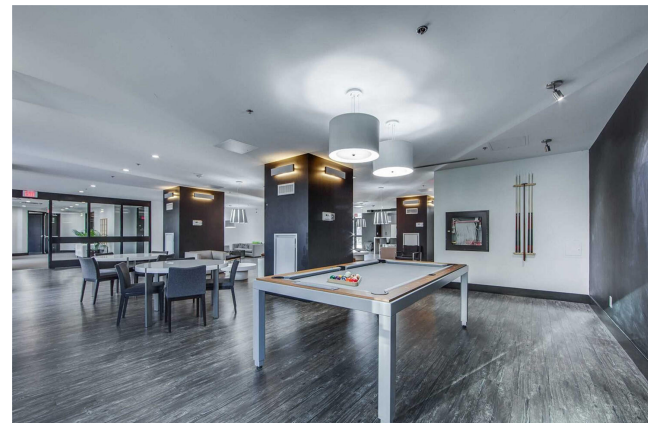
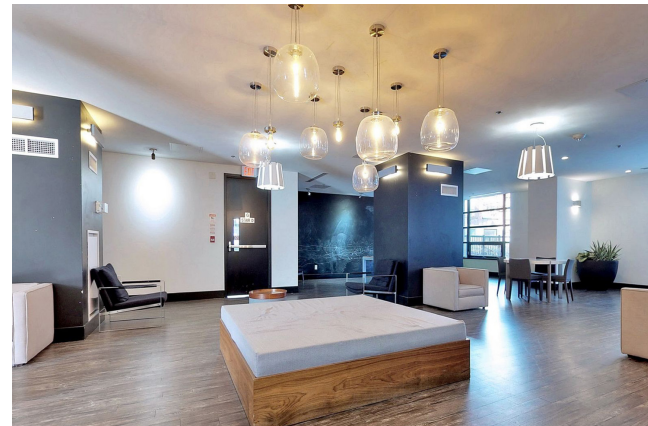
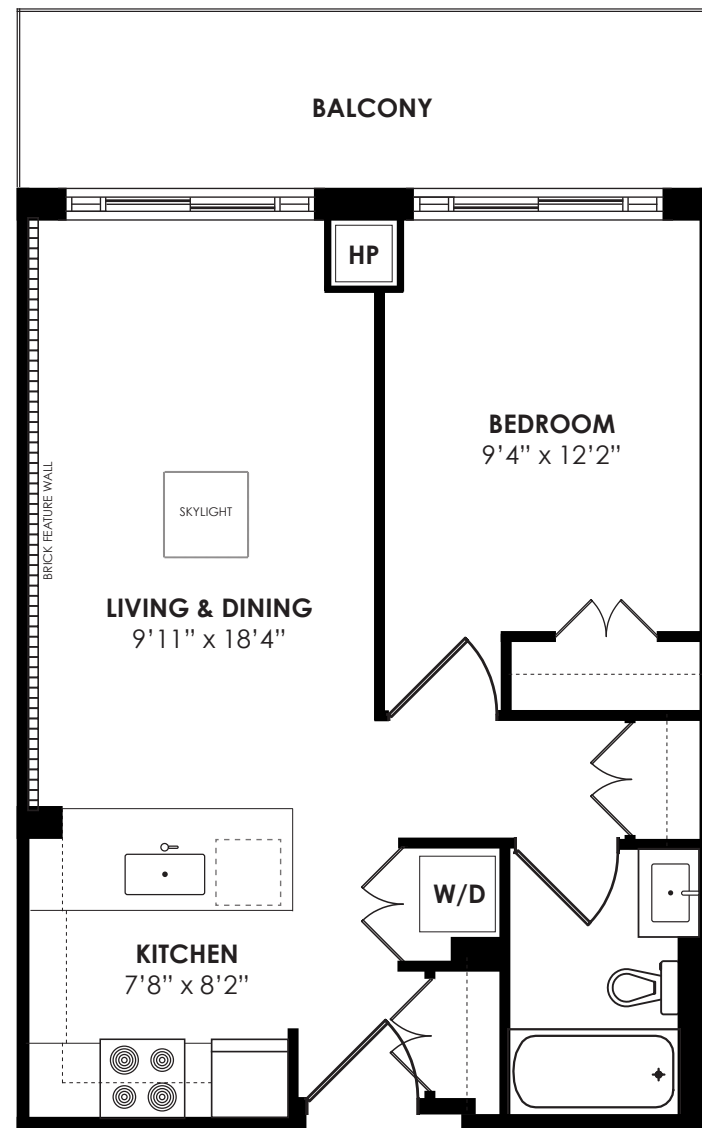


