



HEAPS ESTRIN

REAL ESTATE TEAM



11611 Yonge Street
Suite 719



11611 Yonge Street Suite 719

Welcome to The Bristol Condos, a modern, eight storey, low-rise condo in a superlative location in Richmond Hill, at Yonge Street and 19th Avenue. This spacious one bedroom, one den suite is unlike any other unit, unique and one-of-a-kind to include a single-space, walled-in parking spot, locker AND independent 150 square feet storage room, adjacent to parking! With nine foot ceilings and open balcony with unobstructed views creates for a bright interior with plenty of natural light. An ideal open concept layout with granite countertops, stainless steel appliances and breakfast bar for additional seating. Perfectly located in the Jefferson community with close proximity to many shops, restaurants and amenities on Yonge Street; steps to transit; quick access to the 404; and minutes to top-rated public and private schools, this boutique condo offers everything you need and more, perfect for first time home buyers, investors and downsizers.







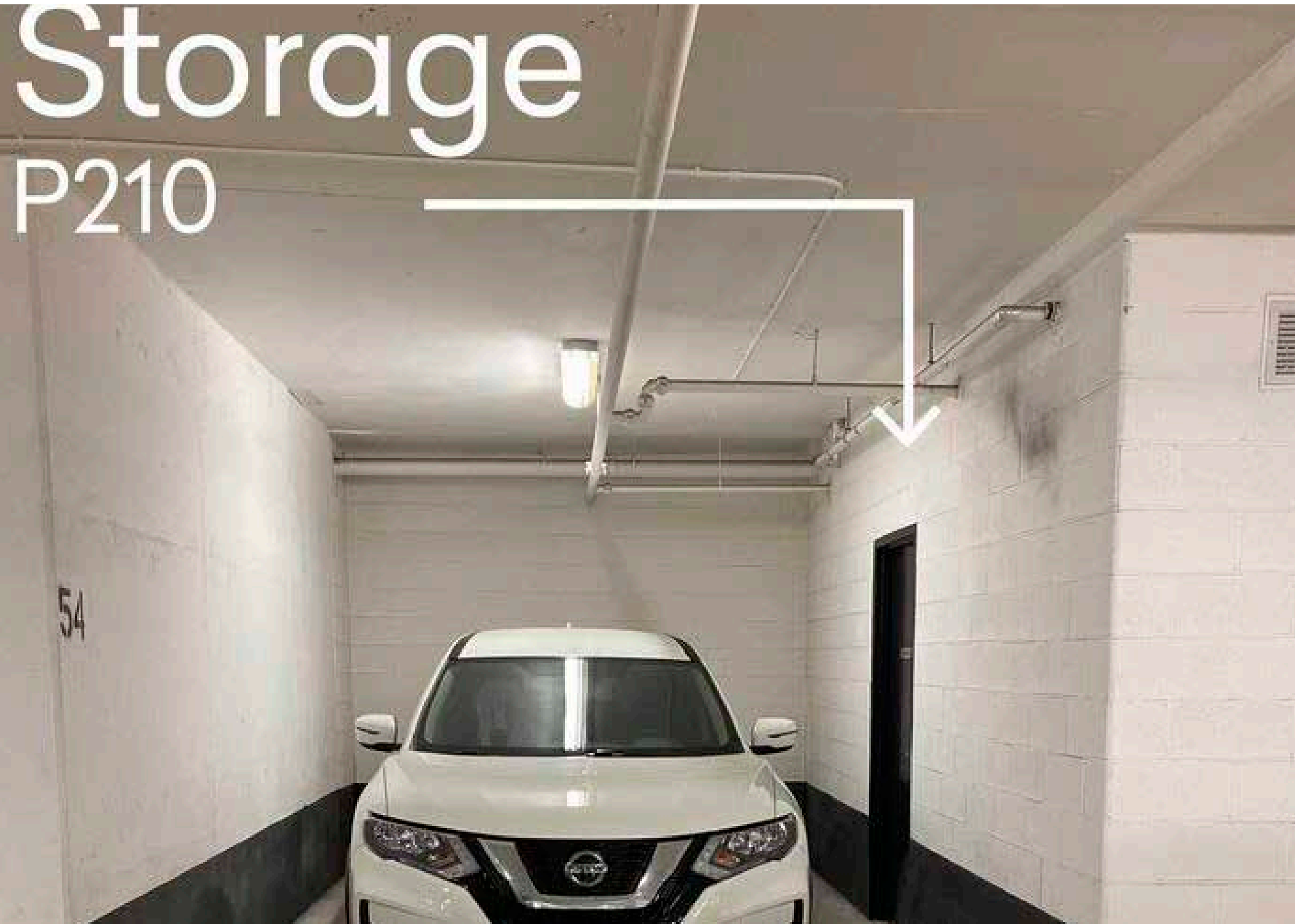








Storage
P210







Features

- Spacious one bedroom + den suite
- Kitchen with granite countertops, stainless steel appliances and breakfast bar
- Abundance of natural light
- 591 square feet of total living space
- 9 ft. ceilings
- Spacious living and dining room
- Private balcony
- Ensuite laundry
- One underground, walled-in parking, close proximity to the elevators
- One large locker unit
- One large storage room (150 sq. ft.) adjacent to parking
- Previously leased at \$1,950/month
- Located in Jefferson Community in city of Richmond Hill
- Excellent and highly-rated school district of Trillium Woods Public School, Beynon Fields Public School and Richmond Hill High School
- Close proximity to top private schools: Richland Academy, Century Private School and Holy Trinity School
- Steps to transit and short drive to the 404 highway system
- Close access to an eclectic mix of shops + plazas and hip dining experiences on Yonge Street
