



HEAPS ESTRIN

REAL ESTATE TEAM



60 Aerodrome Crescent,  
Suite 301





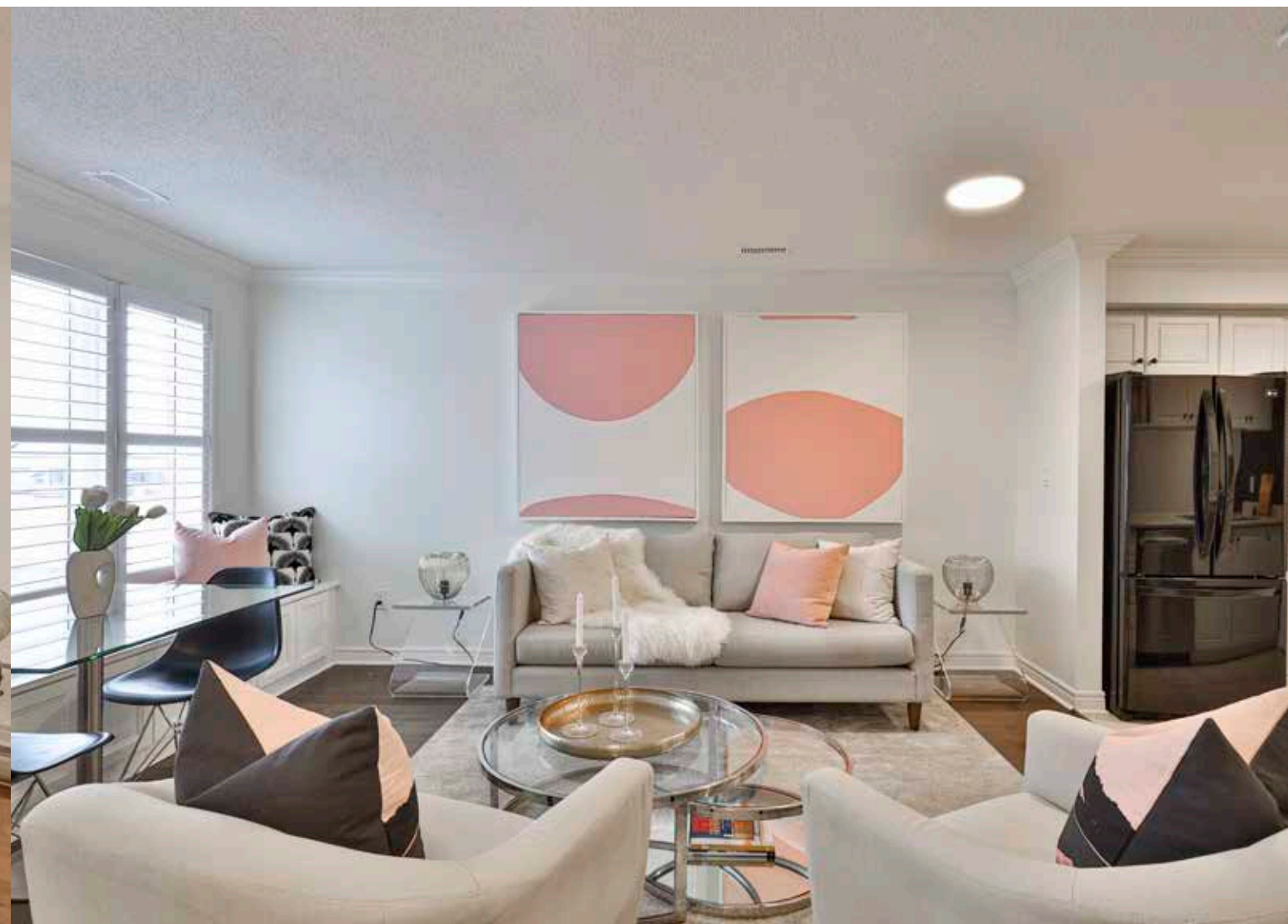
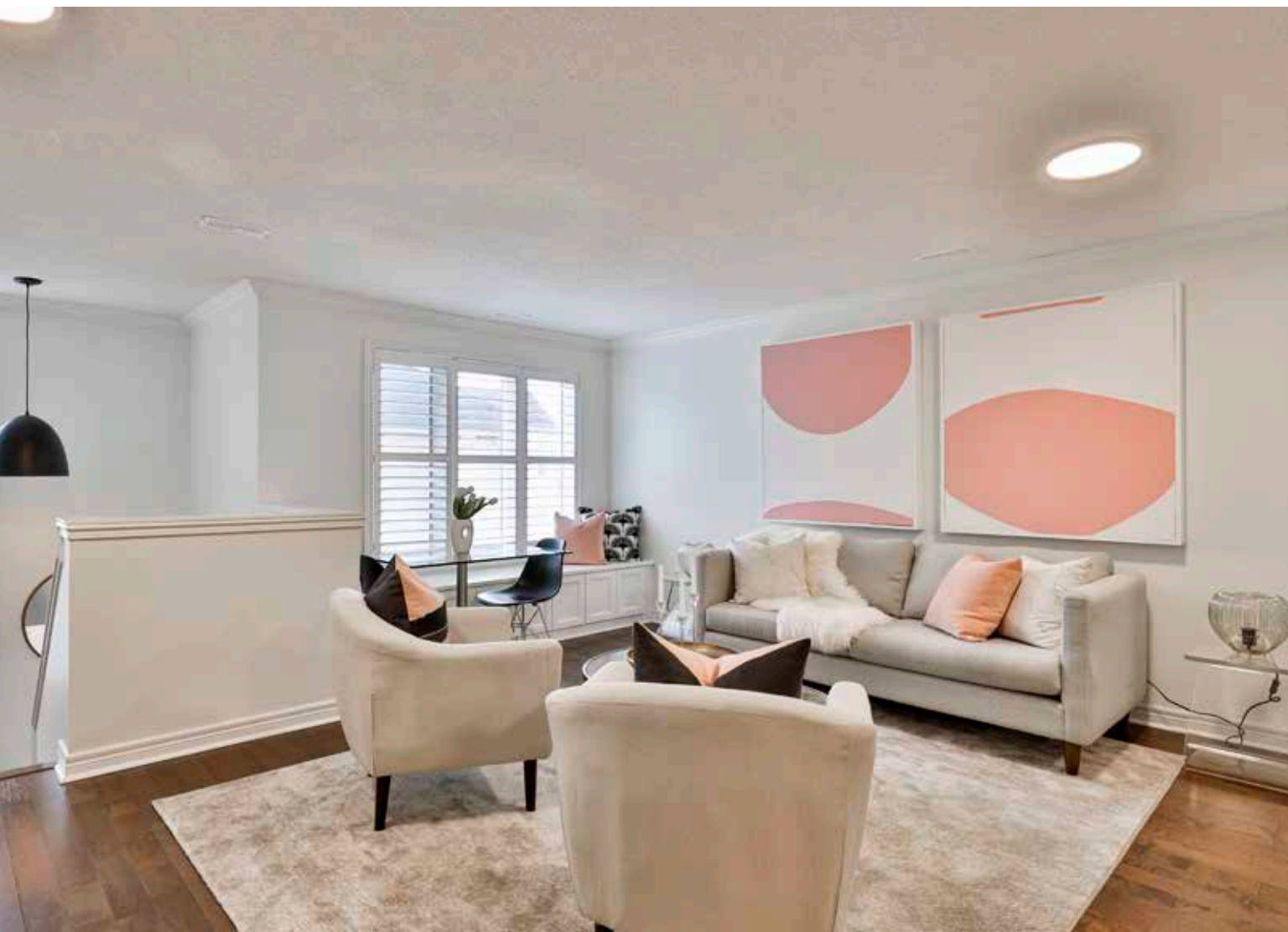
## 60 Aerodrome Crescent, Suite 301

