

SAGE REAL ESTATE LTD., BROKERAGE

One  
Group.

TORONTO REAL ESTATE

15BeverleySt-304.com



# Step Inside 12 Degrees Condos

LEED certified, this 2 bedroom, 2 bathroom unit is inspired by the local creativity of its neighbourhood. Architecture by renowned CORE Architects. Large kitchen with island and European inspired cabinetry with granite counter tops. High 9ft ceilings! Floor-to-ceiling window, custom made closets. Walkout to private 200 square foot balcony. CN Tower views. Second bedroom comes with a Murphy bed and built-in desk! Parking and locker included!

## NEIGHBOURHOOD AND AMENITIES

Spa style bathroom. Steps to TTC, AGO, Historic Grange Park, shops, entertainment and more! Amenities include 24 hour security and virtual concierge, rooftop pool, cabana lounge, yoga and fitness studio, BBQs, recreation room.

## PARTICULARS

**Possession** Flexible

**Property Taxes** \$3,796.13 / 2020

**Mechanics** Gas / Forced Air, Central Air

**Parking** 1 owned underground parking spot

**Size** Approx. 800 - 899 square feet



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