight. Conveniently located between King and Queen West, this approximately 850 square foot open concept split plan unit boasts

a beautifully functional kitchen with stainless steel appliances and ample storage. Live in one of the hottest neighbourhoods in Toronto surrounded by great restaurants, amenities, 24 hour transit and

shopping at your doorstep! Plenty of rentable parking also available. Boutique building where condo fees include utilities! Transit score of 100 and walk score of 99.

FEATURES OF THE SUITE AND NEIGHBOURHOOD

- Two bedroom, open concept suite in the King West neighbourhood
- Grey laminate hardwood floors throughout
- Double exposure with beautiful north west views
- Approximately 850 square feet of living space
- Large living and dining room with walkout to balcony and great city views
- Spacious kitchen and breakfast bar with plenty of storage
- Master bedroom with walk-in closet
- Second bedroom with double closet
- Ensuite laundry
- Close proximity to Alex Wilson Community Gardens, St. Andrews Playground, Stanley Park and Victoria Memorial Park
- Walking distance to Ryerson Community School and Hardord CI, St. Mary Catholic School and St. Joseph's College School
- Within minutes of Toronto's Entertainment District, home to performing arts centres and theatres, the TTC, and the shops, restaurants and amenities of King and Queen Street West

FEATURES OF THE BUILDING

- Concierge
- Parking Garage
- Visitor Parking
- Gym / Exercise Room
- Party Room
- Meeting Room

IMPROVEMENTS

- New floors throughout (2017)
- New bathroom vanity and toilet (2017)
- New light fixtures (2017)
- New window coverings (2017)
- New closet (2017)
- New screen doors (2017)



Foyer

- Grey laminate floor
- Deep closet with shoji doors
- Large second closet
- Recessed open shelving
- Custom shelving
- Laundry closet

Living Room / Dining Room

- Grey laminate floor
- Lots of natural light
- Light on dimmer
- Walkout to balcony



Kitchen

- Tile floor
- Original cabinetry
- Stainless steel appliances
- Plenty of counter space
- Breakfast bar with seating for two
- Deep double sink
- Functional layout
- Ample storage



Master Bedroom

- Grey laminate floor
- Grey barn door to walk-in closet with built-in organizers
- Large west windows with gorgeous city views

Second Bedroom

- Grey laminate floor
- Large double closet
- North facing window

Four Piece Bathroom

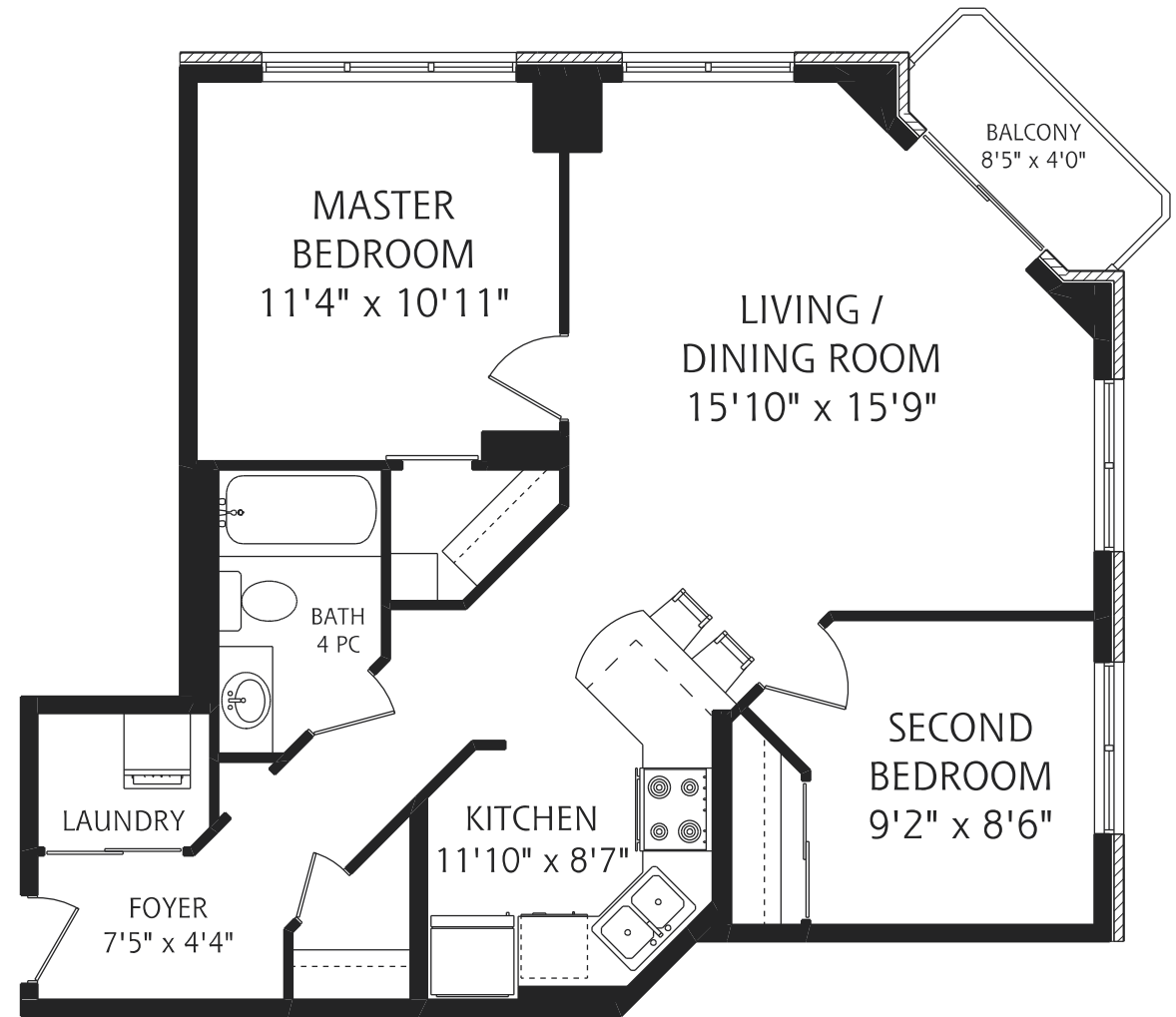
- Tile floor
- Built-in vanity
- Tub/shower combination with tile surround
- Wall sconce





ADDITIONAL INFORMATION

- Inclusions:** Whirlpool stainless steel fridge, GE stainless steel stove, GE stainless steel dishwasher, Whirlpool stainless steel microwave, GE stacked washer and dryer, all window coverings and all electric light fixtures.
- Exclusions:** None.
- Maintenance:** \$797.65 which includes, heat, hydro, water, central air conditioning and building insurance.
- Locker:** One locker unit (Level A, #83).
- Taxes:** \$2,271.93 (2018 annual).
- Possession:** 60 days or to be arranged.



850 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



OFFERED FOR SALE AT **\$579,000**

HOW CAN WE HELP?

We understand the importance of finding the perfect home. Purchasing a property is more than just a transaction; it is a milestone. It's a new chapter filled with new memories.

When selling a home, our focus is on results. We appreciate your need for a smooth process. Your home is full of life, stories, and celebrations. Moving forward can be sentimental, and we want you to know you are in good hands.

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.

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