

WHAT WE LOVE ABOUT OUR HOME



- 100 walk score! 1-minute walk to UP Express, 10-minutes to airport & Union Station. Steps to Railpath extending from Davenport to Dundas West & approved to attach to Queen. Short walk to Roncesvalles, Junction, High Park, & Dundas West.
- It's a rarely available small, 4-storey low rise with an authentic industrial elevator, gated parking, & a clean, quiet gym.
- 1920's glue factory converted to a hard loft with 10' high ceilings.
- Kitchen iPad/iPhone charging station is great for cooking recipes.
- Watching the sun set on the Wallace Pedestrian Bridge visible through the window.
- Good schools nearby. Short walk to George Chuvalo Community Center & multiple parks with firepits. Steps to great cafes, restaurants & breweries like Gaspar Cafe, Donna's, Mattachionni, Halo, Drake's Commisary, & Wallace Espresso.

UPGRADES

- 2020 - New closets and appliances
- 2019 - Cosmetic bathroom upgrades (wallpaper)
- 2017 - New nest thermostat
- 2015 - Kitchen: new back splash, new butcher block/counter top, painted cupboards

INCLUSIONS

- Stainless steel fridge
- Stove, microwave, & dishwasher
- Washer & dryer
- Freestanding hallway closet

RENTALS

- Hot water tank

EXCLUSIONS

- Chandelier
- Bathroom mirror (non-mounted)

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



SCHOOLS

- 8 public schools
- 8 Catholic schools
- 9 have catchments
- 2 private schools nearby



PARKS & RECREATION

- 3 playgrounds
- 3 sports fields
- 7 others within a 20-minute walk



TRANSIT

- Street transit is less than a 2-minute walk away
- Rail transit stop is less than 1 km away

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