



112-35 WABASH AVENUE

Across from Sorauren Park, featuring farmers market, dog run, tennis courts, hoops & soon to be Wabash Community Centre, this townhome is steps to Roncesvalles shopping, TTC and Gardiner Expressway. A great community to live in.



www.GeorginaRatcliffe.com

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Georgina Ratcliffe, Sales Representative | 416.925.9191

**CHESTNUT
PARK**
REAL ESTATE LIMITED, BROKERAGE
CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHESTNUT PARK REAL ESTATE LIMITED, BROKERAGE | 100 - 1300 YONGE STREET, TORONTO ONT, M4T 1X3

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Winner of the BILD Project Of The Year Award, this low rise boutique development is a well-designed combination of flats & townhomes. The building's sleek, clean design and high ceilings give the suites a great feeling of light & space. This 2-storey, 2+1-bedroom townhome offers a spacious great room with w/o to a private landscaped terrace, 2 good sized bedrooms + unique den layout.

ASKING PRICE: \$1,498,000

MONTHLY MAINTENANCE FEE: \$731.60 / Includes common elements, building insurance & parking

REALTY TAXES: \$5,724.40 / 2020

PARKING: 1 spot, Level A #32 / There is indoor visitor parking which can be reserved for up to 3 days.

LOCKER: 1 locker, Level A #83 / Adjacent to the parking space.

HEALTH BONUSES

- The suite can be accessed via a side entrance on the west side of the building without going thru the lobby.
- The suite has its own Heating, Ventilation and Air conditioning system (HVAC) which means the air in the suite is not recycled from the rest of the building.
- The powder room is by the entrance door so that guests can enter and immediately wash their hands before going into the main areas of the suite.

POSSESSION: December 14, 2020 / To Be Determined

OF SPECIAL NOTE

- HVAC controlled by Nest thermostat. Can be controlled remotely by phone
- White oak plank flooring throughout
- Custom white oak under-stair pantry storage, shelving and bin storage
- Custom Lutron motorized blinds in the Great Room & custom Brading roller blinds on the upstairs windows
- Landscaped garden terrace has hose bib and natural gas outlet for BBQs and heaters.
- Easy living layout with main floor powder room by the front door
- Unique den lay out with desk alcove

THE HOOD

- A 10-minute streetcar ride to the Dundas Station which also is an UP Express station
- A 10-minute walk to the shops on Roncesvalles. Roncy shops include a terrific butcher, organic greengrocers, a fish market, a little Sobey's (there is a big No Frills at Dundas /Lansdowne with ample parking), a fun kitchen shop and coffee shops.
- 2 liquor stores, one on Queen and one on Dundas and a Beer Store on Dundas
- 3 good brew pubs within easy walking distance, Henderson's on Stirling, The Commoner on Howard Park and The Bandit on Dundas
- Is very "kid" friendly with a playground just steps away and lots of schools

All information contained in this feature sheet has been obtained from sources reliable and assumed correct but no warranty or representation is made to its accuracy. Buyers should satisfy themselves as to its accuracy.



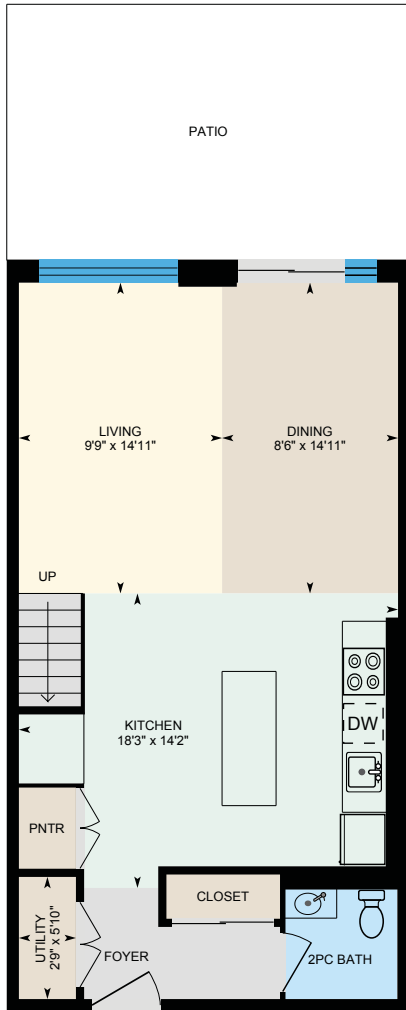
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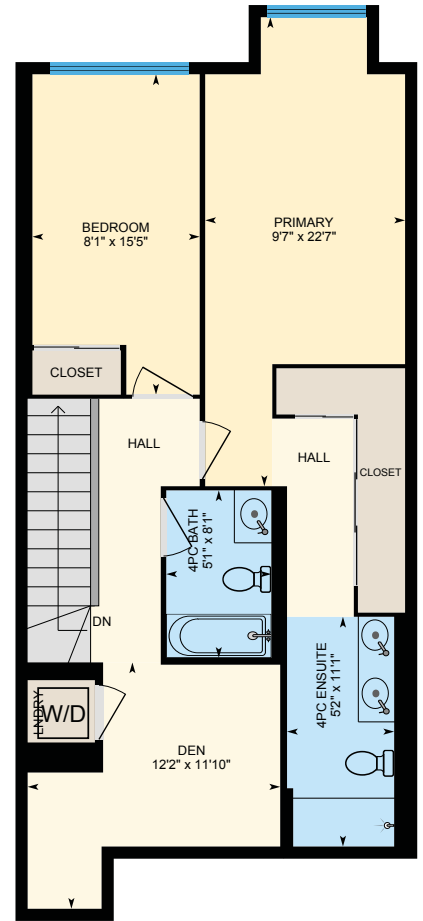
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Main Building: Total Exterior Area Above Grade 1445 sq ft



Main Floor
Exterior Area 683 sq ft



2nd Floor
Exterior Area 762 sq ft



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