Welcome to this stunning penthouse suite at Dale Avon - one of Rosedale's most special locations and buildings. Perched among the treetops, this two-bedroom suite exudes sophistication and class and offers the best location in the building. Perfectly positioned to enjoy the changing of the seasons from the south east views of the cityscape and private ravine. Thoughtful layout with a renovated Davenport kitchen, and expansive open concept living and dining room. Large principal bedroom with walk-in closet and ensuite, as well as a customized office nook within the separate closet. The second bedroom is currently used as a family room, but easily converts back. Walk to the Rosedale Subway, Yorkville, and shops and amenities on Yonge Street. A tranquil oasis in the heart of the city.

















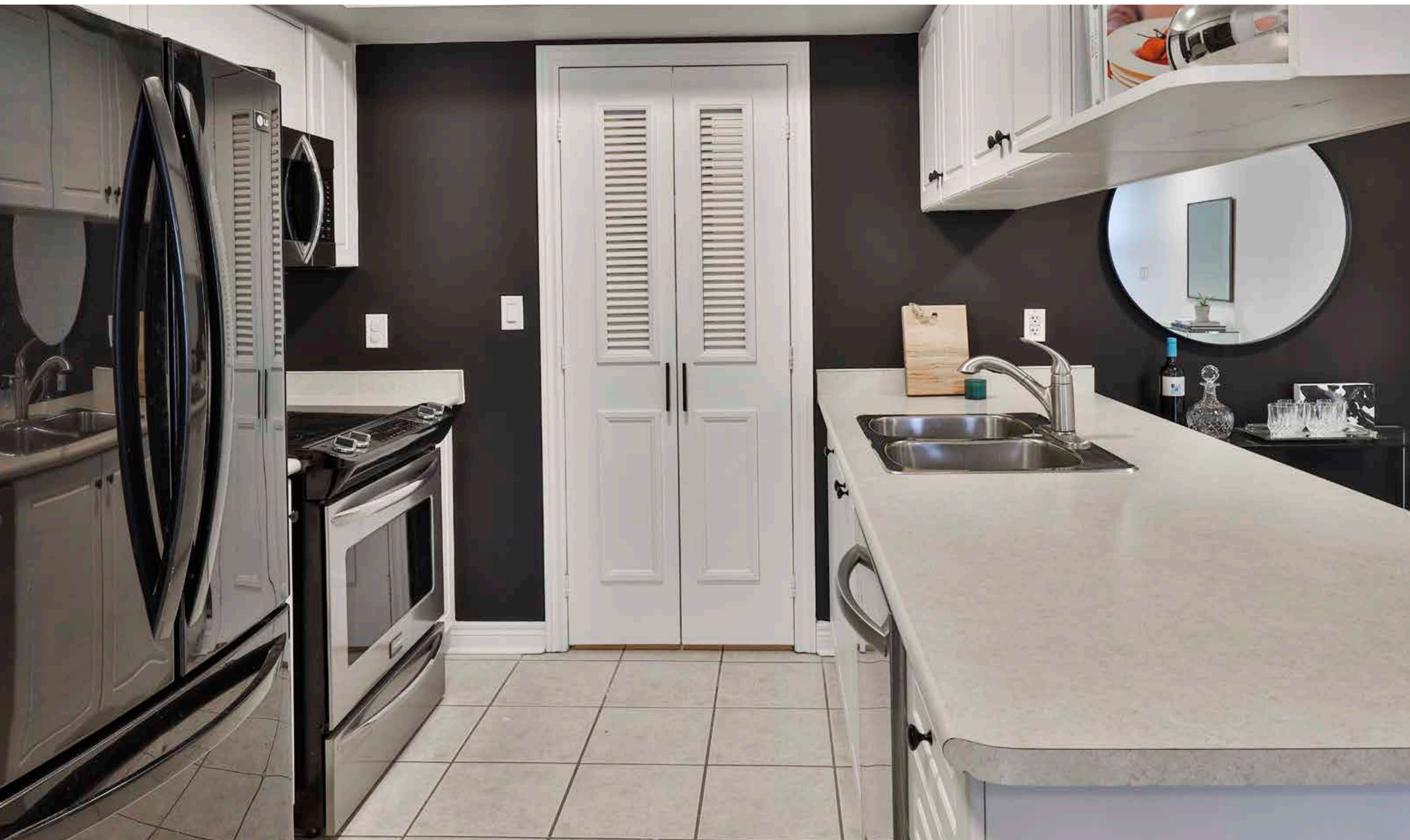








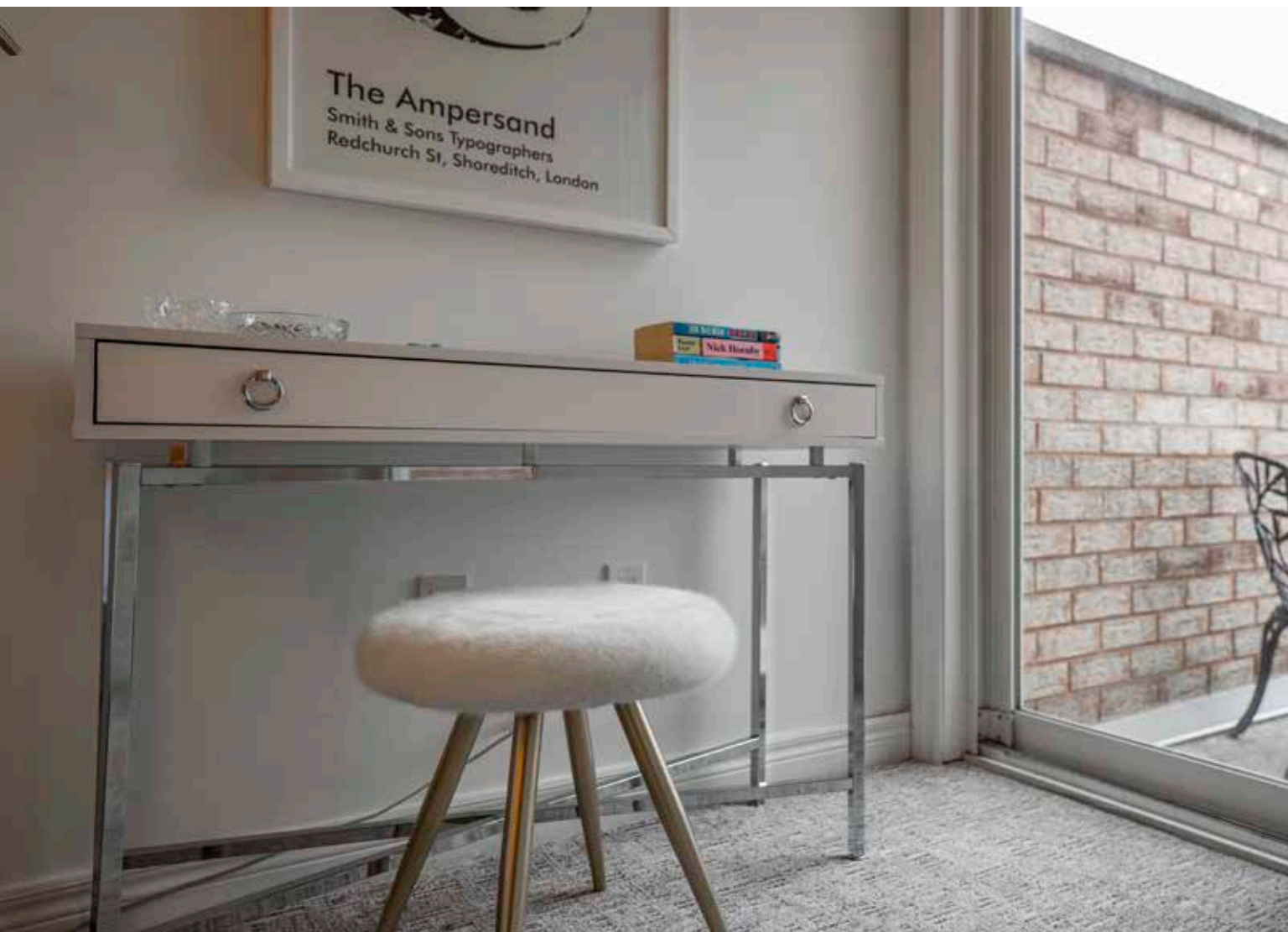
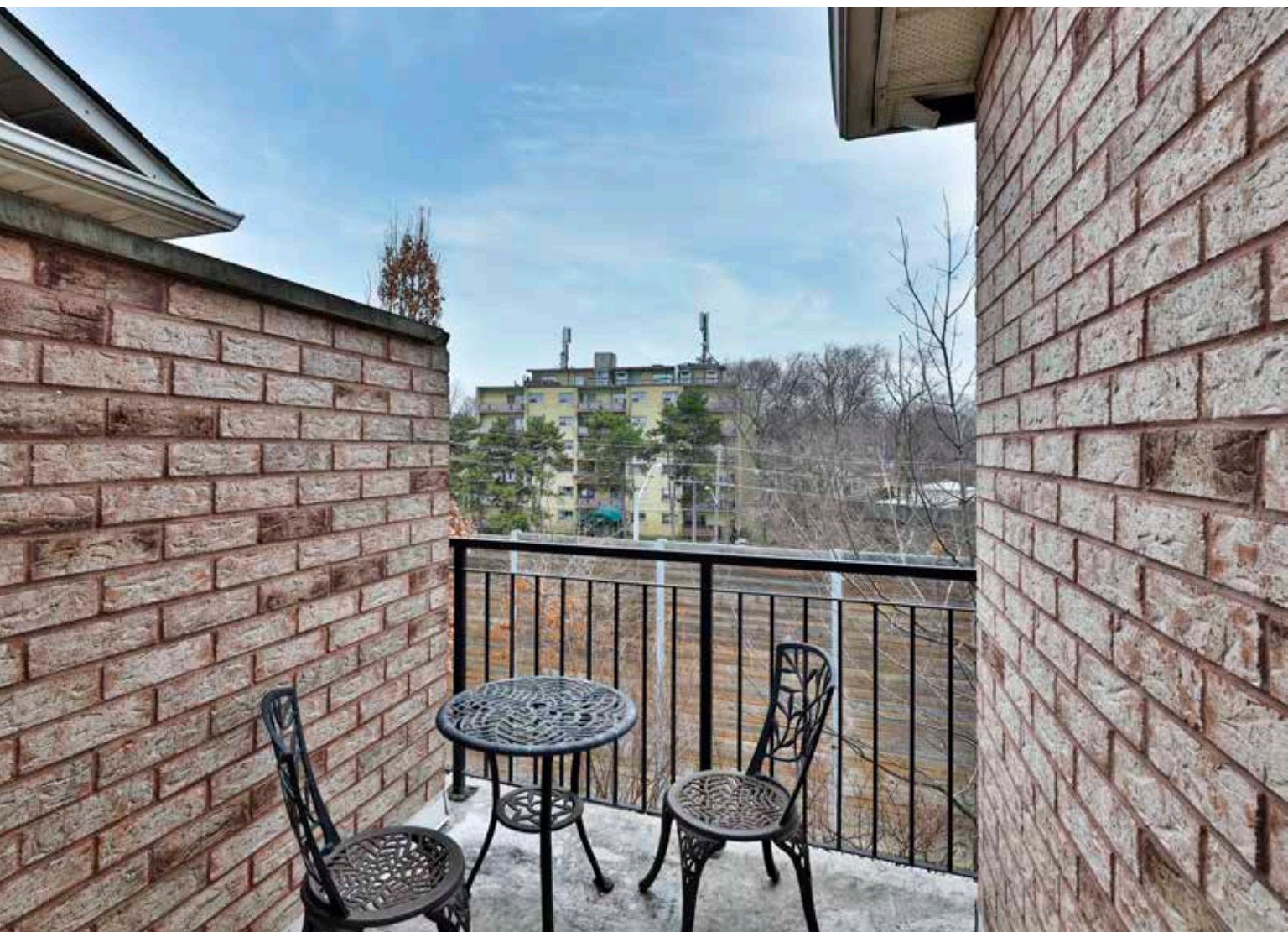




