



HEAPS ESTRIN

REAL ESTATE TEAM



1 Balmoral Avenue,
Suite 316



1 Balmoral Avenue, Suite 316

Situated in the heart of Toronto's coveted Yonge & St Clair neighbourhood, One Balmoral Avenue offers an eclectic design influenced by modern and classical European architecture. This prestigious condominium is a nine-storey building with best-in-class amenities. The building entrance brings residents into a beautiful lobby with a classic décor and a double-height ceiling.

Suite 316 is a spacious light-filled suite with almost 1,200 square feet offering two bedrooms, two bathrooms, and captivating South and South East city views. Upon entering the suite, one is immediately struck by the crown moulding, three spectacular Juliette balconies, and a very well-designed layout.

The fabulous open concept living and dining area is perfect for entertaining guests or relaxing with family and offers elegant wall-to-wall carpeting, crown moulding, a four-piece bathroom, and two Juliette balconies. The gourmet kitchen boasts granite countertops, custom white cabinetry, and slate flooring.

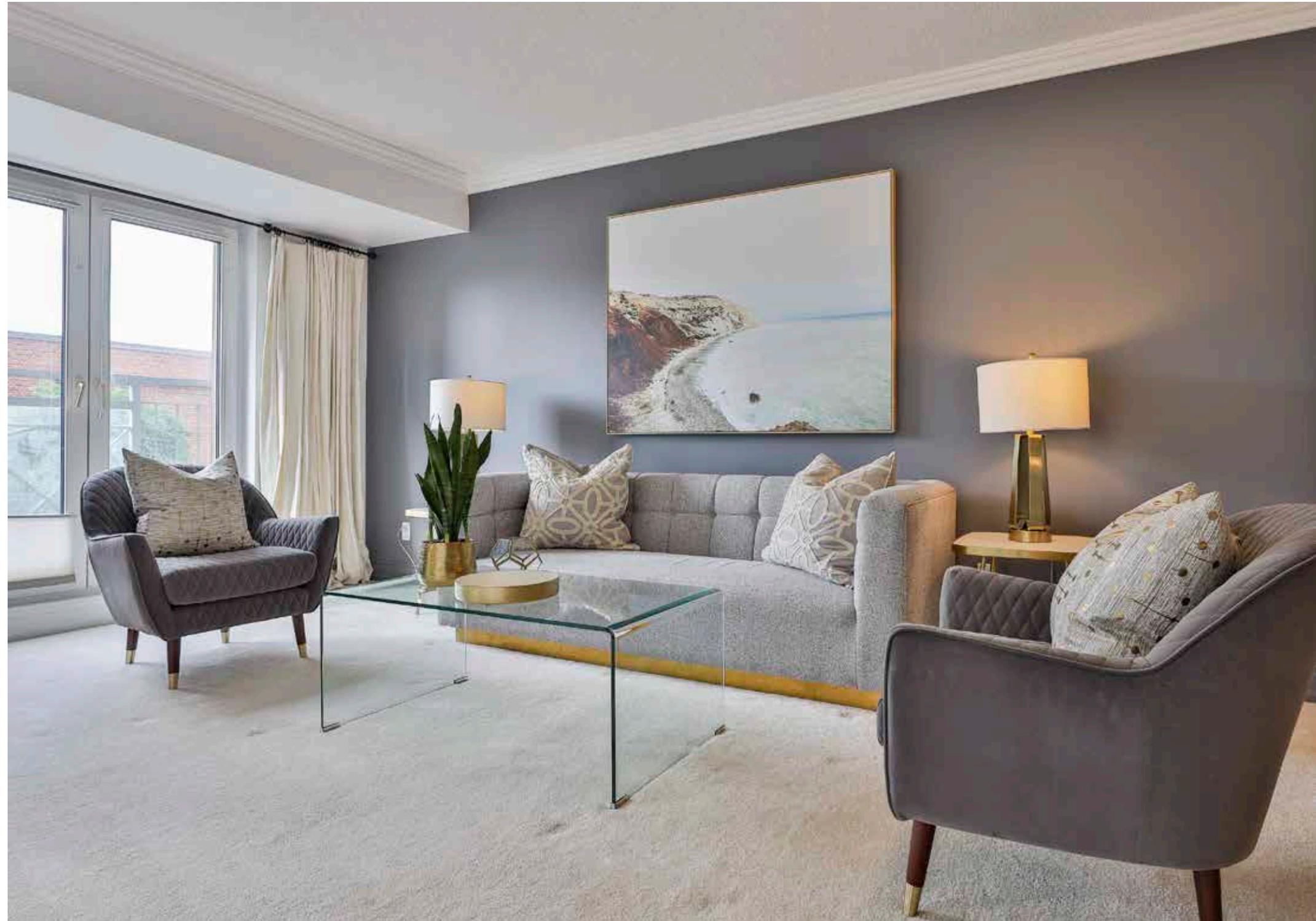
The spacious primary bedroom overlooks the peaceful neighbourhood and is complete with a Juliette balcony, a walk-in closet, and a four-piece ensuite bathroom. The second well-proportioned bedroom boasts wall-to-wall carpeting and a spacious closet that provides an abundance of additional storage space.

