



HEAPS ESTRIN

REAL ESTATE TEAM



38 Grand Magazine st #729

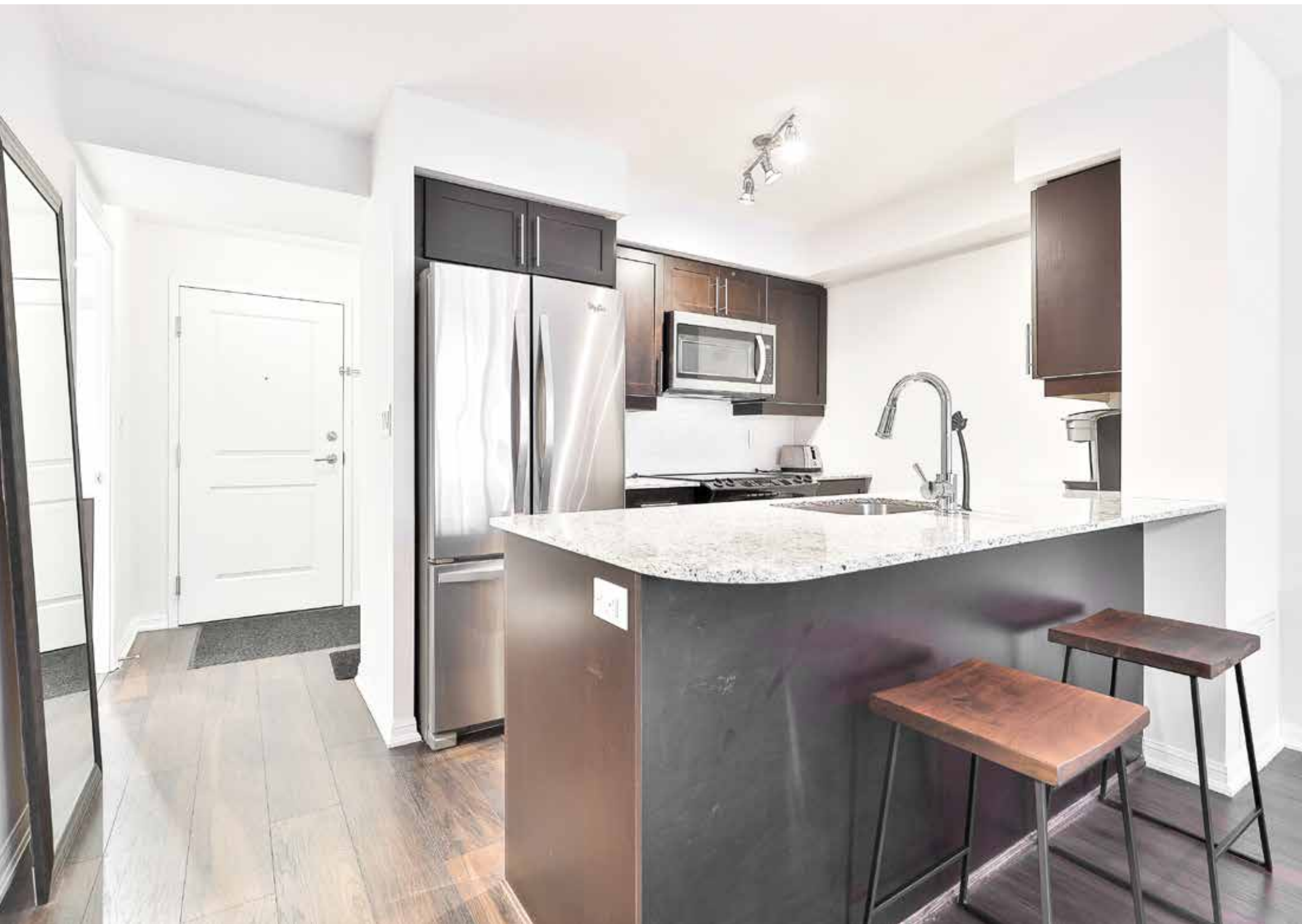


38 Grand Magazine st #729

Welcome to suite 729 at the York Harbour Club! An impeccably maintained and beautifully finished 1 bedroom plus den condo located just steps from the waterfront. An extremely functional layout, the suite presents a spacious kitchen with a breakfast bar that is open to the combined dining and living area. The living area leads out to the large east facing terrace, which becomes an extension of the interior living area in the summer months. The primary bedroom, also with eastern exposure, has great closet space and a second walkout to the terrace. The den completes the unit as a perfect home office, nursery or guest bedroom. All this - with parking and a locker!

