



1414 - 155 Legion Rd. N., Etobicoke

Highlights:

- Bright, Open Concept 640 Sq.Ft. 1 Bedroom + Den Suite with 2 Private Balconies in iLoft Building at Mystic Pointe Overlooking Mimico Creek Park with Breathtaking Views Right to the Lake!
- Open Concept Kitchen, Den/Office (or Dining Area) & Living Room Boasts Laminate Flooring, Stunning Floor-to-Ceiling Windows & Patio Door Walk-Out to Large Balcony with Outstanding Views!
- Spectacular Kitchen Features Ample Cabinet & Counter Space, Centre Island/Breakfast Bar, Granite Countertops, Classy Tile Backsplash & Stainless Steel Appliances.
- Generous Primary Bedroom with Large Closet & Oversized Walk-Out to It's Own Private Balcony!
- 4pc Main Bath & Convenient Ensuite Laundry Closet Complete This Amazing Suite!
- Includes 1 Underground Parking Space & Exclusive Storage Locker.
- Fabulous Building Amenities Include Concierge, Gym & Fitness Centre, Whirlpool, Sauna, Squash Court, Party Room, Theatre Room, Billiards Room, Roof BBQ Terrace, Outdoor Pool & Whirlpool & More!
- Prime Mimico Location within Walking Distance to Mimico Creek Park, Humber Bay Park & Trails Along the Waterfront, Newly Designed Grand Avenue Park (Splash Pad, Off-Leash Dog Park, Multi-Use Sports Field & More!), Public Transit, Shopping & Restaurants, and with Quick Access to Lakeshore Rd. & Gardiner Expressway!!

Inclusions:

All Light Fixtures, Living Room Roller Shades, Refrigerator & Stove, Built-in Microwave/Hood Fan, Built-in Dishwasher ('21), Washer & Dryer, Kitchen Storage/Pantry Cabinet, Kitchen Storage Rails & Hooks

Property Management:

MRCM (Maple Ridge Community Management)

Property Manager: Tina Thind - tthind@mrcm.ca / 647-351-5757

iLoft Site Administrator: tsc2153@gmail.com / 647-748-5758

Condo/Maintenance Fee:

\$769.73/month (gas & water included in fees)

Parking Space:

Level P2 / Space #40

Storage Locker:

Level P1 / Locker #175