- Nearby amenities include: Richmond Hill Centre for the Performing Arts, Lake Wilcox Park, Elvis Stojko Arena, Richmond Green Sports Complex
- Nearby award-winning Summit Golf & Country Club, entertainment venues and scenic trails

Living Room

- Spacious
- Laminate wood flooring
- Walkout to private balcony

Bathroom

- Bathroom
- 4-piece bath
- Tile flooring
- Granite countertop with undermount sink

Bedroom

- Laminate wood flooring
- Double closet
- Window overlooking private balcony

FEATURES OF THE BUILDING

- 24 Hour Concierge
- Visitor Parking
- Bike Storage
- Lounge with Fireplace
- Fitness Studio/Gym
- Party Room Equipped with Bar & Kitchen
- Games Room
- Expansive Rooftop Patio Terrace Overlooking the Cityscape
- Guest Suites

INCLUSIONS

- LG refrigerator, Frigidaire electric oven, Frigidaire built-in microwave with hood fan, Frigidaire built-in dishwasher, Frigidaire stackable washer and dryer.

EXCLUSIONS

- N/A

Details

MAINTENANCE

447.35/month includes water, common elements, building insurance, locker unit and parking

TAXES

\$2,181.38 (year annual)

POSSESSION

30 days or to be arranged

PARKING

One owned parking spot (Level P2, Parking Spot #54)

LOCKER

One owned locker unit (Level P2, Locker #146)

STORAGE

One owner storage room (Level P2, Room #P210)

Foyer

- Laminate wood flooring
- Single closet with ensuite laundry

Den

- Perfect for home office, play area, mudroom or for extra storage

Kitchen

- Laminate wood flooring
- Granite countertop with undermount sink
- Breakfast bar
- Porcelain subway tile backsplash
- Stainless steel appliances + built-in microwave

Dining Room

- Laminate wood flooring
- Open to living room



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.



Ginny Webster

SALES REPRESENTATIVE

416.816.3741

Ginny@HeapsEstrin.com

HEAPSESTRIN.COM



Follow us to learn more about our exclusive listings, events and contests.

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated