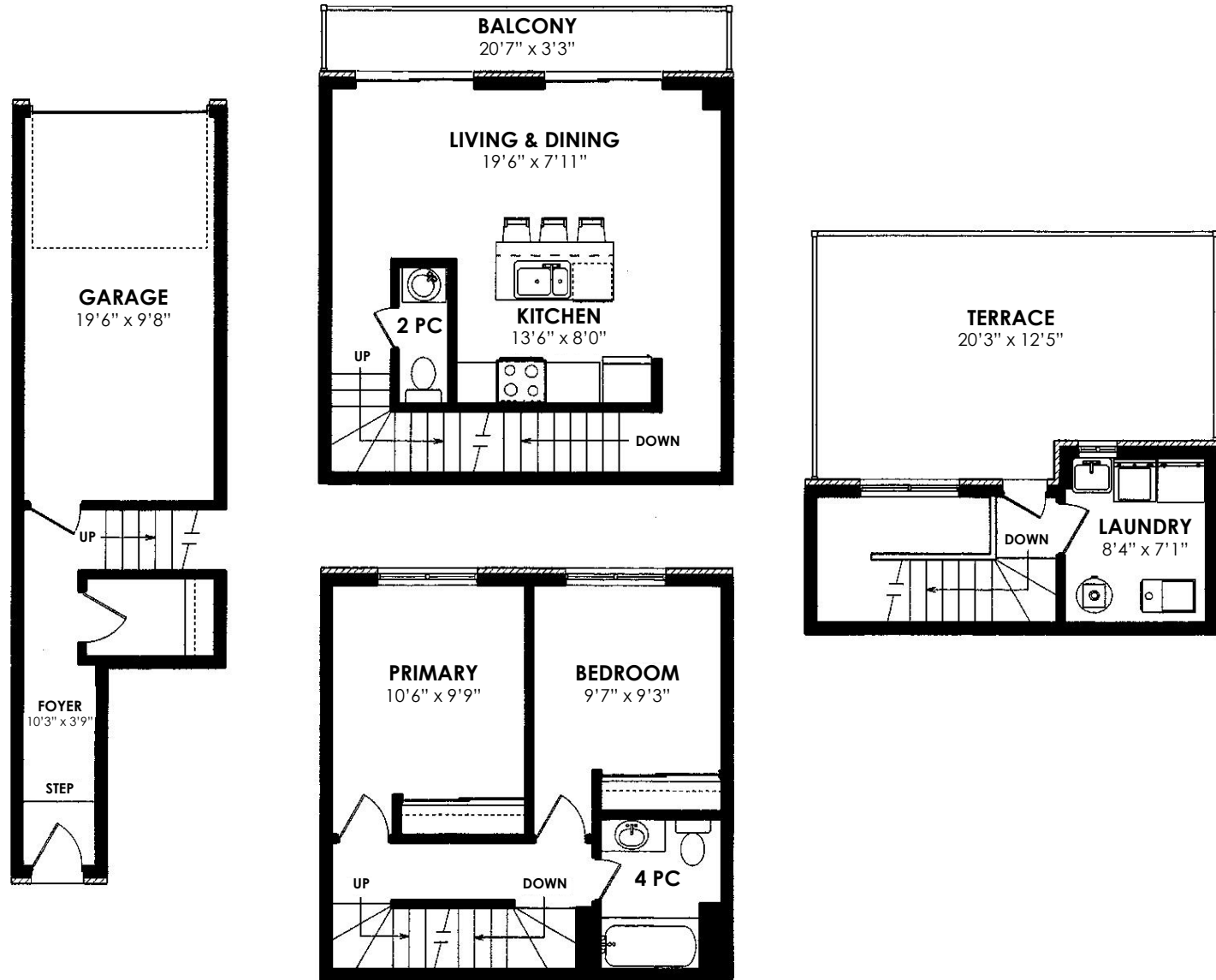




TAXES: \$2,674.68/2020

BEDROOMS: 2

BATHROOMS: 1x4, 1x2

PARKING: Single car built-in garage

POSSESSION: 60-90 days/TBA

MAINTENANCE FEES: \$430/month (includes building insurance & common elements)



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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.

1388 Bloor St W.

TH3





IN YOUR NEIGHBOURHOOD

- High Park with walking trails, playgrounds & zoo
- Easy access to TTC, Go Train, Union Pearson Express & Gardiner Expressway
- Dufferin Grove Park & Farmers Market
- Steps to future Galleria development with over 300,000 sq. ft. of retail, a new community centre & public park
- Dufferin Mall
- Boutique shops & restaurants including a handful craft breweries
- Perth Avenue Junior Public School (grades JK-6)
- Brock Public School (grades JK-8)
- Bloor Collegiate Institute (grades 9-12)
- Western Tech Commercial School (grades 9-12)

FOYER

- Ceramic tile flooring
- Walk-in coat closet
- Access to garage
 - Built-in storage shelving
 - 100 amp service

MAIN LEVEL

KITCHEN

- Open concept
- Granite countertop
- Hardwood flooring
- Ceramic tile backsplash
- Under cabinet lighting
- High ceilings
- Built-in Whirlpool stove
- Built-in Whirlpool microwave 'as is'
- Whirlpool double door bottom mount fridge

KITCHEN ISLAND

- Open concept
- Granite countertop with breakfast bar
- Inlay stainless steel double sink
- Whirlpool built-in dishwasher

LIVING/DINING ROOM

- Open concept
- Hardwood flooring
- Two sliding door walk-outs to balcony
- Mirrored accent wall
- Halogen lighting

2 PIECE POWDER ROOM

- Ceramic tile flooring
- Granite counter with circular inlay stainless steel sink

2ND LEVEL

- Parquet hardwood flooring
- Large transom window
- Loft ceiling over staircase

BEDROOM

- High ceilings
- Large window
- Lots of natural sunlight
- Parquet hardwood flooring
- Double sliding door closet

BEDROOM

- High ceilings
- Large window
- Lots of natural sunlight
- Parquet hardwood flooring
- Double sliding door closet

4 PIECE BATHROOM

- Ceramic tile flooring and surround

3RD LEVEL

- Private
- Walk-out to rooftop deck
- Gas BBQ hookup

LAUNDRY/UTILITY ROOM

- Built-in shelving
- Overlooks deck
- Ceramic tile flooring
- Hot water tank (rental)
- Furnace
- Whirlpool washer & dryer