One Balmoral Avenue offers unmatched amenities, including a fully equipped gym, a large party room complete with a kitchen and modern décor, guest suites for visitors, a meeting room, a tranquil courtyard that has a stone fountain and lush greenery, ample parking options for visitors and a twenty-four-hour concierge and security.

The building is also close to many popular greenspaces, including David A. Balfour Park and Ramsden Park, the ravine system and is surrounded by some of the city's most sought-after restaurants, retail shops, and biking and hiking trails. One Balmoral Avenue suite 316 offers a unique opportunity to own a stunning condominium unit in one of Toronto's most sought-after neighbourhoods.

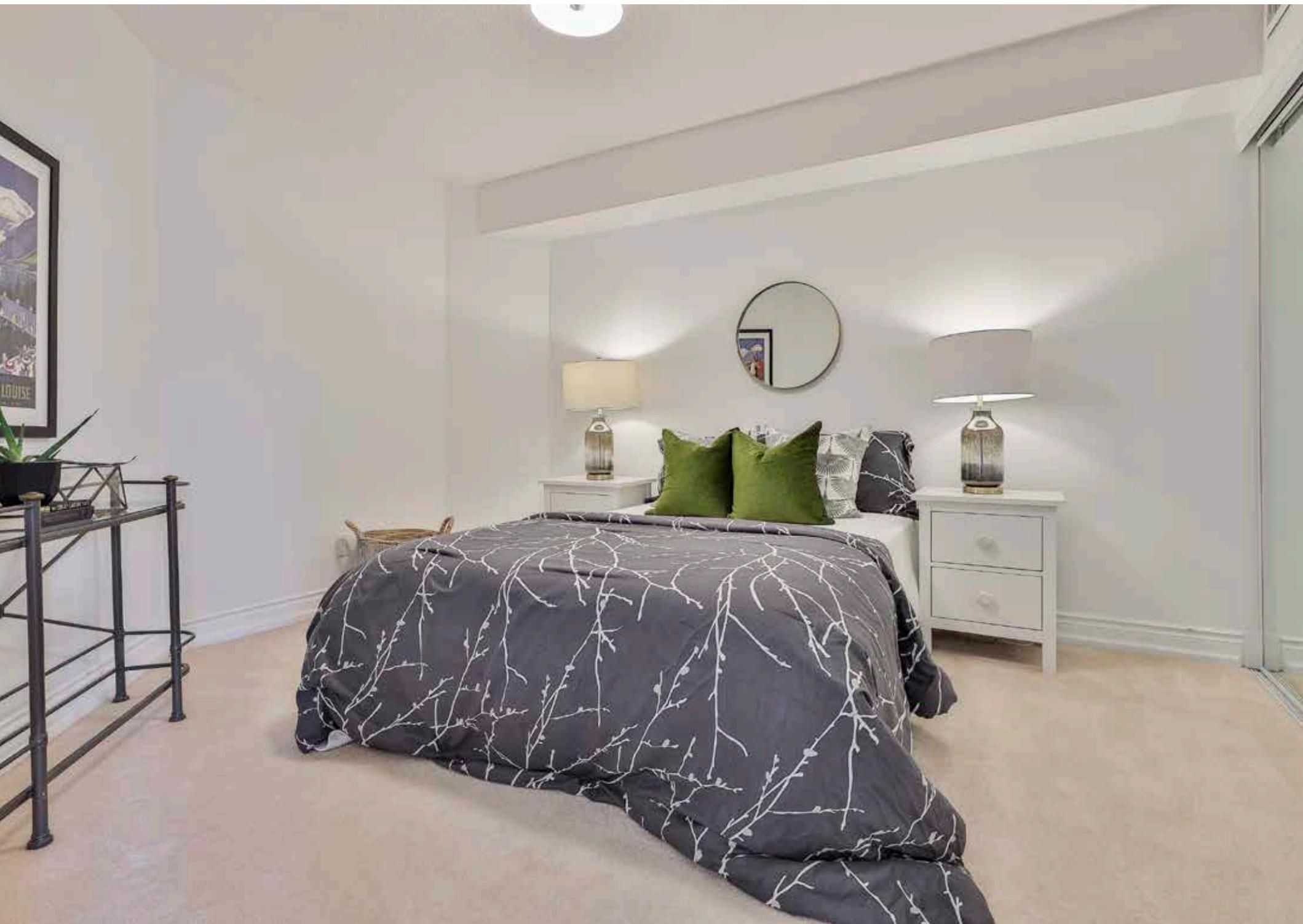






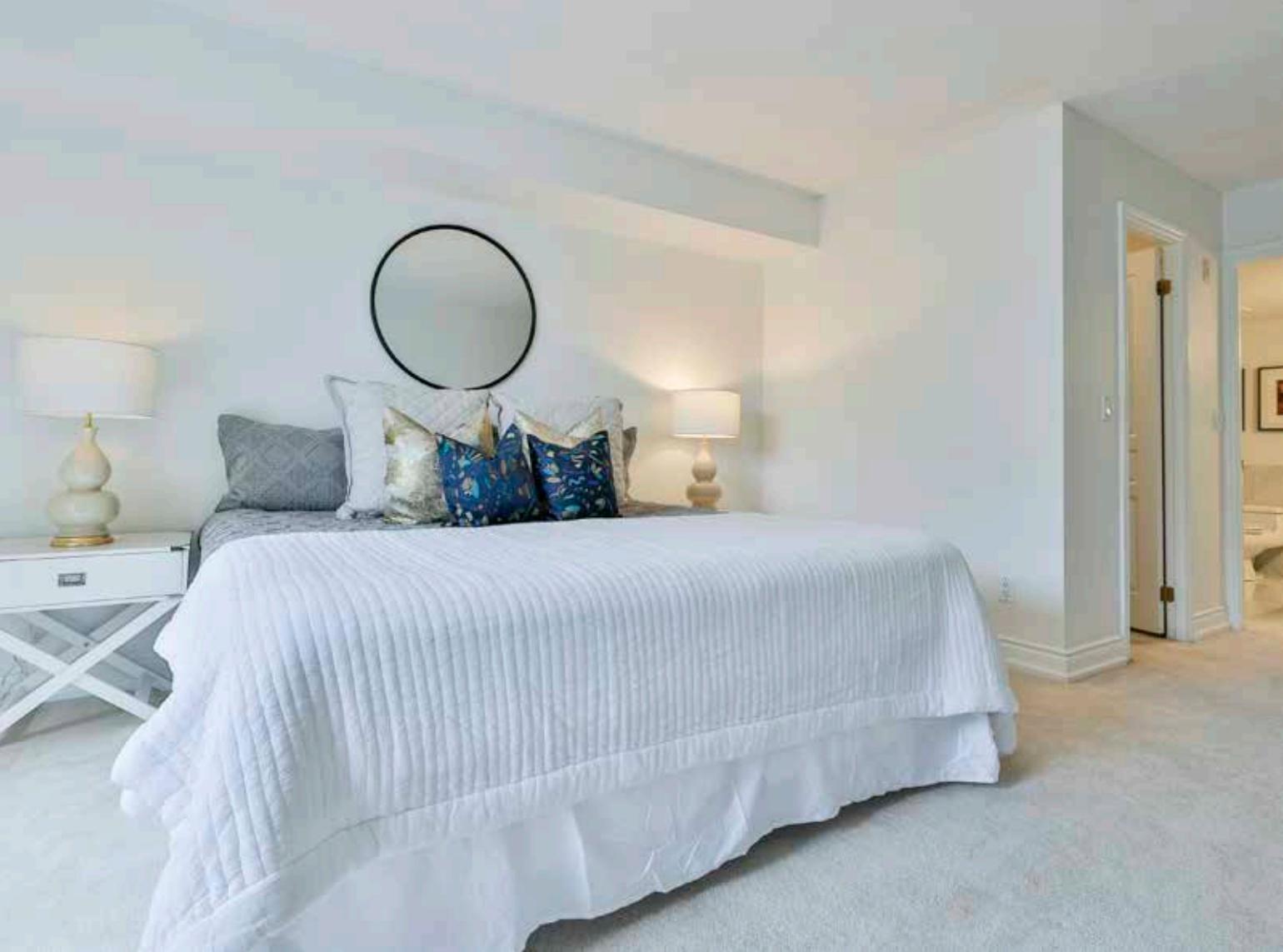


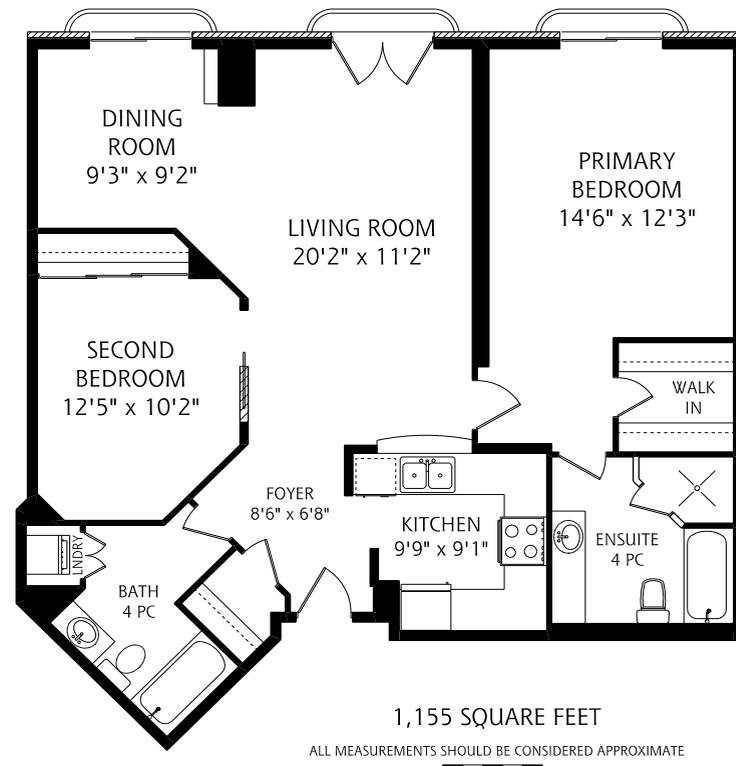












Details

TAXES

\$4,717.02 (2021)

MONTHLY MAINTENANCE FEES

\$1,042.14

POSSESSION

30-60 Days

Features

- Nestled in Toronto's coveted Yonge & St Clair neighbourhood, One Balmoral Avenue is a prestigious nine-storey condominium with a total of one-hundred-thirty-three spacious and luxurious units that boast large terraces and Juliette balconies
