



## WHAT WE LOVE ABOUT OUR HOME

- West Queen West is rated no. 2 on Vogue's list of coolest neighbourhoods in the world.
- Close proximity to favourite restaurants and the Drake Hotel.
- Close to TTC. Sudbury Street is between King and Queen streetcars. It's also just a bus ride away from Ossington subway.
- It is so easy to go downtown.
- It is walking distance to the lake.
- All utilities are included in the monthly maintenance fees! No need to worry about additional heat, A/C, or hydro costs!

## UPGRADES

- \$50,000++ in renovations
- Granite countertop and back splash in the kitchen and bathrooms
- Kohler fixtures in the bathrooms
- Solid oak hardwood throughout
- Solid oak custom stairs on the first flight
- Berber carpets on the staircase
- Marble flooring on the entryway, kitchen, and bathroom

## INCLUSIONS

- Fridge
- Stove
- Dishwasher
- Bosch stacked washer/dryer (purchased July 2020)

## EXCLUSIONS

- None

## RENTALS

- None, hot water is owned

Scan code below to view full listing details, neighbourhood stats, and professional photography.



### SCHOOLS

- 7 public schools
- 6 Catholic schools
- 8 have catchments
- 2 private schools nearby



### PARKS & RECREATION

- 3 playgrounds
- 1 dog park
- 1 other facility
- all within a 20-minute walk



### TRANSIT

- Street transit is less than a short 3-minute walk away
- Rail transit stop is less than a km away

Nasma Ali, Sales Representative | RE/MAX Hallmark LTD. Brokerage  
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