Life at the York Harbour Club offers amazing building amenities alongside a central location, with easy access to highways, transit, waterfront parks, Billy Bishop Airport and all of the conveniences associated with Toronto living. The buildings amenities include a 24 hour concierge, fitness centre, outdoor swimming pool, barbecue area, party room and ample visitor parking among other features.

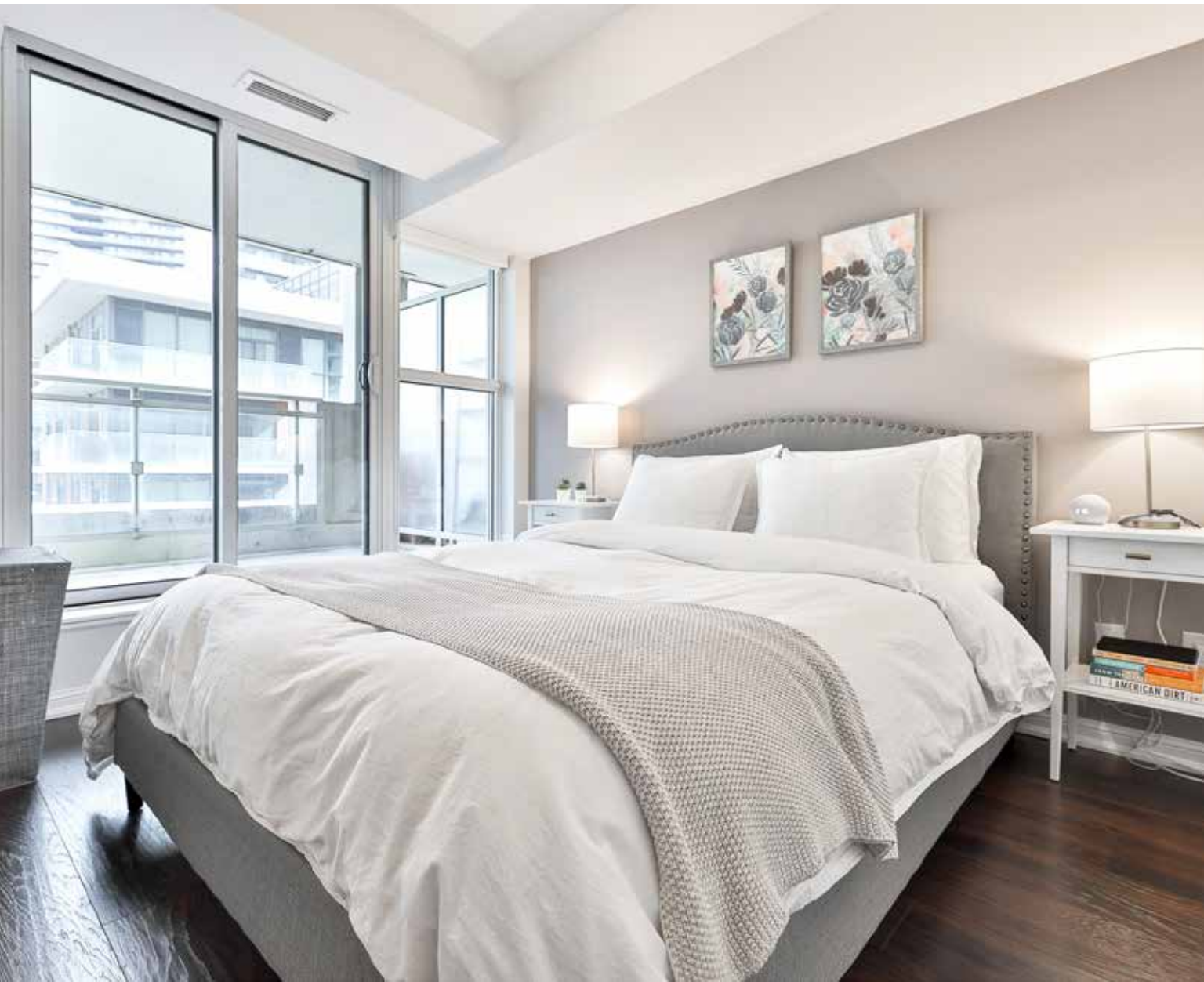
Suite 729 presents an amazing opportunity to live in a vibrant waterfront community and well maintained building with an amazing location within downtown Toronto and an attractive floor plan perfect for end users and investors.

