



HEAPS ESTRIN

REAL ESTATE TEAM



18 Lower Village Gate, Suite 405



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Welcome to the highly coveted Village Gate, ideally located in Forest Hill Village and within steps of all the area's shops, restaurants, and amenities.

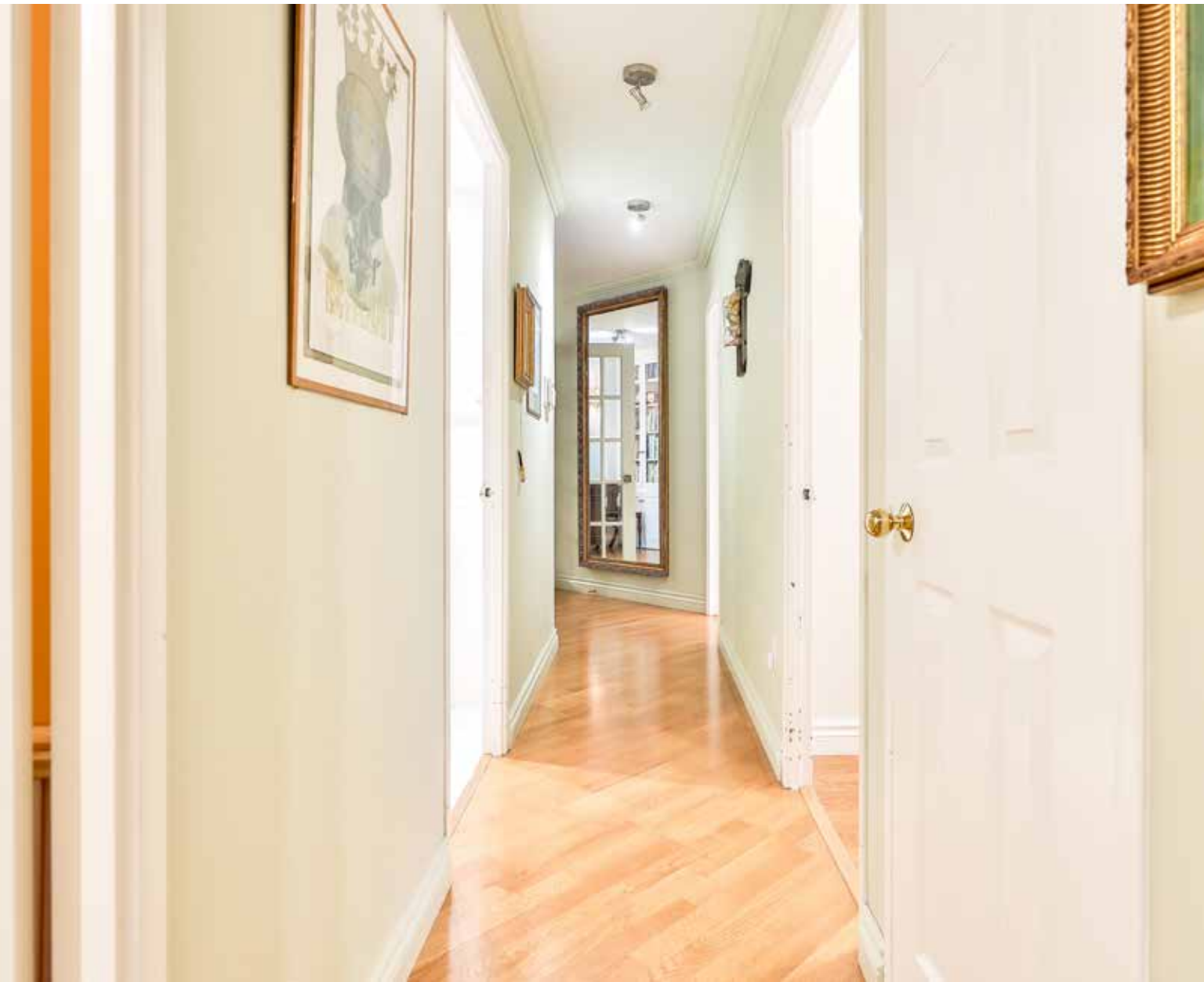
Suite 405 offers a versatile floor plan with over 1,680 square feet of living space and has been thoughtfully renovated and updated throughout. The warm and inviting foyer offers a walk-in closet with ample storage and opens into the expansive living room via double and private French doors. The wall-to-wall windows offer a sun-filled retreat in the oversized living room with an open-concept dining room showcasing hardwood floors, crown moulding and beautiful south views.

The European-style eat-in kitchen boasts granite countertops, marble floors, high-end appliances, and ample storage in the custom cabinetry with a walk-out to the open balcony overlooking the front gardens.

