



# HEAPS ESTRIN

REAL ESTATE TEAM



40 Glen Road, Suite 301

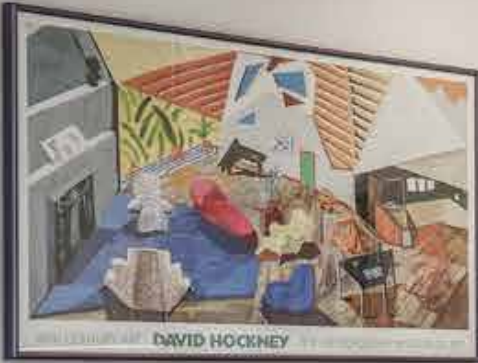


## 40 Glen Road, Suite 301

Nestled amongst the trees of Rosedale, 40 Glen Road #301 is the ideal home for those looking for a spacious and modern suite located in one of the city's most coveted neighbourhoods. This completely renovated unit features a perfect open-concept layout, having previously been a three-bedroom unit. As you walk through the front door, you are greeted by a foyer with a double closet and separate office/sitting area, seamlessly flowing into the light-drenched kitchen and great room. Three expansive windows, featuring electric blinds, flank the space and overlook the large balcony. The sprawling chef's kitchen features an oversized island and abundant storage space with a rich, high-end design. Step into the expansive combined living and dining room, which is the ideal space for relaxing and entertaining and is highlighted by the lovely built-in shelving, giving the space a perfect touch of character. A complete 4-piece renovated bath can be found off of the living room and features intricate marble flooring and modern fixtures. The main bedroom features a large window overlooking lush treetops and the soon-to-be reopened Glen Road bridge. The spacious ensuite bathroom boasts an oversized vanity and a gorgeous walk-in glass shower. The second bedroom affords endless opportunity - maintain it as the custom walk-in closet of your dreams, or have the current owner convert it back to a second bedroom. This stunning unit is a true gem in a lovely boutique building. Surrounded by all of the amenities Rosedale has to offer, 40 Glen Rd #301 is truly a special place to call home.















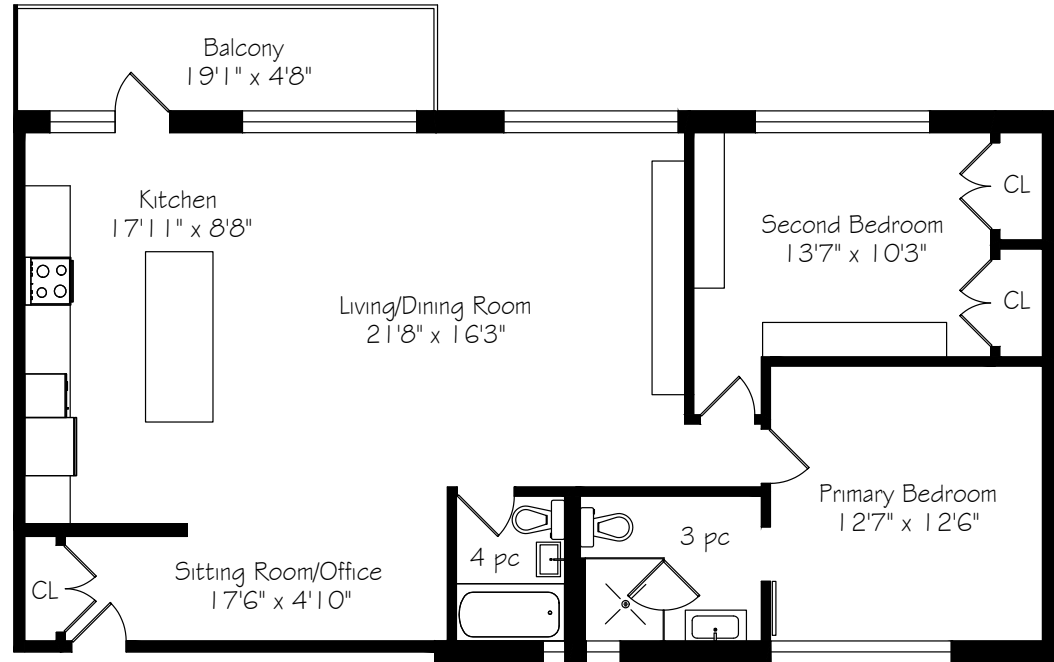




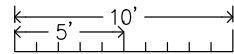




# Features



Suite 301  
1 205 Square Feet  
+ 90 Balcony



Measurements and Calculations are approximate  
To be used as guidelines only  
[www.measuredup.ca](http://www.measuredup.ca)

- Prime South Rosedale location
- Over 1200 Sq. Ft. of living space, flooded with natural light
- Expansive open-concept kitchen, living room, and dining room
- Additional office space or sitting room located off front foyer
- Gourmet kitchen with high-end cabinetry, stone counters, stainless steel and panelled appliances
- Bright primary bedroom features leafy treetop views and an impressive ensuite with oversized glass shower
- Full 4-piece bath located off the living room with intricate marble floor
- Boundless potential with a second bedroom or custom walk-in closet
- Added convenience with one parking space and an exclusive locker on the same level for additional storage

## INCLUSIONS

- Fisher & Paykel fridge,
- Samsung electric range
- Panelled Bosch dishwasher
- Fujitsu wall-mounted heat and AC unit
- All ELFs
- All window coverings, including electric blinds

## RENTALS

- None

# Details

## MONTHLY MAINTENANCE FEES

\$1,530.00

## TAXES

Included in monthly maintenance fees

## POSSESSION

January 15th 2024, flexible

## HEATING

Water/Gas

## COOLING

Wall-mounted unit



# 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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