



Together, For Better!

一份信任，三份回报！



40 Irwin Ave., Toronto

Highlights:

- Bright & Beautiful 3 Bedroom & 2 Bath Condo Townhouse in Convenient Downtown Neighbourhood with 1,320 Sq.Ft. of Above-Ground Living Space!
- Private Street Entrance to Enclosed Porch Entry.
- Designer Eat-in Kitchen Boasts Quartz Countertops, Modern Cabinetry & High End Built-in/Integrated Appliances.
- Bright & Spacious Open Concept Living Area with Pot Lights, Brick Fireplace/Feature Wall & Patio Door Walk-Out to Large Balcony Overlooking Courtyard Area.
- 3rd Bedroom/Office (No Closet) & 3pc Bath on Main Level Plus 2 Generous Bedrooms, Modern 4pc Bath & Convenient Upper Level Laundry on 2nd Level.
- Primary Bedroom Features Double Closets & Walk-Out to 2nd Balcony.
- Loads of Natural Light with Large Windows, Skylight & 2 Walk-Outs.
- Hardwood Flooring Through Both Levels.
- Includes 1 Underground Parking Space & 2 Huge Storage Lockers.
- Fabulous Location in Downtown Toronto's Bay Street Corridor Just Steps to Wellesley or Yonge/Bloor Subway, U of T, TMU (Ryerson), Hospitals, Shopping, Restaurants & Many More Amenities... a **Perfect 100 Walk Score!**

Inclusions:

All Light Fixtures, All Blinds/Window Coverings, Integrated Refrigerator, Built-in Stove Top, Built-in Oven, Integrated Dishwasher, Washer & Dryer, All Furniture (Mattresses & Decor Excluded), Hot Water Tank/Heater (Owned)

Property Management:

Wilson Blanchard Management - (416) 642-2807

Property Manager: Jhon Gecale - jhon.gecale@wilsonblanchard.com | ext. 457

Condo/Maintenance Fee:

\$869.73/month

Parking & Lockers:

Underground Parking Space: P1 Level A, #19

Exclusive Storage Lockers: Level C, #244 & #245