

WHAT I LOVE ABOUT MY HOME

- It is located downtown and convenient, but also very quiet due to good construction and being on the 7th floor of a residential street. I am very noise-sensitive but find our home very quiet. I can sleep well. Both neighbourhood and building are family-oriented. Dogs are allowed but I don't hear dogs barking. Being on the 7th floor means peace and quiet but it also means you can take the stairs up or down. This is very convenient since I researched before moving in and found that Toronto is short of elevator labor.
- I love the kitchen with full-sized (not mini) appliances, ample storage for pots and pans, and plenty of counter and cupboard space. One of my favourite things is the full bathtub. The balcony is really lovely and perfect for enjoying a cup of morning coffee.
- I love the gym, when open. It is a nice, open area with windows and lots of space. The community garden is great. I had a plot there in the summer and it fed me well. I also love the common areas. I can invite clients, colleagues, or students to meet in the quiet and spacious main floor area instead of going to my place. A huge selling point for me is the bike parking. I have 2 spots on the main floor (not underground like most buildings) for \$50/year.
- The property management and board are pretty good. The board cares a lot and the PM is responsive, especially when it comes to urgent matters. There is a lovely cafe and ice cream shop downstairs, a pharmacy 2 minutes away, and a grocery 3 minutes away. Walk/bike/commute to Canary District, Cabbage Town, Queen East, and the Danforth/St. Lawrence market. It's easy to get to the subway, the bus stop is across the street, and there are lots of bike lanes around the building. Riverdale Park and Don Valley Trail are both close.
- The park and swimming complex just across the street. The park has a playground and outdoor space that's great for families. McConnell complex has the best swimming pool in the city. There is also an amazing fitness park/track nearby where I exercise.

UPGRADES

- 2021 - Installed new hardwood floor and new dishwasher; replaced several light bulbs; newly replaced cooling/heating filters
- 2019 - Bought new washing machine

EXCLUSIONS

- None

INCLUSIONS

- Fridge, stove, microwave, dishwasher
- Washer, dryer
- Curtain Rods (5)
- Replacement light bulb for the den
- Extra filters for heating/cooling (3)
- Extra kitchen paneling, cabinet parts
- Manuals for all appliances

RENTALS

- None

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



SCHOOLS

- 5 public schools
- 5 Catholic schools
- 7 have catchments
- 2 private schools nearby



PARKS & RECREATION

- 3 playgrounds
- 2 dogparks
- 9 others within a 20-minute walk



TRANSIT

- Street transit is less than a 2-minute walk away
- Rail transit stop is less than 2 km

Michelle Kaweesa, Broker | RE/MAX Hallmark LTD. Brokerage
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