The private quarters boast two bedrooms, two full bathrooms and a large laundry room. The spacious primary bedroom features a walk-in closet with built-in organizers, an additional double closet, and a renovated five-piece ensuite with ceramic tile surround, a stand-alone soaker tub and a floating vanity.

The second bedroom is equally as impressive, with a double closet and direct access to an updated four-piece washroom adorned in white natural stone and a glass-enclosed shower. A separate laundry room with a tile floor and ample cabinetry for storage complete the suite.

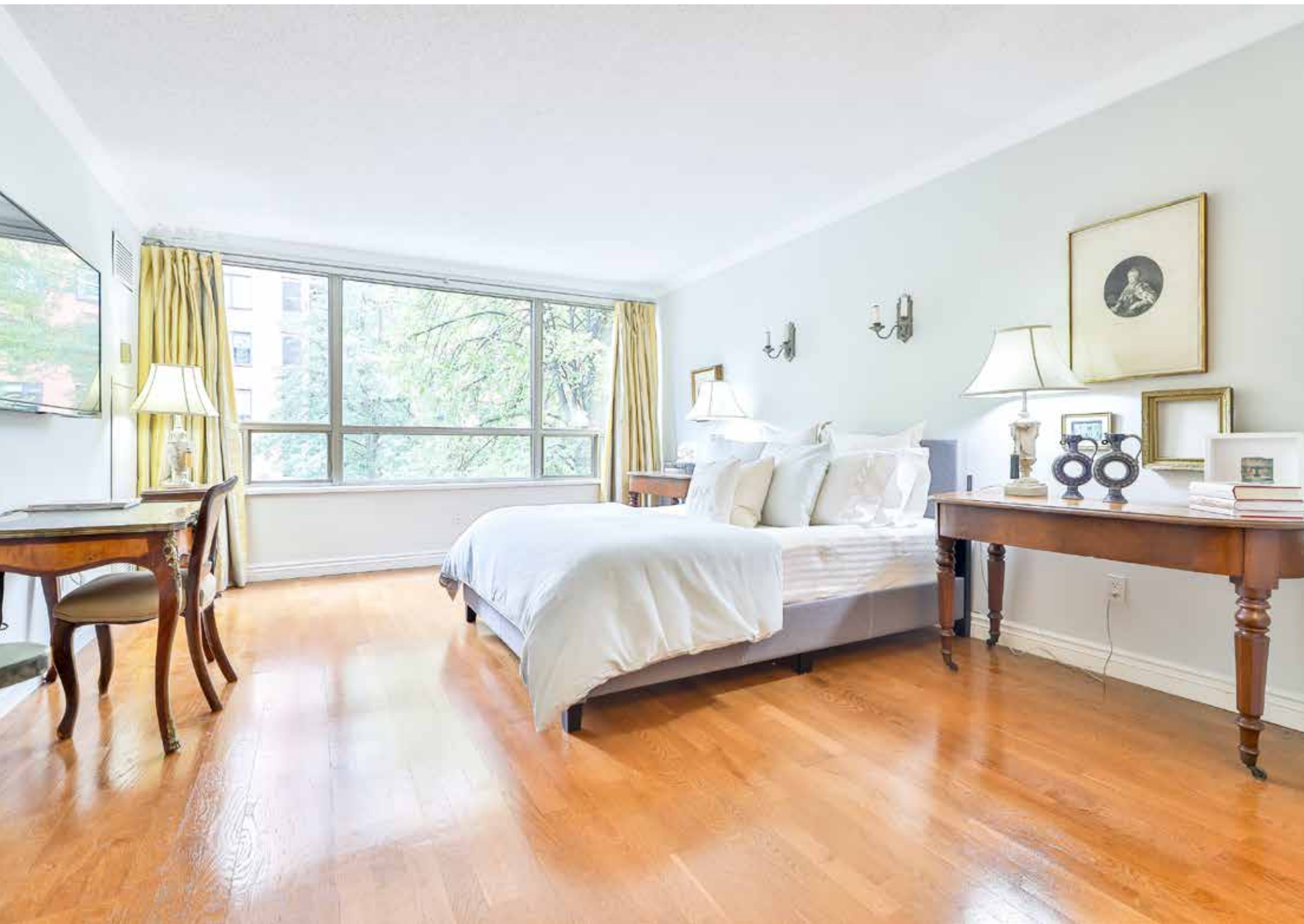
Wonderful amenities include 24-hour security at the gatehouse, outdoor pool, gym and exercise room, party room and ample visitor parking. Two car parking and a locker are included. Ideally located and steps to TTC, green spaces and all the shops and amenities of Forest Hill Village.









