



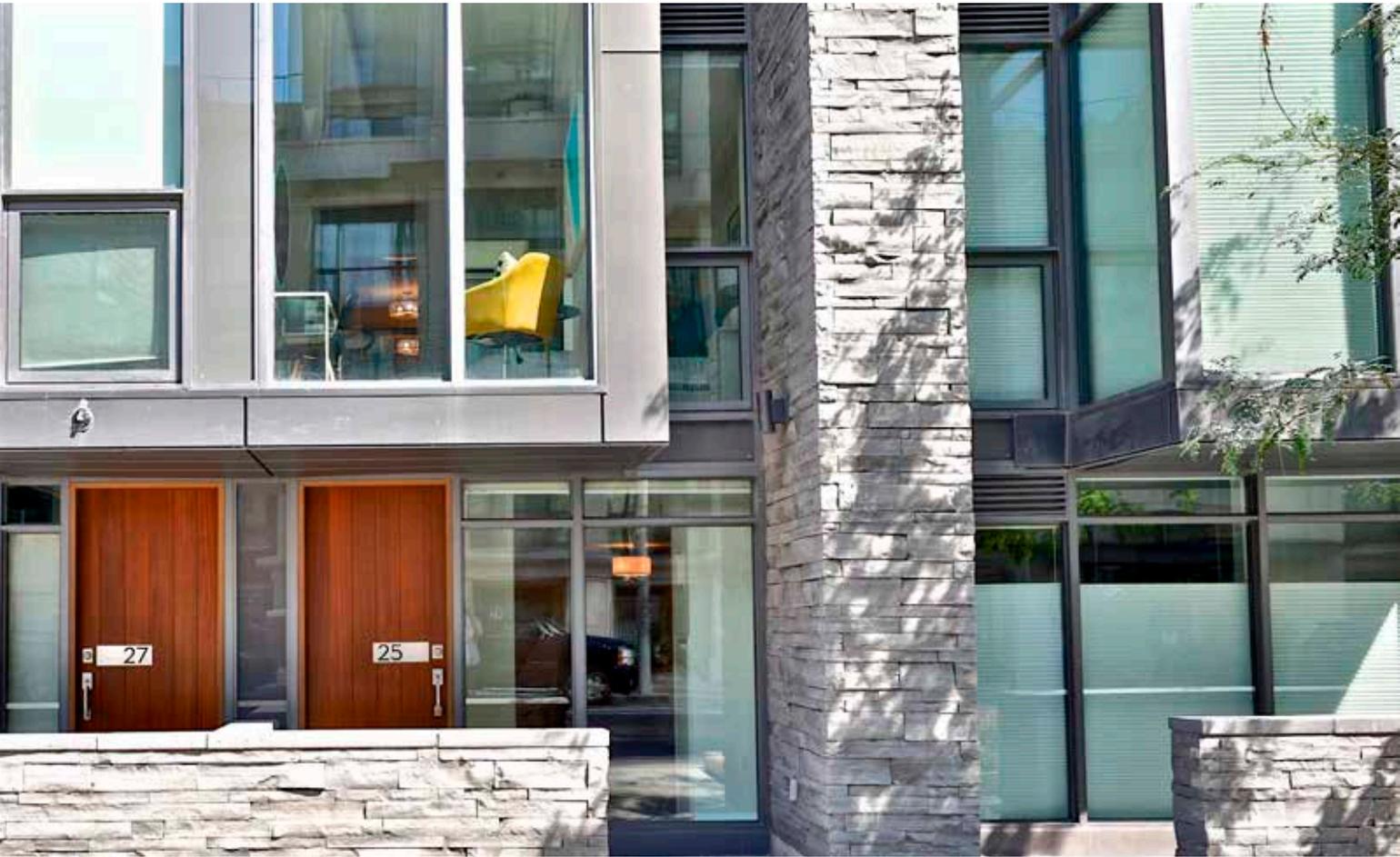
HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

15 BEVERLEY STREET, TH 25

Queen West

FEATURE SHEET



15 BEVERLEY STREET, TH 25

A fabulous urban townhome in a stunning boutique building. Gorgeous architecture meets timeless design in an ideal Queen West location. The private front entrance leads to a beautiful open concept main floor equipped with an incredible chef's kitchen, perfect

for entertaining. High ceilings and large windows grace the main and second floor. A sophisticated master hosts dramatic natural light and a spacious layout. A generous den easily functions as a second bedroom. Convenient second floor laundry. High-end

finishes throughout. World class amenities including a breathtaking rooftop pool. Fabulous shopping, restaurants and the best of Toronto's cultural attractions are just steps away. Public transport is also at your doorstep.

FEATURES OF THE SUITE AND NEIGHBOURHOOD

- Spacious two bedroom, two storey suite in a prime location
- Private entrance from Beverley Street
- Direct access from main building
- Private front terrace
- Hardwood floors
- High ceilings
- Custom window coverings throughout
- Open concept main floor – ideal for entertaining
- Kitchen with stone countertops and beautiful appliances
- Master bedroom with floor to ceiling windows and excellent natural light
- Alarm system
- Impressive building amenities
- Stunning rooftop pool overlooking the city
- Convenient downtown location – steps to Queen Street West, top restaurants, art shops, the museum and the financial district
- Short walk to the Eaton Centre and wonderful parks and amenities
- Easy access to public transportation

FEATURES OF THE BUILDING

- Concierge and Security
- Visitor Parking
- Stunning Rooftop Pool with City Views
- Fabulous Rooftop Lounge with Entertaining Space and Barbecues
- Gym
- Guest Suites
- Party Room
- Common Rooftop Deck



MAIN FLOOR

Foyer

- Tile floor
- High ceiling
- Overlooks patio

Living Room

- Open concept
- Hardwood floor
- High ceiling
- Open to kitchen and dining area

Dining Area

- Open concept
- Hardwood floor
- High ceiling
- Open to kitchen and living room

Kitchen

- Hardwood floor
- Stone countertops
- Panelled appliances
- Stone backsplash with glass accent wall
- Undermount sink
- Valence lighting
- Open to living room



SECOND FLOOR

Direct access from main building

Master Bedroom

- Hardwood floor
- Double closet
- High ceiling
- Excellent natural light
- Floor to ceiling windows
- Custom window coverings



Second Bedroom

- Sliding entry door
- Hardwood floor
- High ceiling



Three Piece Bathroom

- Tile floor
- Modern vanity with stone countertop
- Built-in medicine cabinet and integrated lighting
- Large glass shower with tile surround
- Built-in shelf and towel rack
- Pot lights

Laundry Closet

- Stacked washer and dryer

Linen Closet





ADDITIONAL INFORMATION

Inclusions: Panelled Liebherr fridge, Whirlpool full size cooktop, Whirlpool full size wall oven, Whirlpool hood fan, Panelled dishwasher, Whirlpool stacked washer and dryer, all window coverings, all electric light fixtures, and air conditioning system and equipment.

Exclusions: None.

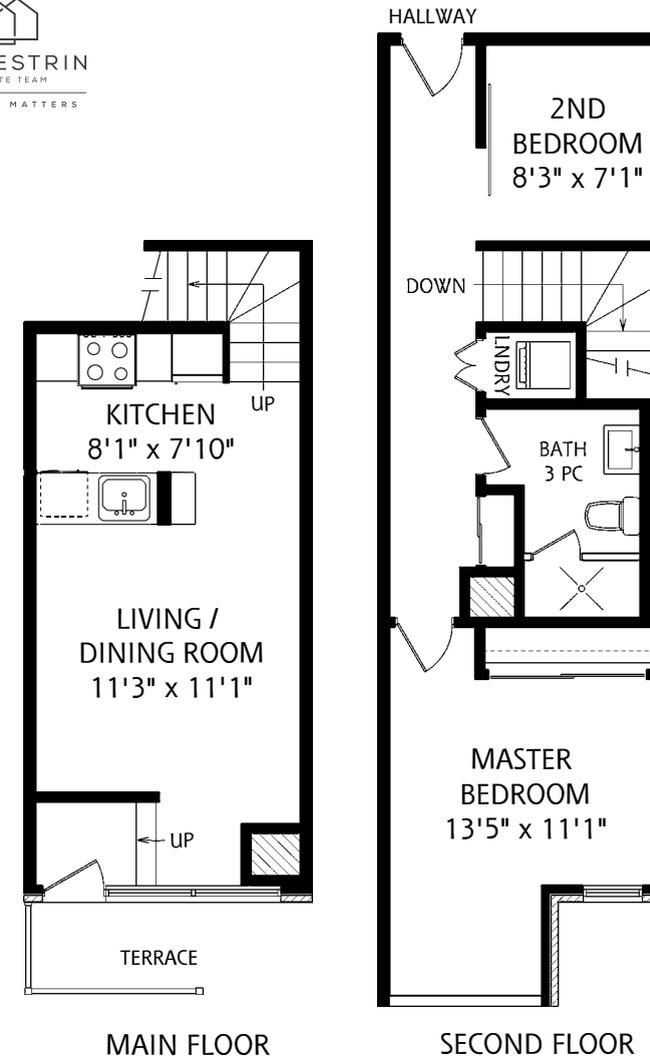
Maintenance: \$789.23 (air conditioning, heat, water, building insurance, common elements, parking).

Parking: One owned underground parking space.

Locker: One owned locker.

Taxes: \$3,387.24 (2018 annual).

Possession: Flexible.



ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE



OFFERED FOR SALE AT **\$749,000**

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.

Our down-to-earth approach provides a fresh perspective and creates lifelong relationships. Let us show you why we are #1 in Toronto and #2 in Canada for Royal LePage.



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