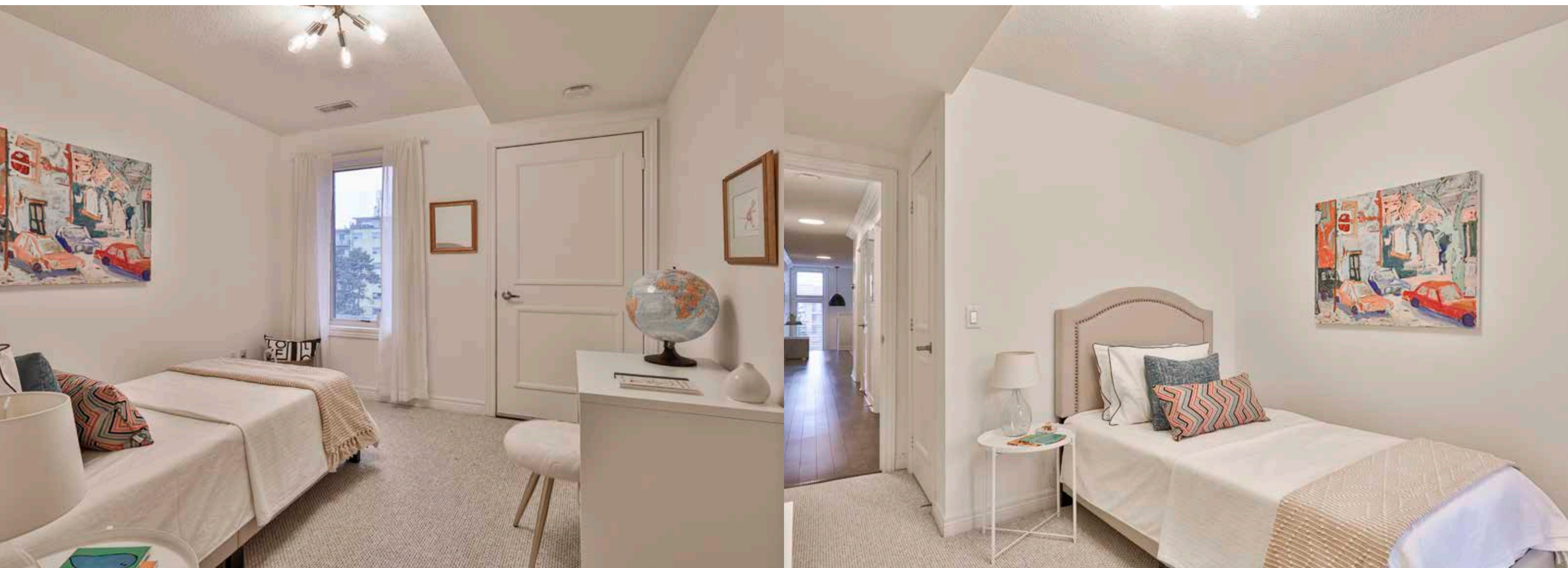




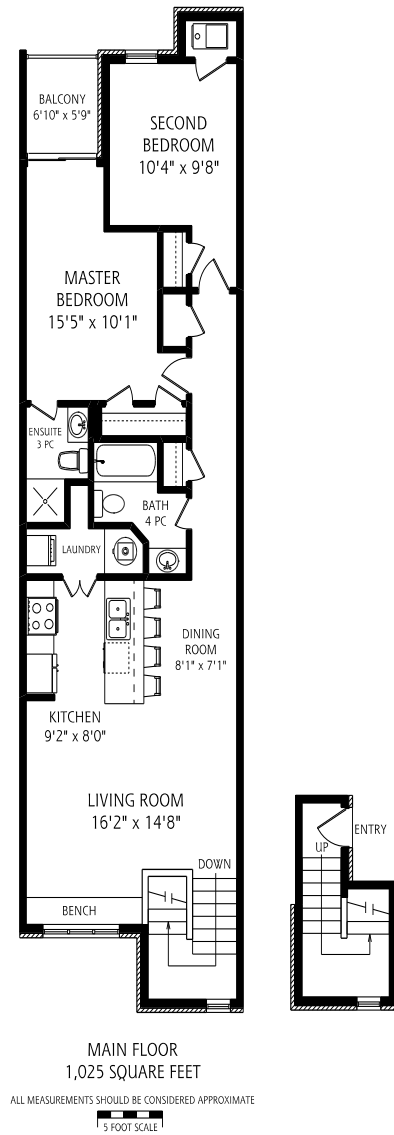












# Details

## TAXES

\$2730.41

## POSSESSION

30 days

## PARKING

Underground parking

## HEATING

Natural gas, Hot Water: Electric

## COOLING

Central air conditioning

## STATUS CERTIFICATE

Available

# Features

- Located in prime North Leaside
- Child-friendly and sought-after neighbourhood
- Updated two bedroom, two washroom suite
- Underground parking for one car
- Bright, light filled living room with lovely reading bench
- Open concept kitchen and dining room with breakfast bar
- Ample kitchen storage, with convenient ensuite laundry
- Hardwood floors throughout (New carpeting in both bedrooms)
- Generously sized master bedroom with ample storage and ensuite
- Private balcony off of the master bedroom
- Excellent school district including: Northlea Public School, Children's Garden School, St Anselms, Leaside High School
- Fantastic nearby recreational facilities including: Leaside Memorial Gardens with skating rink, pool, community centre and Trace Manes Park with library, baseball diamond, playground, splash pad and tennis courts
- Steps to Sandy Bruce Park, an off-leash dog park, and many hiking, biking and jogging trails, including Mt Pleasant Cemetery and Evergreen Brickworks
