



HEAPS ESTRIN

REAL ESTATE TEAM



1174 Yonge Street
Suite 201



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Experience life in Summerhill at its best. Light filled, spacious one bedroom plus den condominium apartment in one of Toronto's most desirable neighbourhoods. (Originally planned as a two bedroom, the original owner converted it to a bedroom plus a den.) "Five Thieves" grocery shopping, many restaurants, trendy shops, Summerhill Subway and Pricefield Park are all within a short walking distance in this pedestrian friendly area. This special apartment is nestled in a private, boutique building of only nineteen units. The suite boasts a spacious west facing balcony PLUS a terrace in the private courtyard! Open concept living, convenient indoor parking, large storage locker. Guest parking. Just move in and enjoy what this exceptional neighbourhood has to offer!

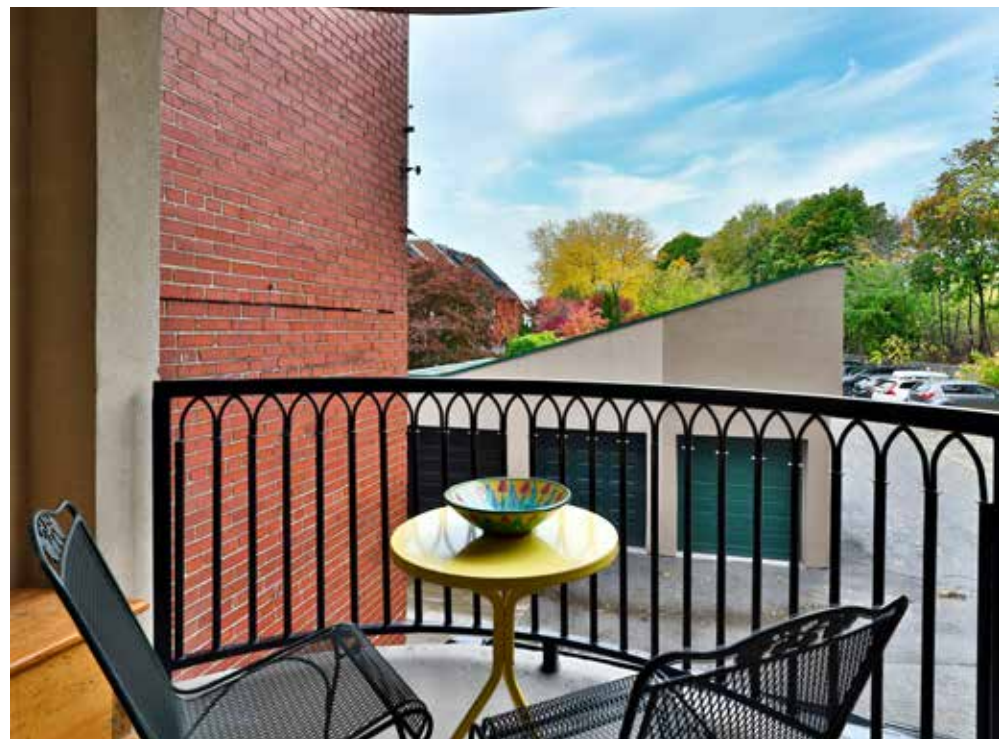






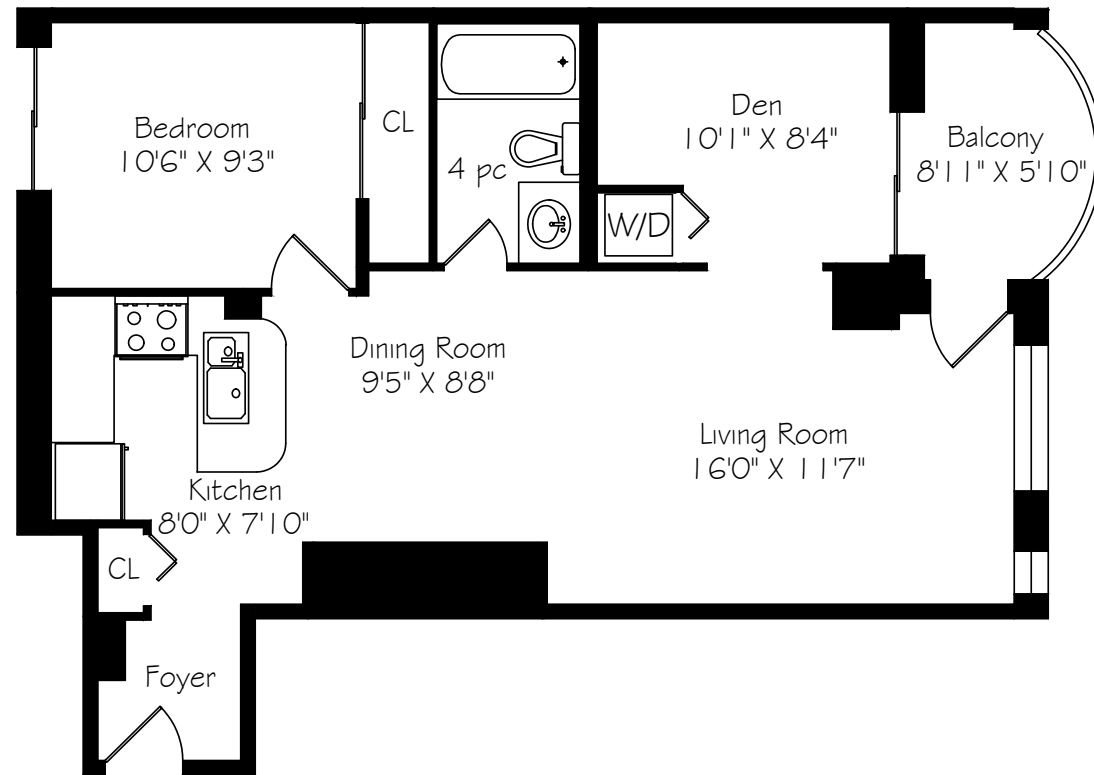








Features



- Lovely 1 bedroom + den or two bedroom with balcony and terrace.
- Open concept kitchen, living and dining area.
- Modern flooring throughout
- Kitchen with granite countertops, stainless steel appliances
- Four piece bathroom
- West facing balcony.
- Private terrace on inner courtyard
- Master (with double closet) overlooks courtyard
- Den (or second bedroom) with walk out to balcony
- Amenity room
- Steps to the LCBO in the historic station, Terroni and countless other dining and shopping destinations
- Easy access to both Summerhill and Rosedale subway stations
- Short distance to Pricefield Park, Ramsden Park, ravine trails
- Private and public tennis facilities such as The Toronto Lawn, York Raquets Cottingham Tennis Club and Ramsden Park

INCLUSIONS

- Stainless steel fridge
- Stainless steel stove
- Stainless steel dishwasher
- Washer/dryer
- All window coverings
- All light fixtures

Details

TAXES

\$2,314.86 (2020)

POSSESSION

To be arranged.

PARKING

1 Indoor Parking Space

MAINTENANCE FEE

\$1,099.90 - Includes: Water, Building Insurance, Parking, Common Elements and reserve fund contribution. (Operating: \$584.47 Reserve fund contribution \$515.43).

HEATING

Gas forced air (heat pump)

COOLING

Central Air Conditioning



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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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