



HEAPS ESTRIN
REAL ESTATE TEAM

EVERY MOVE MATTERS

223 ST. CLAIR AVENUE WEST, SUITE 303
CASA LOMA

FEATURE SHEET



223 ST. CLAIR AVENUE WEST, SUITE 303

Welcome to Suite 303 at Zigg Condos. This spacious two bedroom plus den suite boasts 9ft ceilings, floor to ceiling windows that provide ample natural light, south facing tree-lined views

and an ideal layout. Upgrades throughout including a full-size washer and dryer and Wolf induction cooktop and oven. One parking space and locker included. Steps to trendy shops,

Forest Hill Village, parks and TTC. Amenities include 24 hour concierge, rooftop terrace, gym and pet spa.

FEATURES OF THE SUITE AND NEIGHBOURHOOD

- Spacious two bedroom suite plus den with tree-lined south facing city views
- Newly constructed building
- Nine foot ceilings
- Floor to ceiling windows providing ample natural light
- Open concept living and dining room, ideal for entertaining
- Kitchen with Silestone countertops and high end appliances
- Generously sized bedrooms including den
- Master bedroom with double closet, ensuite and floor to ceiling windows
- Ensuite laundry with full size washer and dryer
- One parking space and locker
- Fantastic school district: Deer Park Junior and Senior Public School, North Toronto CI and Northern Secondary School
- Walking distance to De La Salle College, St. Michael's College School, Upper Canada College, Bishop Strachan, Branksome Hall and Mabin School
- Close proximity to Yorkville and the many the amenities and restaurants on Avenue and Davenport Road, Yonge and St. Clair, Yonge and Summerhill and The Annex
- Short walk to Roycroft Park, Sir Winston Churchill Park, Glen Edyth Drive Parkette, Poplar Plains Park, walking trails and the beltline
- Minutes to downtown and TTC

FEATURES OF THE BUILDING

- 24 hour concierge
- Gym
- Rooftop terrace
- Party room
- Pet Spa

UPGRADES

- High Gloss kitchen cabinetry with matching Silestone countertop and backsplash
- Full size LG washer and dryer
- Wolf induction cooktop and oven
- White oak laminate hardwood floor
- Solar and blackout blinds in bedrooms
- 12" x 24" tiles in bathroom
- Multi direction showerhead in master ensuite



MAIN FLOOR

Foyer

- White oak finished laminate floor
- Closet

Living / Dining Room

- Open concept
- White oak finished laminate floor
- Custom window shades
- Double exposure
- Floor to ceiling windows
- Walkout to large south facing balcony

Kitchen

- White oak finished laminate floor
- Centre island with breakfast bar, built-in storage and seating for three
- High gloss cabinetry
- Silestone countertops and backsplash
- High end appliances including an upgraded Wolf induction cooktop
- Pots and pans drawer
- Undermount sink
- Valence lighting
- Abundance of storage

Master Bedroom

- White oak finished laminate floor
- Double closet
- Custom blackout blinds
- Floor to ceiling windows with south views

Three Piece Ensuite

- Stone tile floor
- Large separate shower with upgraded rain showerhead and glass enclosure
- Large built-in vanity with Caesarstone countertop and undermount sink
- Large mirrored medicine cabinet with surround lighting

Second Bedroom

- White oak finished laminate floor
- Double closet
- Custom blackout blinds
- Floor to ceiling windows with east views

Den

- White oak finished laminate floor

Four Piece Bathroom

- Stone tile floor
- Built-in vanity with Caesarstone countertop
- Tub/shower combination with upgraded rain showerhead
- Mirrored medicine cabinet with surround lighting

Laundry Closet with Full Sized Washer and Dryer





ADDITIONAL INFORMATION

Inclusions: Paneled Blomberg fridge, paneled Blomberg freezer, stainless steel Wolf oven, Wolf induction cooktop, paneled Blomberg dishwasher, stainless steel built-in Frigidaire microwave, LG front load washer and dryer, all window coverings, all electric light fixtures and central air conditioning system and equipment.

