



# HEAPS ESTRIN

REAL ESTATE TEAM



*22 Leader Lane, Suite 316*



## 22 Leader Lane, Suite 316

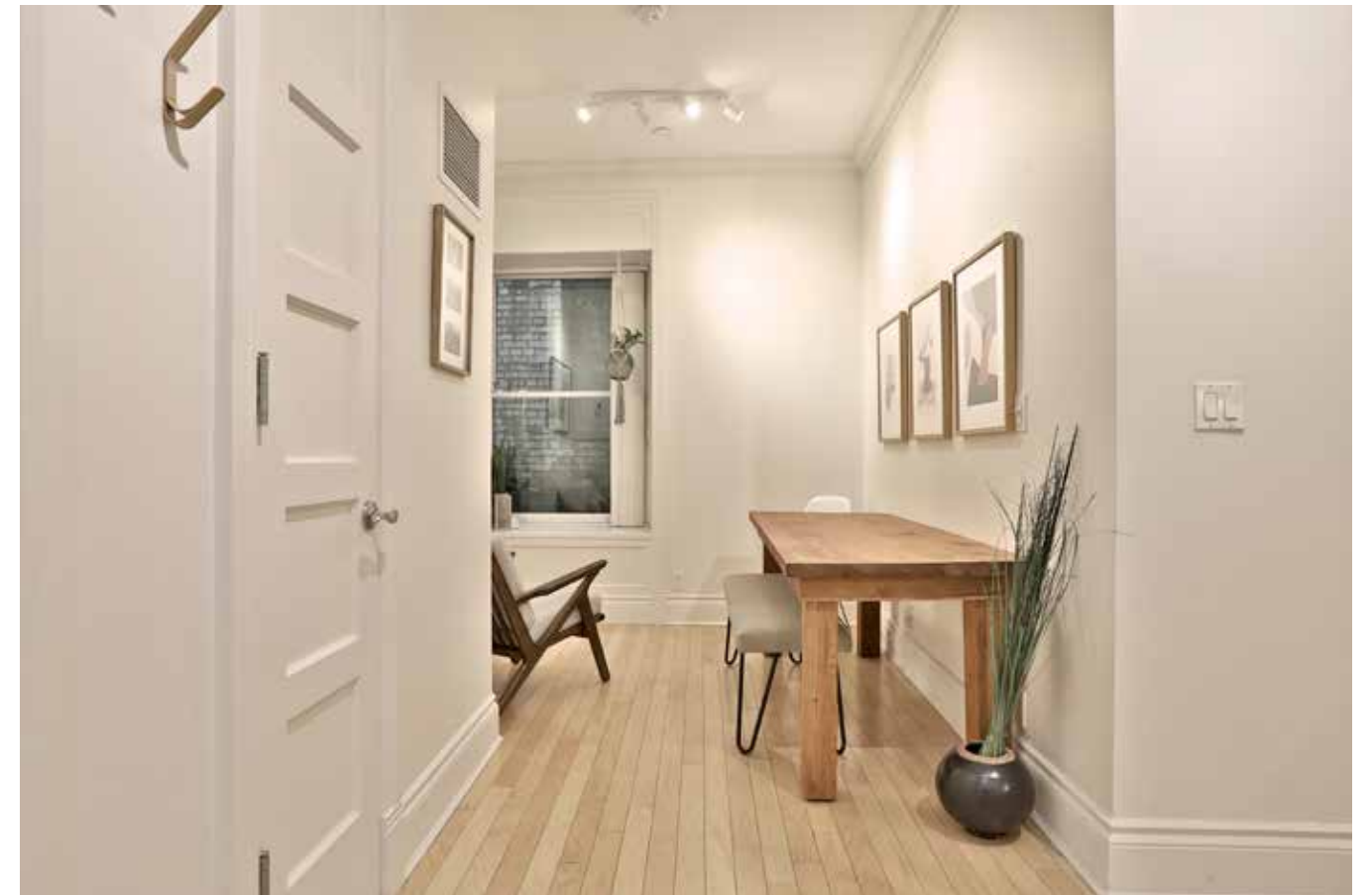
Embrace the iconic King Edward private residences - boutique hotel living at its finest - and enjoy access to resort-grade amenities from the comfort of your own home. This one-bedroom designer suite features a functional open-concept layout with upgraded finishes throughout including crown moldings, chef's kitchen with granite counters and integrated appliances, and so much more. The master retreat is complimented by a four-piece spa bathroom including a soaker tub and marble flooring. Revel in the building's five-star amenities which include access to the Royal Club: meeting rooms, business center and a well-equipped gym, with room service and housekeeping available. Perfectly situated in the heart of downtown just steps to the Financial District, incredible dining and shops, with subway and streetcar access to the rest of the city.



