

## 703/704 70 MONTCLAIR AVENUE



*Susan Conacher*

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*Presents*



**FOREST HILL VILLAGE**

**703/704 70 MONTCLAIR AVENUE**

One of the most sought after neighbourhoods in Canada. Walk to The Village, the subway, parks, the ravine, fantastic restaurants, grocery stores, specialty shops, the TTC, and some of the best private schools in Canada.

Tucked away on a quiet cul-de-sac, this 3 bedroom, 2-bathroom suite is a glorious 2249 square feet corner unit with a beautiful terrace garden. No other suite on the market offers such space, grace and style at such an affordable price.

### HIGHLIGHTS of 70 MONTCLAIR AVENUE

- \* Live-in Superintendent
- \* Visitor Parking
- \* Roof Top Terrace
- \* Short Walk to Heath Subway
- \* Guest suite
- \* 10 Minutes From King and Bay



*[www.GeorginaRatcliffe.com](http://www.GeorginaRatcliffe.com)*

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- Asking Price:** \$ 795,000
- Taxes:** \$ 6,000.00, 2009
- Maintenance Fee:** \$ 1,630.78, 2010  
Includes water, cable TV, building insurance, common elements.
- Parking:** 2 underground rental spaces. \$45.00 each per month
- Lockers:** 2, numbers 17 and 18.
- Possession:** May 31<sup>st</sup>, 2010 or to be arranged.

### SUITE HIGHLIGHTS

- \* 2249 Square Feet
- \* Bright West Light
- \* Wood Burning Fireplace
- \* Wet Bar With Sink, Fridge, Glass Cabinets & Racked Wine Storage Closet
- \* Oversized Separate Dining Room
- \* Master Suite Separate From Other Bedrooms
- \* Corner Suite
- \* Landscaped Terrace Garden
- \* Hardwood in Principal Rooms
- \* Large Kitchen With Walk-out To Second Balcony
- \* Separate Kitchen Eating Space
- \* Master Dressing Room Plus Ensuite

### INCLUDED WITH THE SALE ARE:

The Amana double door fridge with ice maker, Thermador stainless range top, GE Profile wall oven, Panasonic microwave, freezer, plate warmer, Maytag stacking washer and dryer, BBQ, hoses, lights and large brass planter on west terrace, all curtains, sheers and shutters.

Please exclude the decorative wall sconces in the dining and living rooms, the dining room chandelier and the 2 white wooden planters on the back balcony.

