

1005 – 71 SIMCOE STREET



www.GeorginaRatcliffe.com

Bus. 416.925.9191 Sales Representative Fax: 416.925.3935



www.GeorginaRatcliffe.com

Bus. 416.925.9191 Sales Representative Fax: 416.925.3935

Presents



SYMPHONY PLACE 71 SIMCOE STREET

Designed to compliment St. Andrew's Presbyterian Church next door, Symphony Place has much to offer a discerning clientele. Residents enjoy unmatched access to the vibrant downtown core of the city, within easy walking distance to theatres, sport venues, the financial district and The Path underground shops. Fresh fruits and vegetables are sold in the adjacent Path system, Toronto's underground city, and there are dozens of great restaurants nearby and historic St. Lawrence Market and Eaton's Centre are within easy reach. In addition the major cultural attractions of the city centre are readily accessible and the King Street subway entrance is just steps away. This location has everything and is a great place to live!

SYMPHONY PLACE HIGHLIGHTS

- * 24 Hour Concierge
- * Electronic Security Surveillance
- * Indoor Visitor Parking
- * Impeccable Maintenance
- * Close to The TTC & The Path
- * Recently Equipped Gym
- * In Suite Security
- * Indoor Parking
- * Superb Management
- * Quiet Executive Building
- * 1 Block From Grocery Store
- * Intimate Reception Room

1005 – 71 SIMCOE STREET

Asking Price: \$ 280,000

Taxes: \$1,924.83, 2008

Maintenance Fee: \$588.16 Includes heat, central air conditioning, electricity, water, common element maintenance, parking and building insurance.

Possession: 60 Days or to be arranged.

SUITE HIGHLIGHTS

- * 840 Square Feet
- * Laminated hardwood flooring in living/dining room & master bedroom
- * Marble floor in foyer
- * Oversize bathroom with marble topped vanity, whirl tub, separate shower enclosure and shelving.
- * Spacious rooms
- * Double clothes closet & large storage closet, all with shelving/organizers
- * Breakfast room/office with large window

Symphony Place is becoming a "Green Building!" In 2007 there was an energy audit and an extensive conservation program to reduce common element energy costs was created. Upgrades included, but are not limited to, new, more efficient boilers; elimination of an ecologically unfriendly glycol solution in the air make up units; a common element lighting retrofit; and the weatherproofing of the building envelope (both interior and exterior). The estimated pay back time for the project is 5 years.