Exclusions: None.

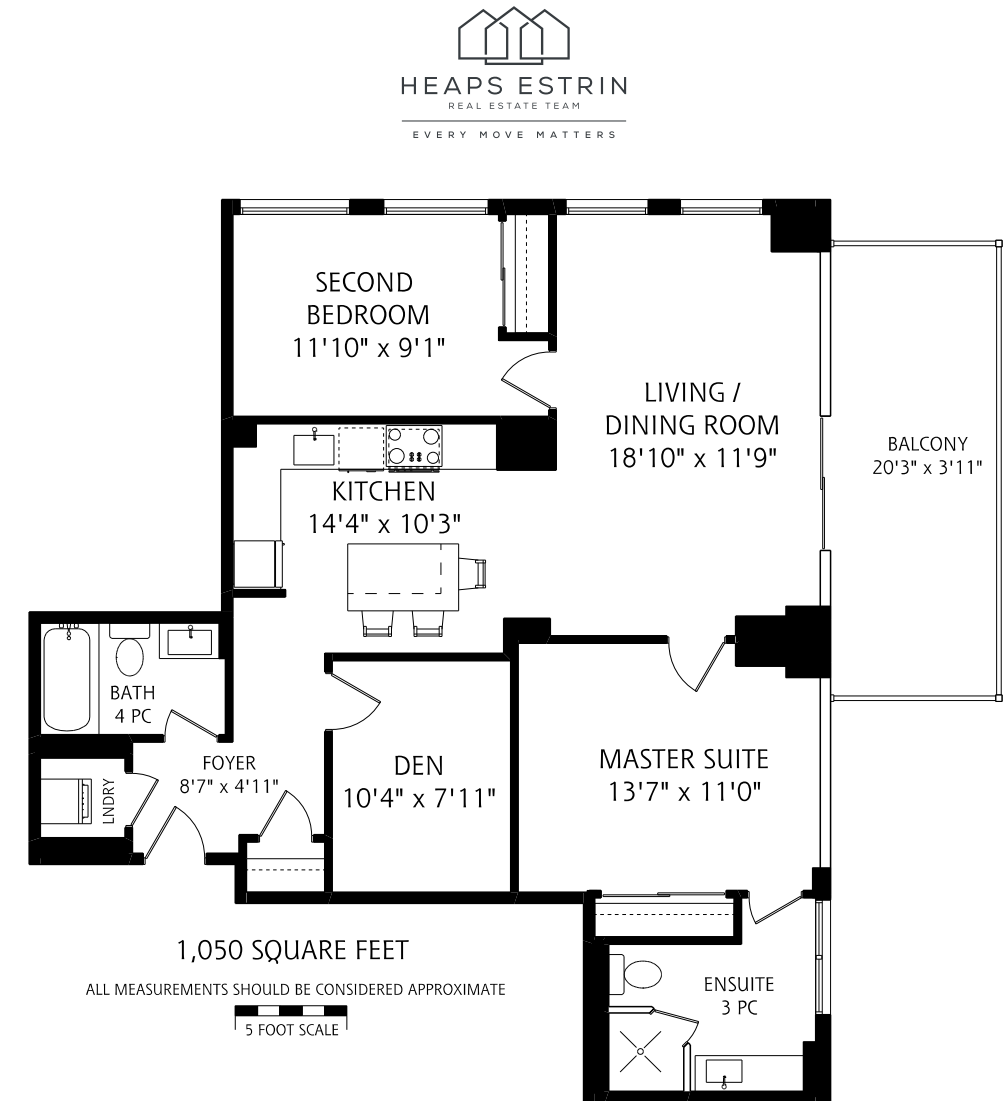
Maintenance: \$766.58 (including heat, water, building insurance, common elements, parking and locker).

Parking: One underground parking space - unit 18 level B.

Locker: One locker unit - Locker - unit 70 level B.

Taxes: Not yet assessed.

Possession: Immediate.



OFFERED FOR SALE AT **\$1,075,000**

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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