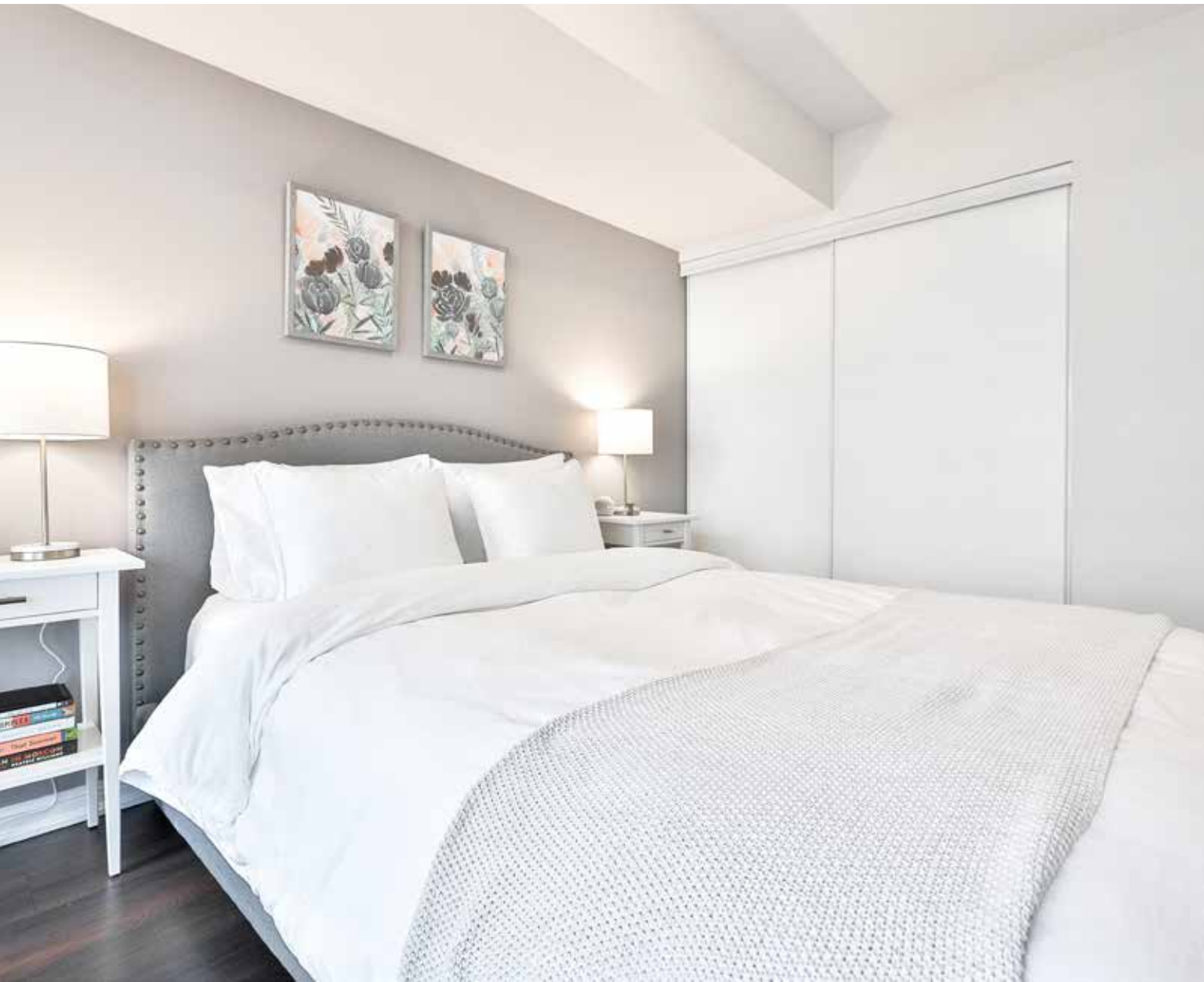


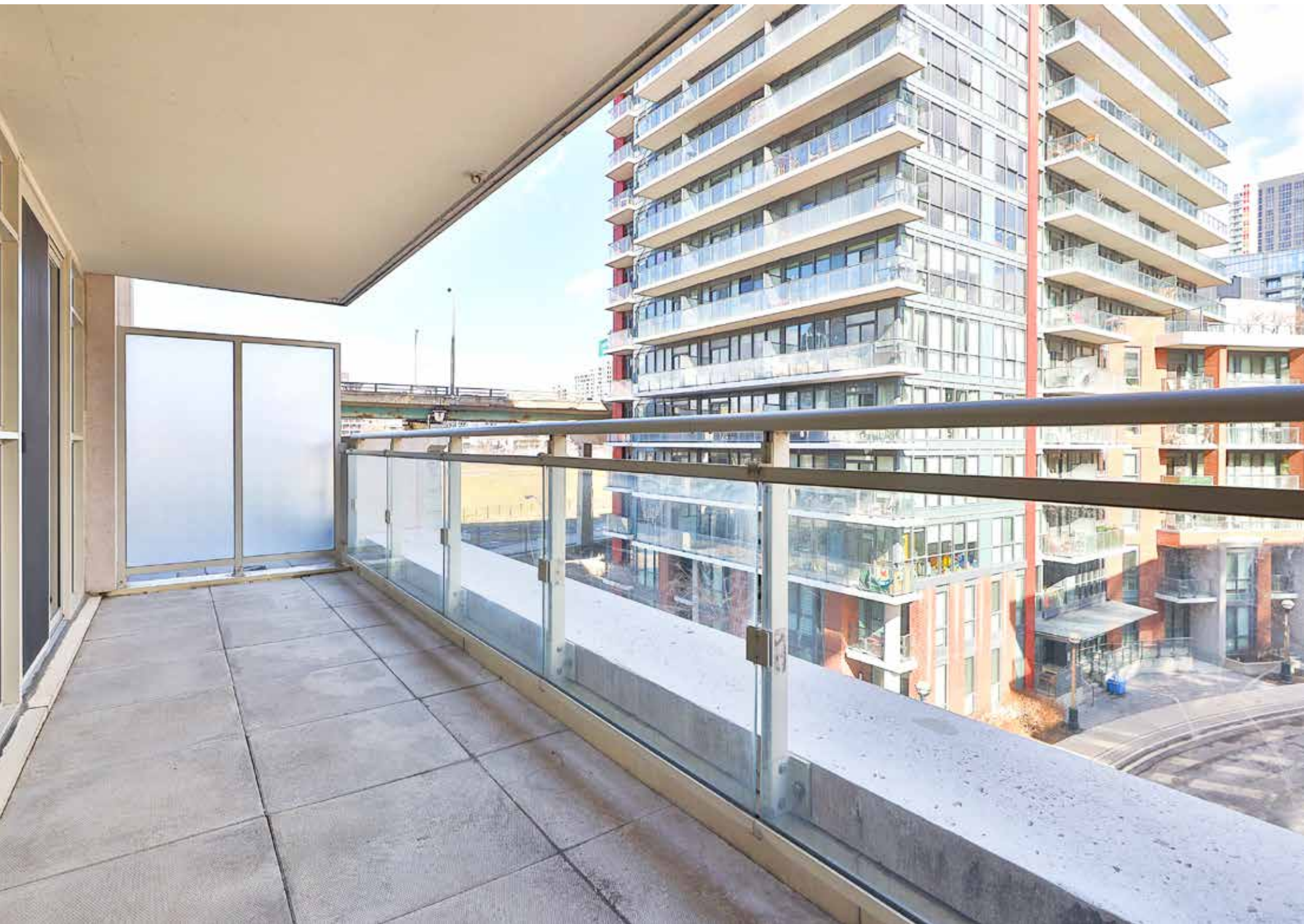


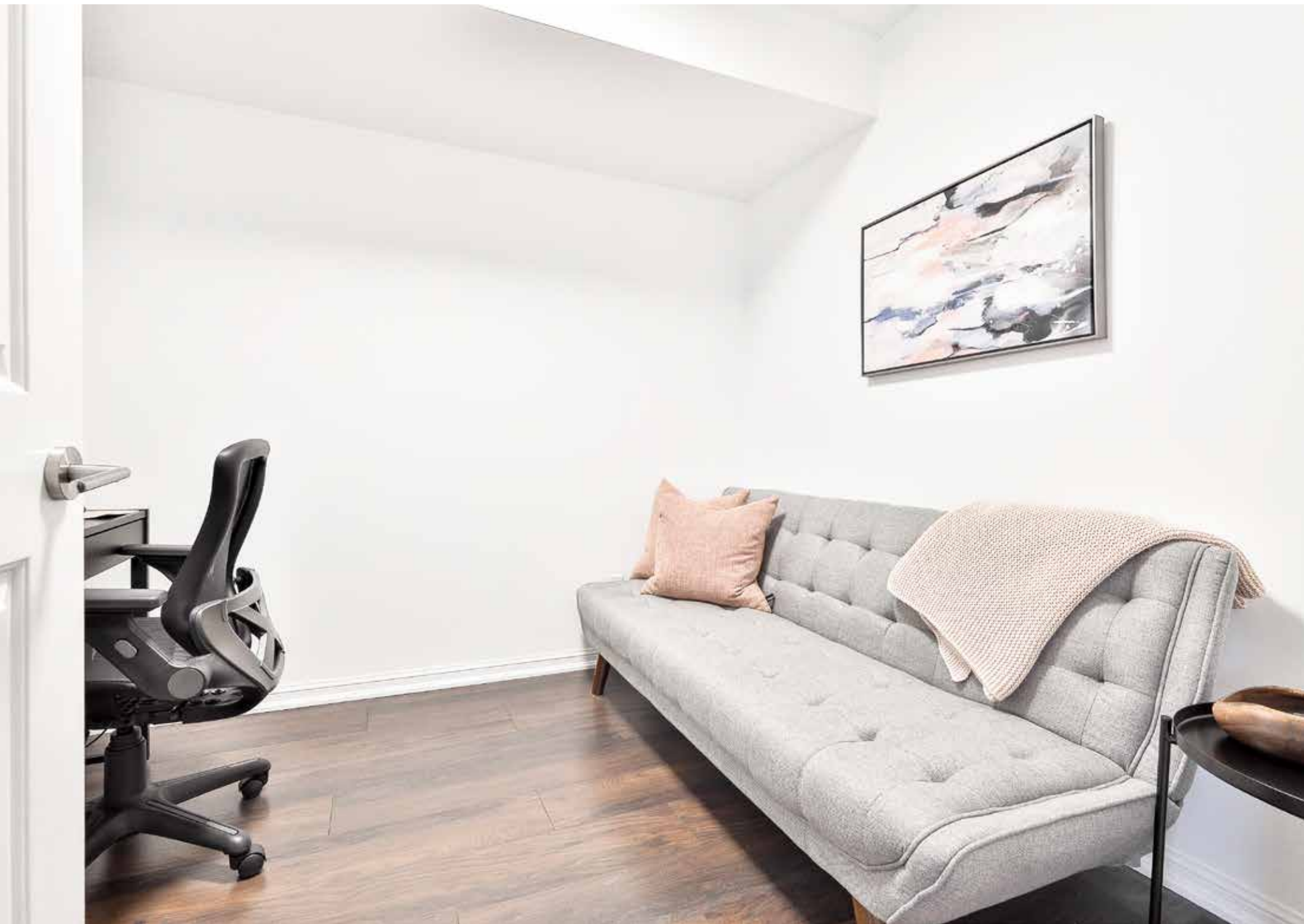


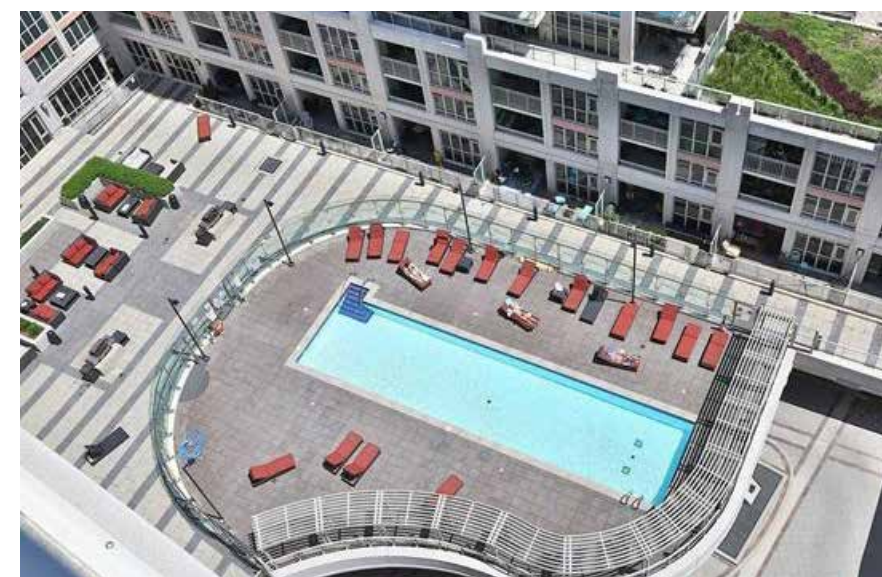


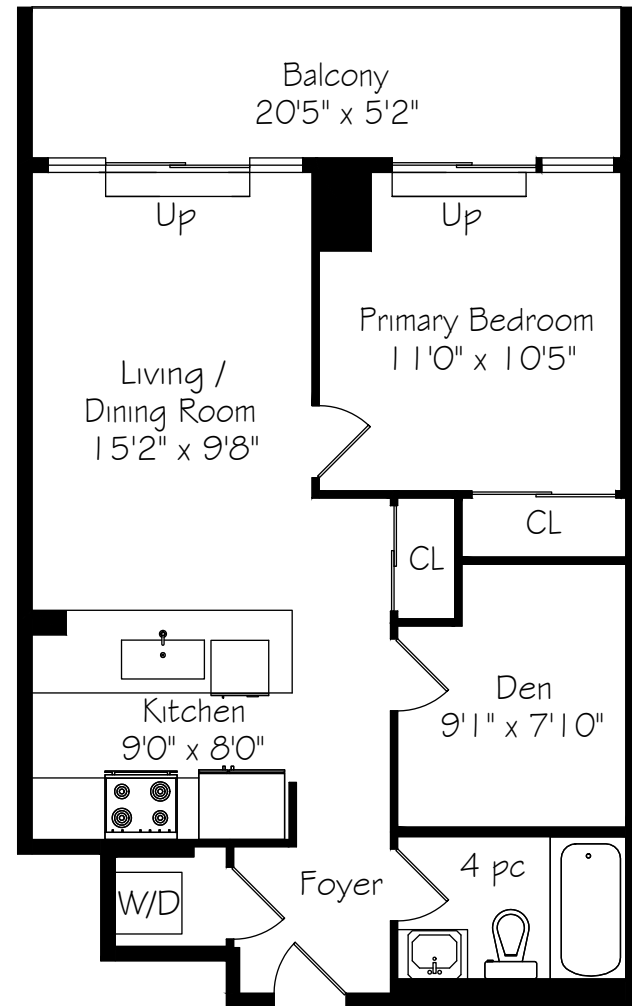












Details

MAINTENANCE FEES

\$513.01

TAXES

\$2173.85 (2022)

POSSESSION

Flexible

HEATING

Forced Air

COOLING

Central Air Conditioning

PARKING

One underground parking space (P4 - 73)

LOCKER

One Storage Locker (P3 - 260)

Features

- One bedroom plus a den that easily doubles as a home office, nursery or guest bedroom.
- Beautiful eastern exposure with city views
- Foyer with coat closet and separate washer/dryer closet
- Spacious kitchen with granite countertops, custom backsplash and breakfast bar overlooking the living/dining area
- Living/dining area with floor to ceiling windows and a walkout to the large east facing terrace
- Generously sized primary bedroom with excellent closet space
- Bright and clean four piece bathroom
- Amazing central location, steps to the waterfront Coronation Park, The Bentway & easy access to public transit & highways
- Walking distance to multiple grocery stores, the Rogers Centre & The Well development, a highly anticipated shopping and dining destination
- Located within the York Harbour Club, a well maintained building with amazing amenities

INCLUSIONS

- Whirlpool Fridge
- Whirlpool Stove
- Whirlpool Microwave with Exhaust Fan
- LG Dishwasher
- Whirlpool Washer & Dryer
- Custom Window Coverings
- All light fixtures

EXCLUSIONS

- None

RENTALS

- 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.



Collin Brown

REAL ESTATE AGENT

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