

Floor Plan



114-2320 Gerrard Street East



TAXES: \$3,320.51/2018

BEDROOMS: 2+1

BATHROOMS: 1x4, 1x2

PARKING: 1 underground spot #23

LOCKER: 1 #40

POSSESSION: 60 day/TBA

MAINTENANCE FEE: \$514.53/month includes: parking, common elements & building insurance)



Signature Realty
IND. OWNED & OPERATED BROKERAGE

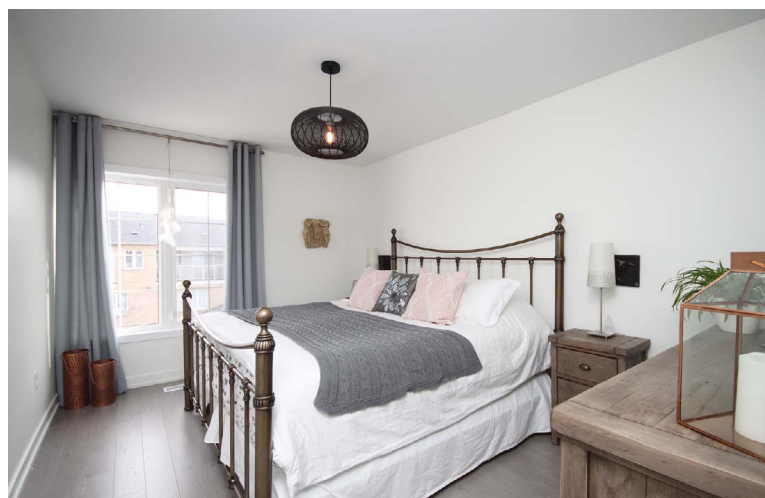
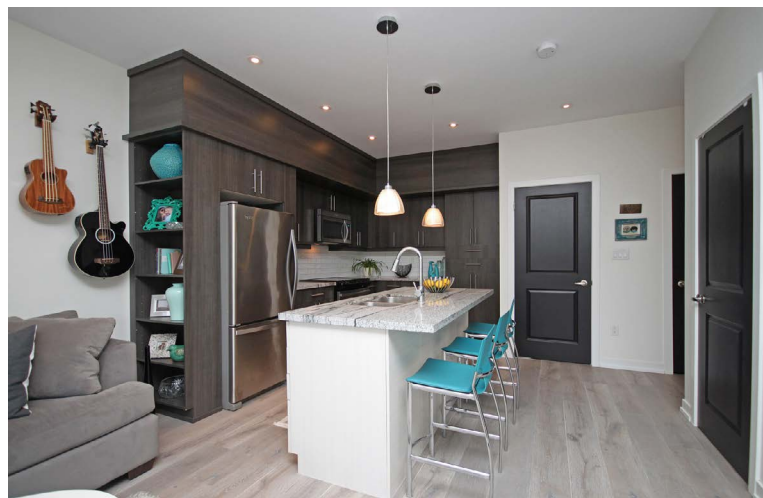
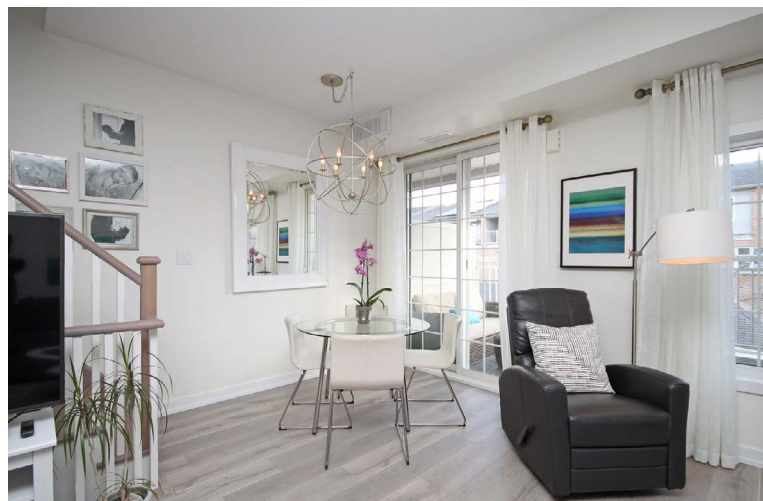
Karen
MOLLARTEAM
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EXCEEDING YOUR EXPECTATIONS

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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.



SPECIAL FEATURES

- New roof '18
- 100 amp service
- Central air conditioning
- Two balconies
- Freshly painted '17
- Stainless steel Kitchen appliances
- High ceilings
- Engineered hardwood flooring
- Underground parking
- Lots of natural sunlight
- Plenty of storage, cabinets & closets
- Friendly neighbours
- Party room amenity

FOYER

- Porcelain tile flooring

2ND LEVEL

- Engineered hardwood flooring
- Coat closet
- Access to Laundry Closet with stacked front loading Whirlpool washer & dryer

2 PIECE POWDER ROOM

- Pedestal sink
- Porcelain flooring

KITCHEN

- Engineered hardwood flooring
- Granite countertops
- Built-in stainless steel Whirlpool stove
- Stainless steel bottom mount fridge
- Built-in stainless steel Whirlpool microwave
- Ceramic tile backsplash
- Floor-to-ceiling pantry
- Pot lights
- Built-in bookshelf
- Kitchen island
 - Two pendant lights
 - Granite countertop
 - Inlay stainless steel double sink
 - Built-in storage
 - Breakfast bar
 - Built-in stainless steel Bosch dishwasher '18

LIVING/DINING ROOM

- Engineered hardwood flooring
- Open concept
- Pot lights
- Large picture window
- Sliding door walk-out to private balcony

BALCONY

- Gas BBQ hook-up
- Floor decking
- Access to large Utility Room/Storage

3RD LEVEL

DEN

- Engineered hardwood flooring
- Open concept
- Pot lights

MASTER BEDROOM

- Engineered hardwood flooring
- Large picture window
- Walk-in closet

4 PIECE SEMI-ENSUITE BATHROOM

- Ceramic tile flooring
- Granite countertop
- Built-in storage cabinet
- Ceramic tile surround
- Deep soaker tub

BEDROOM

- Engineered hardwood flooring
- Built-in bench seating
- Sliding double door closet
- Sliding door walkout to private balcony

IN THE NEIGHBOURHOOD

- Easy access to TTC & GO
- Short walk to the beach
- Bob Acton Park
- Ted Reeves Community Arena & East Toronto Athletic Field
- Restaurants & shops on Kingston Road
- Kimberley Jr PS
- Glen Ames Sr PS
- Malvern CI