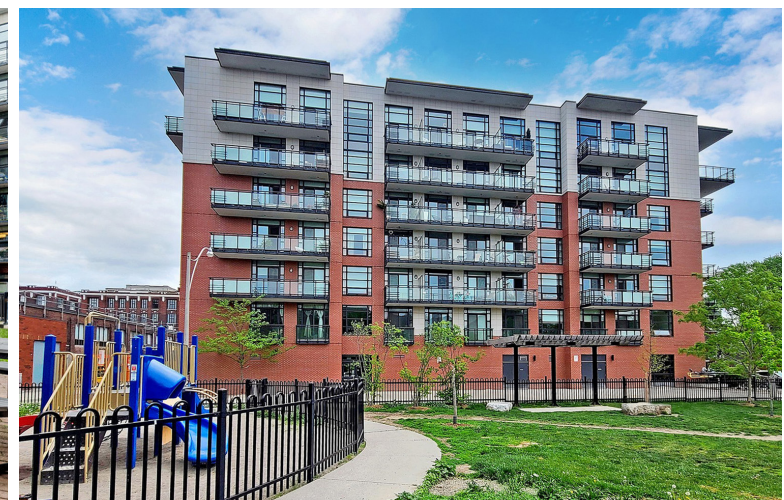
MAIN FLOOR 578 SQ FT



WELCOME TO

88 Colgate Avenue

PENTHOUSE 15



TAXES: \$2,698.35/2022 **BEDROOMS:** 1 **BATHROOMS:** 1 x 4 **LOCKER:** P1 #114 (owned)

PARKING: 1 car parking (A71) **BIKE RACK:** #142 (owned) **POSSESSION:** Immediate/TBA

MAINTENANCE FEES:
\$463.08/mo includes water, heat, parking, central air conditioning, common elements & building insurance

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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

- 1 Bedroom penthouse unit: Showcase Lofts
- 1 Locker (owned)
- 1 Parking space (owned)
- 1 Bicycle rack (owned)
- Open concept loft with 12 ft high ceiling
- Floor-to-ceiling reclaimed brick feature wall
- Full-sized kitchen
- Double width balcony with access from bedroom and living room
- Skylight
- Engineered hardwood flooring
- Prime Leslieville location

IN YOUR NEIGHBOURHOOD

- Prime Leslieville
- Steps to Toronto's best restaurants
- Endless coffee shop options
- Boutique shops
- Bakeries
- Butchers
- Hooked Fishmonger
- Steps to Rock Oasis Rock Climbing Gym
- Backs on to John Chang Neighborhood Park
- Jimmy Simpson Park & Recreation Centre with public tennis courts
- Minutes to the DVP and Gardiner Expressway
- Easy Access to the 501 Streetcar
- Close to future Metrolinx Ontario line

FOYER

- Engineered hardwood flooring
- Closet with custom shelving
- Laundry closet with stacked washer & dryer
- 12 ft ceilings

KITCHEN

- Open concept
- Full sized kitchen with breakfast bar
- Quartz countertops
- Engineered hardwood flooring
- Ample storage with tall kitchen cabinets
- Built-in wine rack
- Stainless steel 5-burner GE gas stove
- Built-in stainless steel GE microwave hood vent
- Built-in stainless steel GE dishwasher
- Counter-depth stainless steel fridge with bottom freezer
- Large stainless steel under mount sink
- Under cabinet lighting
- Overlooks dining and living room

DINING

- Open concept
- Engineered hardwood flooring
- Industrial dining room light fixture
- Floor-to-ceiling reclaimed brick feature wall

LIVING ROOM

- Open concept
- Floor-to-ceiling reclaimed brick feature wall
- Engineered hardwood flooring
- Skylight
- 12 ft ceilings
- Floor-to-ceiling windows
- Walk-out to double width balcony
- Privacy roller blinds

BEDROOM

- Floor-to-ceiling windows
- 12 ft ceilings
- Walkout to double-width balcony
- Engineered hardwood flooring
- Blackout roller blinds
- Full-sized closet with custom California Closets shelving

4 PIECE BATHROOM

- Ceramic tile flooring
- Vanity with Quartz countertop and storage
- Overhead built-in cabinet with integrated lighting

HALLWAY

- Engineered hardwood flooring
- Spacious linen closet
- 12 ft ceilings

AMENITIES

- Exercise room
- Party room
- Visitors parking
- Guest suite
- Billiard tables
- Courtyard with barbecue
- Media/Theatre room
- Pet friendly building

