



# HEAPS ESTRIN

REAL ESTATE TEAM



707 Dovercourt Road,  
Suite 308



## 707 Dovercourt Road, Suite 308

Boutique loft style building in desirable Bloorcourt Village.  
Only 5 floors!

This west facing open concept 1 bed + den has a great functional layout.

9 ft exposed concrete clg with floor to clg windows that bring in the golden hour light.

Just steps to Bloor St W With all the essentials right outside your door, trendy restaurants, shops etc. 4 minute walk to Ossington Subway. Fantastic investment opportunity or great space for the first time buyer.







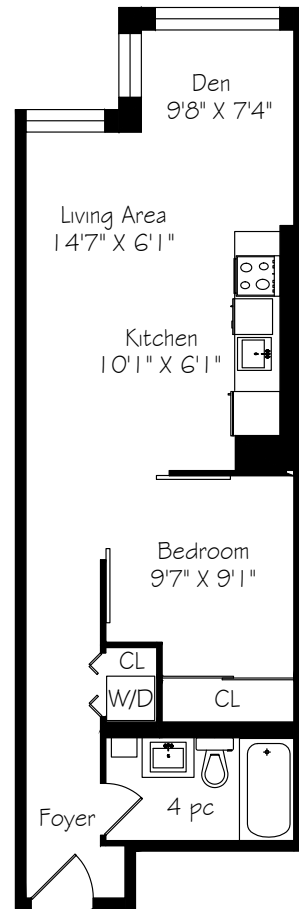




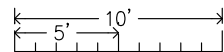








Suite 308  
546 Square Feet  
As Per Builders Plans



Measurements and Calculations are approximate  
To be used as guidelines only

## Details

### TAXES

\$1,900.26 (2021)

### MAINTENANCE FEES

\$441.14 (monthly)

### POSSESSION

June 28th 2022

### HEATING

Fan coil unit

### COOLING

Fan coil unit

## Features

- Open concept Living/Dining/Kitchen
- Desirable low rise building with only five floors
- West Facing - beautiful sunset views
- Floor-to-ceiling windows
- En-suite laundry
- Green space directly across the street - perfect for dogs
- Steps to Ossington Subway Station - easy access to the rest of the city
- Bloor Street West a few steps away with everything you could need
- Building surrounded by residential homes makes it a very peaceful place to live
- YMCA with pool close by
- Mall a few blocks away
- Low maintenance fees

### INCLUSIONS

- Built in fridge
- Stainless steel stove
- Stainless steel microwave hood
- Stainless steel dishwasher
- Stacked washer dryer
- All light fixtures except those noted in exclusions
- Window coverings

### EXCLUSIONS

- Bedroom light fixture

### RENTAL

- None



# 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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