



Together, For Better !

一份信任，三份回報！



## Features of 1109 - 270 Wellington St. W., Toronto

### Highlights:

- Fabulous 2 Bedroom + Den & 2 Bath Condo Conveniently Located in Downtown Entertainment District Just Steps from Transit & Path System, Restaurants, Shopping, Eaton Centre, Dundas Square, Rogers Centre, CN Tower, Financial District, Roy Thompson Hall, Theatres & More!
- Spacious 1,129 Sq.Ft. of Living Space.
- Bright Kitchen with Stainless Steel Appliances, Granite Countertops & Breakfast Bar, Open to Generous Dining & Living Room Areas with Large Windows & Laminate Flooring.
- Separate Breakfast/Sitting Area.
- Primary Bedroom Boasts Large Window, Walk-Through Closet & 4pc Ensuite.
- Additional Good-Sized Bedroom with Large Closet Plus Den & 2nd Full 4pc Bath.
- Ensuite Laundry.
- Fantastic Building Amenities Including Pool, Gym, Rooftop Lounge/BBQ Terrace & Ample Visitor Parking.
- Utility Costs (Heat, Hydro & Water) Conveniently Included in the Maintenance Fees.
- Includes One Underground Parking Space Plus Large Private Locker Conveniently Located Right Beside the Parking Space!
- Just Steps from the Toronto Film Festival & Christmas Parade Locations!
- Walking Distance to Beautiful Lakeshore Area.

### Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Microwave, Built-in Dishwasher, Stackable Washer & Dryer

### Updates:

2016: New Kitchen Appliances

2021: Updated Bathrooms

2021: Updated Flooring

2022: Updated Curtains

### Property Taxes:

\$3,595.70 (2022)

### Property Management:

Wilson Blanchard Management ~ (416) 642-2807

### Condo/Maintenance Fees:

\$1,097.73/month (includes Utilities - Heat, Hydro & Water)