



HEAPS ESTRIN

REAL ESTATE TEAM

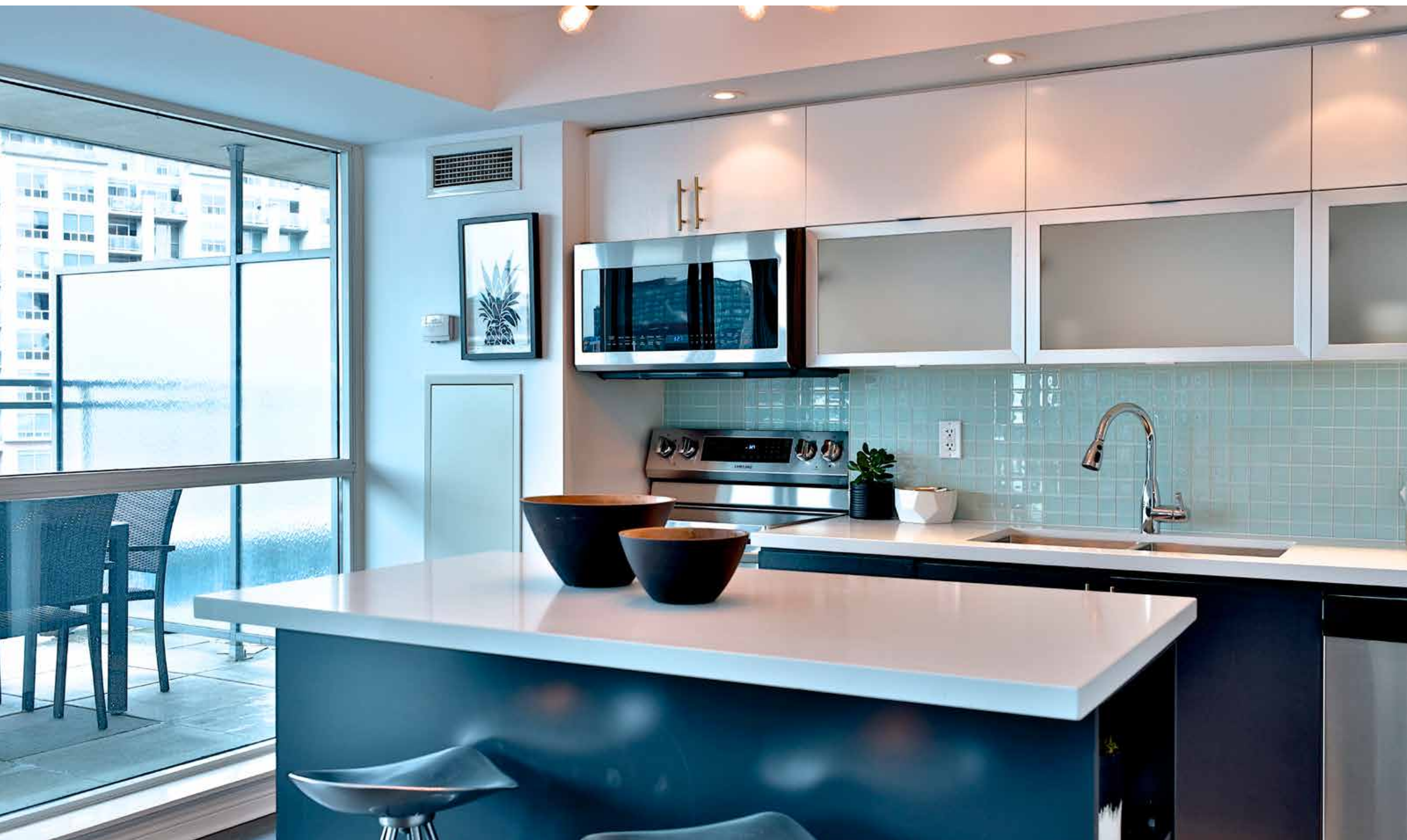


80 Western Battery Road, Suite 604



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Welcome to Zip Condos! Located in the heart of Liberty Village this bright, well-appointed and newly renovated corner unit features wrap-around floor-to-ceiling windows that lead out to a glorious oversized terrace with unobstructed city views that is perfect for entertaining. The spacious and secluded den feels more like a bedroom with its glass sliding doors and could also be used as a nursery, office, dressing room, or dining room. The trendy freshly painted kitchen boasts extensive modern finishes including new quartz countertops, undermount square stainless-steel sink with new modern faucet, refinished cabinets and an array of new stainless-steel appliances. Relax after a long day in the sunny Master retreat with full-size high efficiency stacked ensuite washer and dryer, or in the spa-bath's soothing soaker tub. An oversized parking space and conveniently located locker are also included. Enjoy the exceptional Zip Condos amenities including modern exercise facilities, indoor pool, steam room, hot tub, party room, guest suites, 24-hour concierge, theatre room, games room, business centre, car wash, common BBQ's, and ample visitor parking. Located steps to fantastic local conveniences including Metro and Longos grocery stores, Goodlife Fitness, LCBO, Starbucks, Lakeshore trails, Trinity Bellwoods Park and everything Queen West, as well as transit and the lakeshore make it an ideal location.











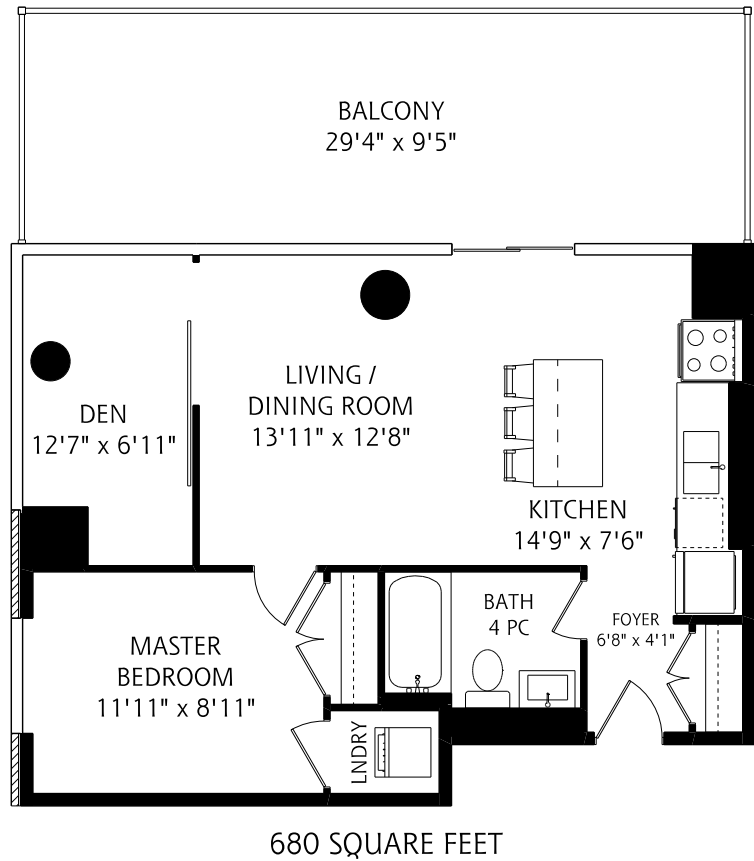








