

70 ERSKINE AVENUE, SUITE 204

Sherwood Park



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An abundance of space and light define this recently updated property. One of only 32 units in a quiet, mid-century boutique building only steps away from fantastic retail, restaurants, parks and subway. Ensuite storage, loads of closet space and a large kitchen with extensive counter and cupboard space, two spacious

bedrooms and renovated bathrooms. Large balcony, onsite superintendent, exclusive secured parking and a maintenance fee that covers every single utility, including HD cable! Incredible value for what feels like a "bungalow in the sky"!

FEATURES OF THE BUILDING

- Quiet mid-century boutique building is largely owner occupied with only 32 units
- Upgraded modern lobby
- Onsite superintendent and secure underground parking
- Excellent school district: Eglinton Junior Public School, Hodgson Senior Public School, North Toronto Collegiate Institute, Northern Secondary School, John Fisher Junior Public School (French Immersion), St. Monica Catholic School, Marshall McLuhan Catholic Secondary School
- Close proximity to many of the city's top private childcare facilities and private schools
- Excellent recreational facilities: Sherwood Park with splash pad, playground, dog park; Blythwood Ravine Park, Redpath Avenue Parkette, and Snider Parkette
- Short walk to Yonge and Eglinton shops, restaurants, groceries, cinema, and cafes
- Easy access to downtown, TTC subway, new Eglinton crosstown, and highway systems

FEATURES OF THE SUITE

- Ensuite storage room and ample closet space throughout
- Freshly painted and updated interior
- Each room is climate controlled with its own separate digital thermostat
- East facing wall to wall windows flood the living space with natural light
- Walkout to large private balcony, one of only two east facing balconies per floor



Foyer

- Defined separated entry way with double closet

Living Room

- Step down from foyer into large sunken living space with eight foot ceilings
- Upgraded engineered laminate floor
- Wall to wall east facing windows flood the room with natural light
- Separate temperature control thermostat
- Open concept overlooking dining room



Dining Room

- Bright and airy with eight foot ceilings
- Upgraded engineered laminate floors
- Spacious area accommodates larger family size dining table
- Separate temperature control thermostat
- Wall to wall east facing windows flood the room with natural light
- Open concept overlooking living room
- Walkout to expansive private balcony



Kitchen

- Eat-in kitchen
- Spacious and bright
- Upgraded engineered laminate floor
- Newer cabinetry with an abundance of storage
- Ample counter space
- Tile backsplash
- Double stainless steel undermount sink
- Full size appliances include: Fischer/Paykel fridge, Frigidaire oven, Bosch dishwasher and Panasonic microwave
- Pot lights
- Large east facing windows provide natural morning light

Master Suite

- Upgraded engineered hardwood floor
- Double closet
- Separate large storage closet with built-in shelving
- Additional wall to wall built-in cabinets
- Separate temperature control thermostat
- Wall to wall east facing windows flood the room with natural light
- Four piece ensuite bathroom



Four Piece Ensuite Bathroom

- Updated vanity

Second Bedroom

- Spacious
- Upgraded engineered laminate floors
- Double closet
- Separate temperature control thermostat
- Large east facing windows flood the room with natural light



Three Piece Bathroom

- Updated vanity with large mirror
- Separate shower
- Sconce lighting





Linen Closet

Laundry Room

- Stackable front loading washer and dryer
- Deep freezer

Ensuite Storage Room

- Spacious 12 x 4 private storage room off foyer
- Tile floor
- Ample storage space and cabinets

Balcony

- Walkout from dining room to 15 x 6 private balcony
- One of only two east facing balconies per floor
- Outdoor living space accommodates seating area and built-in planters



ADDITIONAL INFO

Inclusions: Fischer Paykel fridge, Frigidaire oven, Bosch dishwasher, Panasonic microwave, washer, dryer, all electric light fixtures, all window coverings, freezer in closet, built-in cabinets in master bedroom, and balcony decking.

Exclusions: None.

Maintenance: \$1,032.33 Includes: heat, hydro, water, central air conditioning, common elements, building insurance, parking, and digital HD cable.

Taxes: \$2,719.37 (2018 annual).