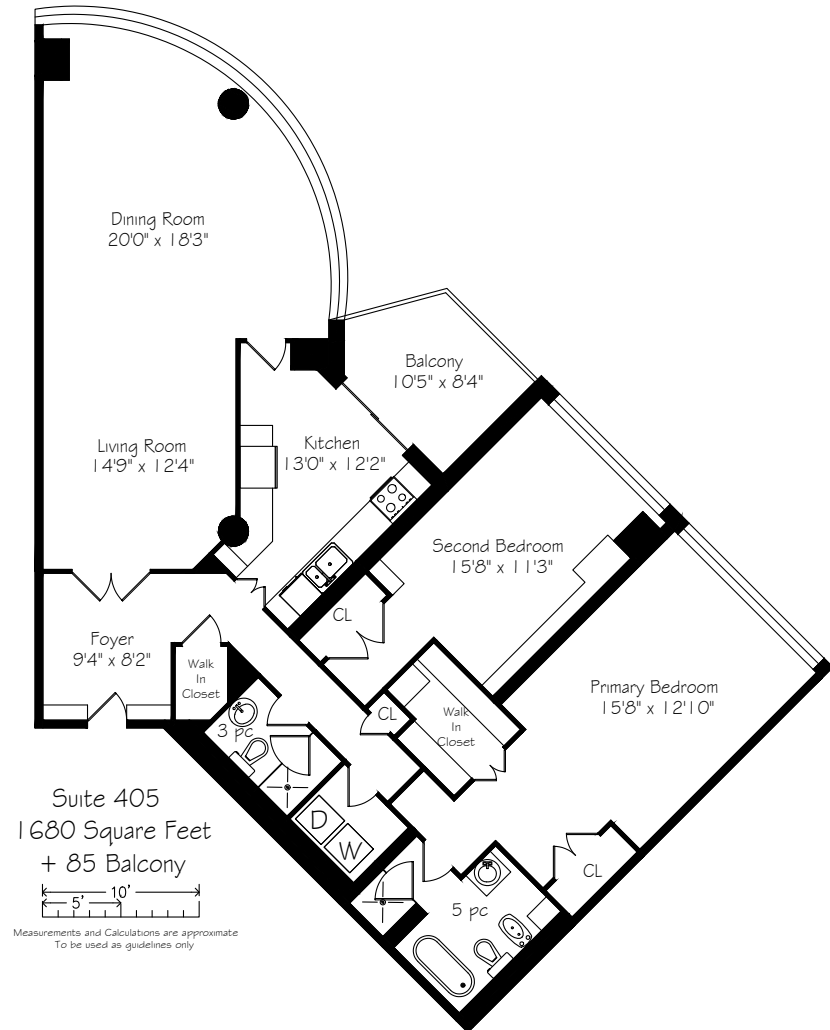












Details

MONTHLY MAINTENANCE FEES INCLUDE

All utilities

TAXES

\$5,902.26 (2022)

POSSESSION

30 days or TBD

HEATING

Forced Air Gas

COOLING

Central Air Conditioning

PARKING

Two car underground parking (owned)

LOCKER

Locker: One sizeable locker (owned)

Features

- Versatile and flexible floor plan.
- Over 1,680 square feet of renovated space.
- Welcoming foyer with hardwood floors and a walk-in coat closet.
- Spacious sun-filled living room with hardwood floors and crown moulding and is open concept with the dining room.
- The dining room features a hardwood floor with floor-to-ceiling windows overlooking the front gardens.
- The eat-in kitchen offers a marble floor with granite countertops, pot lights, stainless steel appliances with a convenient pot filler, custom cabinetry and a walk-out to the south-facing terrace.
- Spacious light-filled primary retreat with hardwood floors, crown moulding, sconces, a walk-in closet with custom built-in organizers and an additional double closet.
- Ensuite renovated five-piece bathroom with Caesarstone countertop and floating vanity, stand-alone soaker tub and faucet, glass enclosed shower surrounded by Carrara ceramic tile.
- The second bedroom offers hardwood floors, crown moulding and a double closet, and can easily be used as a den with its built-in bookshelves and storage
- Four-piece renovated bathroom adjacent to the second bedroom with pot lights, pedestal sink and glass enclosed shower with linear drain, rain showerhead and adorned in white natural stone
- Large laundry room with tiled floor, front loading washer and dryer, and ample cabinetry for storage
- This well-managed building offers excellent amenities, including a 24-hour gatehouse, outdoor pool, exercise room, party room, and visitor parking.
- The Village Gate residences are in close proximity to shops, restaurants, Loblaws, TTC and green spaces, including Cedarvale Park

INCLUSIONS

- LG refrigerator
- Bosch stove top
- Gaggenau oven
- Faber hood van
- Panasonic microwave
- Frigidaire washer
- Frigidaire dryer
- Shelving in laundry room
- Shelving unit in bathroom

EXCLUSIONS

- Sconces in living room
- Candle sconces in living room
- Sconces in dining room
- Sconces in primary bedroom
- Sconces in foyer
- Light fixture in primary



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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