80
WESTERN BATTERY ROAD



Details

MAINTENANCE FEES

\$483.90

TAXES

\$2,337.66 (2019)

Features

- Bright, well-appointed and newly renovated corner unit with upgraded finishes
- Floor-to-ceiling wrap-around windows
- Upgraded wide plank laminate floors (2015)
- Large terrace with unobstructed northwest views
- Multifunctional den with glass sliding doors could be a second bedroom, nursery or office
- Newly renovated modern kitchen with refinished cabinets
- Sunny master retreat with full-size high efficiency stacked washer and dryer
- Oversized owned parking and locker

BUILDING FEATURES

- Modern exercise facilities
- Indoor pool and hot tub
- Steam room
- Party room
- Theatre room
- Games room
- Guest suites
- 24-hour concierge
- Visitor parking

KITCHEN UPGRADES

- New quartz kitchen countertops (2020)
- New undermount square stainless-steel sink (2020)
- New American Standard stainless-steel faucet (2020)
- New stainless-steel appliances (2018-2020)

INCLUSIONS

- New Samsung stainless steel five-burner stove (2019)
- New Samsung stainless steel hood fan (2019)
- New Samsung stainless steel microwave (2019)
- Frigidaire stainless steel fridge (2008)
- Frigidaire stainless steel dishwasher (2018)
- LG front loading stainless-steel full-size high efficiency stacked washer and dryer with sensor dry and steam functions (2019)
- Window coverings in master bedroom
- Pax wardrobe unit with mirrored doors in den

EXCLUSIONS

- Kitchen light fixture
- Shoe Storage in Front Hall Closet



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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