KING EDWARD  
OWNI HOTEL





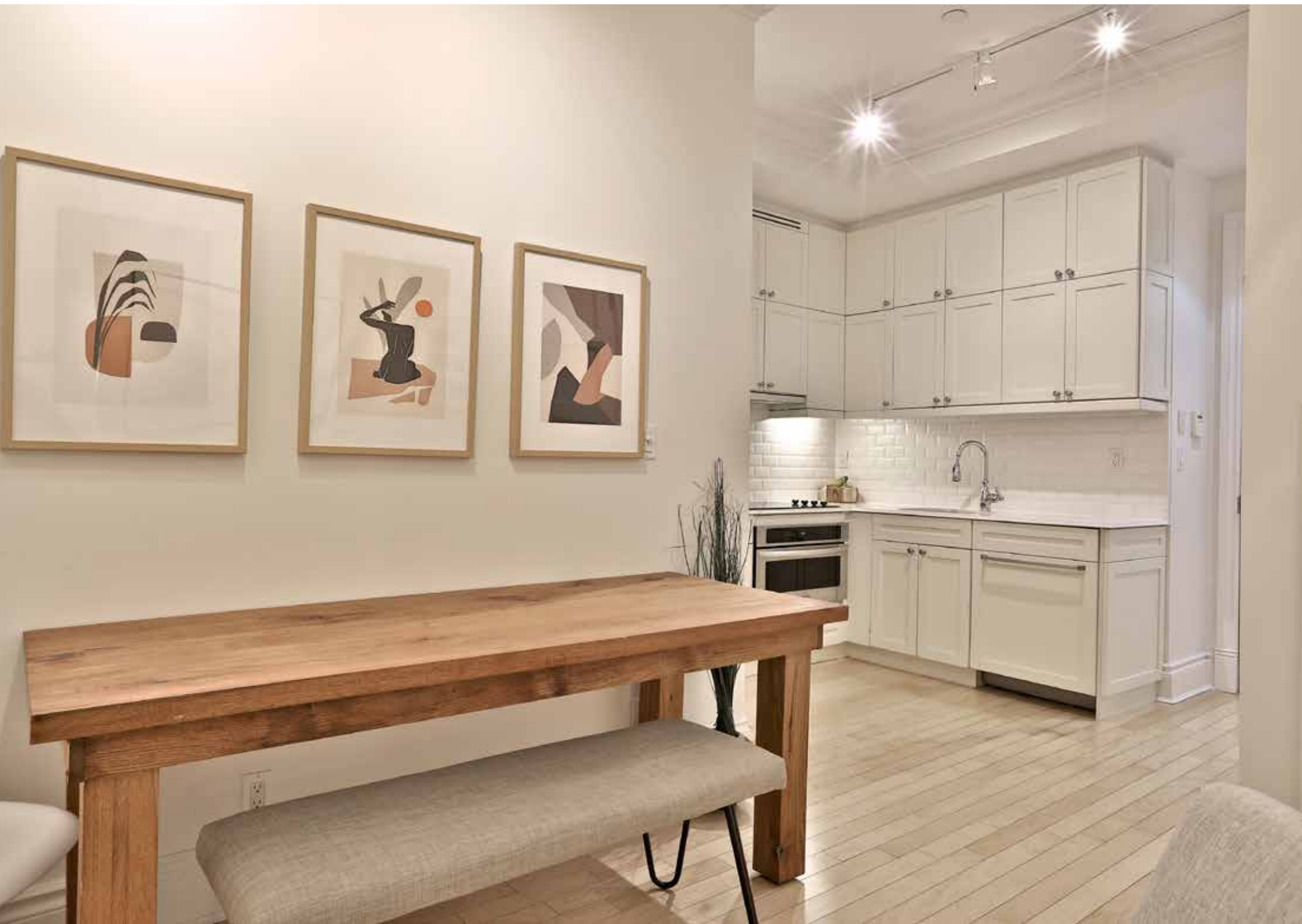






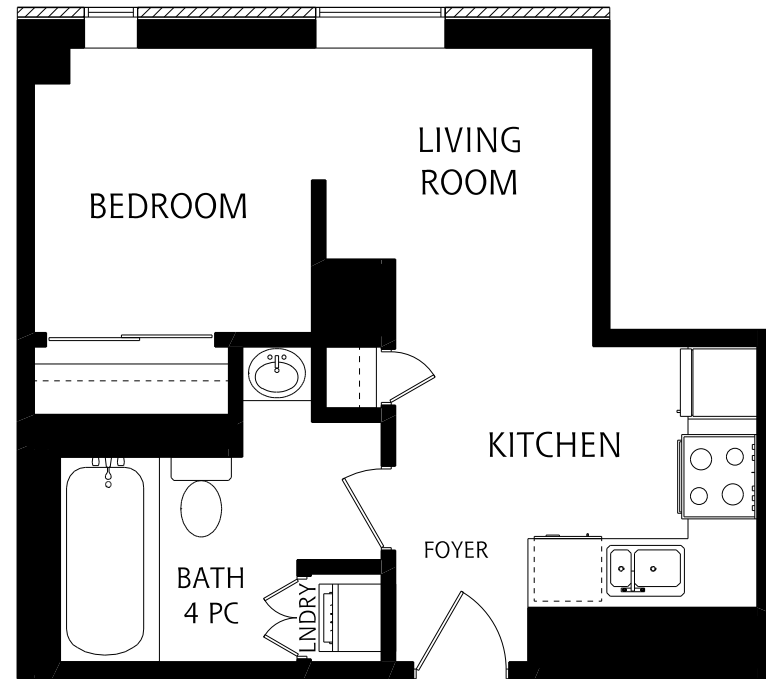












400 SQUARE FEET

# Features

- Designer finishes
- Classic design
- Open concept
- Crown moulding
- Granite counter
- integrated appliances and stainless steel
- Hardwood throughout
- Pot lighting throughout
- Marble tiles in bathroom and oversized soaker tub
- Cable television included in maintenance fees
- Miele front loading washer and dryer
- steps to subway and streetcar
- 24-hour concierge services
- Room service available
- Housekeeping services available
- Gym
- Meeting rooms
- Business center

## IMPROVEMENTS

- Unit is only 7 years old

## INCLUSIONS

- Stainless steel fridge
- Integrated dishwasher
- Miele washer dryer
- All electric lights and fixtures

## EXCLUSIONS

- Window coverings
- Hooks in foyer

# Details

## TAXES

\$1,733.65 (2019)

## MAINTENANCE FEES

\$470.14



# HEAPS ESTRIN

REAL ESTATE TEAM

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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