- The entrance of the building brings the visitors and the residents into a beautiful lobby that has a classic décor and ceiling height of two stories
- Suite 316 is a spacious 1,155 square foot light-filled unit offering two bedrooms, two bathrooms, and captivating East and South East city views
- The suite boasts exquisite crown moulding, three spectacular Juliette balconies, and a layout that blends elegance with comfort
- The open concept living and dining area is perfect for entertaining guests or relaxing with family and boasts elegant wall-to-wall carpeting, crown moulding, a four-piece bathroom, and two Juliette balconies
- The gourmet kitchen boasts granite countertops, custom white cabinetry, and slate flooring
- The spacious primary bedroom offers a quiet respite and is complete with a Juliette balcony, a walk-in closet, and a five-piece ensuite bathroom
- The second well-proportioned bedroom boasts wall-to-wall carpeting and a spacious closet that provides an abundance of additional storage space
- Amenities available in the building include a fully equipped gym, a large party room complete with a kitchen and modern décor, guest suites for visitors, a meeting room, a tranquil courtyard that has a stone fountain and lush greenery, a dedicated visitor parking area and a twenty-four-hour concierge and security
- The building is also in close proximity to many popular greenspaces including the ravine, David A. Balfour Park and Ramsden Park and is surrounded by some of the city's most sought after restaurants, retail shops, and biking and hiking trails.
- In close proximity to public schools including Brown Junior Public School, Deer Park Junior and Senior Public School, Jarvis Collegiate Institute, and Northern Secondary School
- Surrounded by some of the most sought-after private schools including Upper Canada College, St. Michael's College School, Greenwood College School, and The York School

INCLUSIONS

- General Electric fridge
- General Electric stove
- Maytag dishwasher
- Ancona range hood
- Washer and dryer
- All window coverings
- All electric light fixtures



HEAPS ESTRIN

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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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