- Walking distance to the many shops and restaurants on Bayview Avenue, Eglinton Avenue and Laird Avenue
- Easy access and only minutes to the TTC, highways, downtown and the financial core
- Close proximity to the future LRT

## IMPROVEMENTS

- Freshly painted throughout (2021)
- Renovated second bedroom (2021)
- Bathroom vent replacement (2020)
- All in one dryer installed (2019)
- Hot water tank replacement (2018)
- Custom, built-in bench seating at living room window (2018)
- Furnace fan replacement (2018)
- New broadloom in master bedroom (July 2020) and second bedroom (Jan 2021)

## INCLUSIONS

- LG all-in-one washer/dryer
- Frigidaire Microwave
- Frigidaire Stove
- KitchenAid Dishwasher
- Electrical light fixtures
- Broadloom where laid
- Hot water tank (owned)
- Google NEST Smart Home Thermostat
- 3 x Smoke/Carbon Monoxide Detectors
- Google Nest Doorbell
- Cast iron café patio set on balcony (2 chairs and 1 table)
- Light fixtures in the master bedroom and second bedroom

## EXCLUSIONS

- All window coverings (Shutters in the front of the condo in the living room and in stairwell and Venetian blinds in second bedroom included)
- Light fixtures in the master bedroom and second bedroom





# 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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