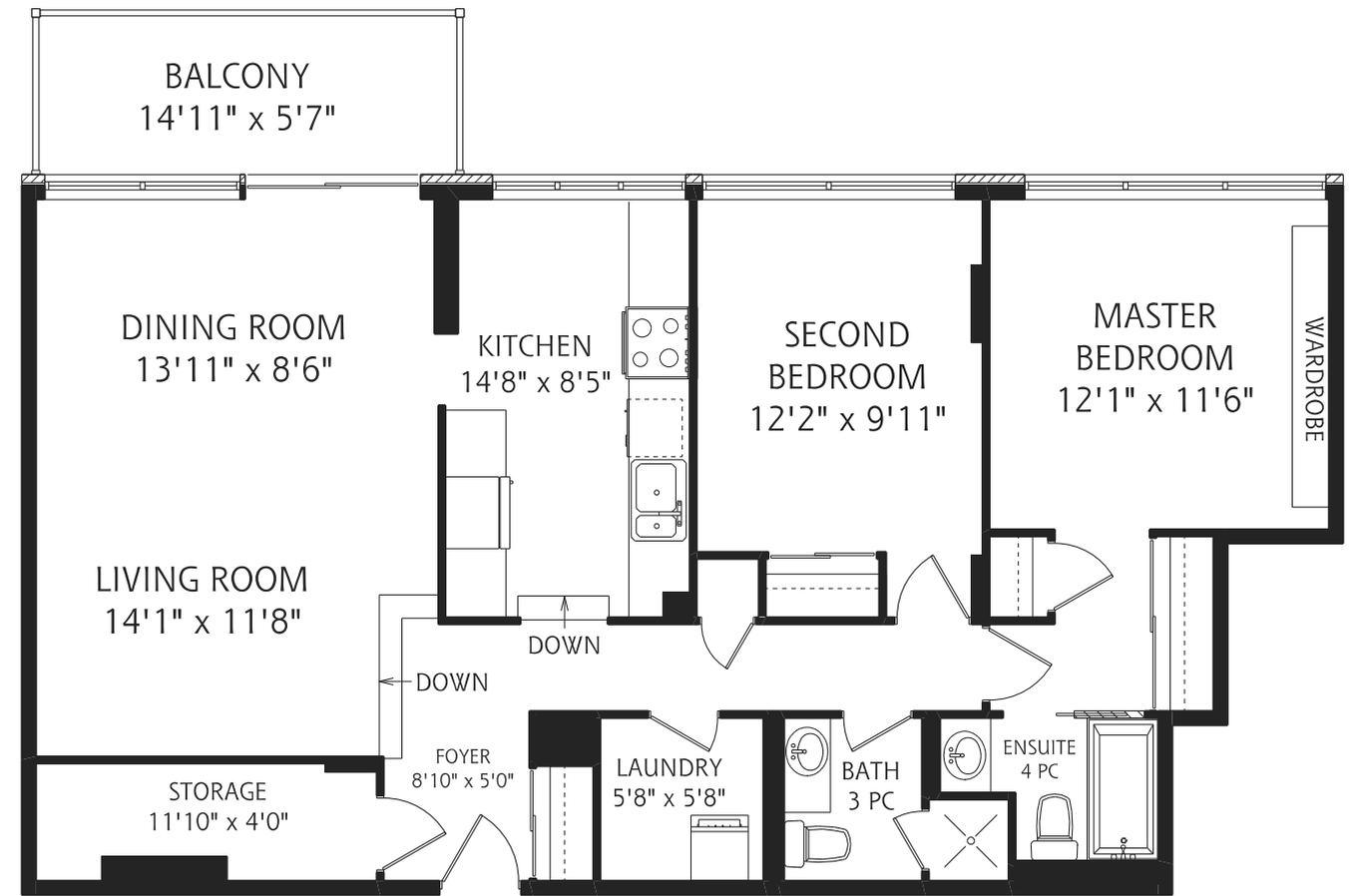
Parking: Exclusive use of one underground parking space (#7).

Locker: Ensuite storage room.

Heating: Electric baseboard heating.

Cooling: Central air conditioning.

Possession: 30–60 days or to be arranged.



1,100 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



OFFERED FOR SALE AT **\$725,000**

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