

# 7 Thornwood Road Suite 106

## Details:

Bedrooms: 2.

Bathrooms: 2.

Square Footage: 1,320 square feet.

Parking: One allocated underground space.

Locker: One exclusive use locker, Unit 106.

Property taxes included in maintenance fees.

Maintenance Fees: \$1,548.68 per month, which includes heat, water, condo taxes, common elements, building insurance, parking.

Option to include a building specific bundle from Rogers Ignite for cable and internet for an additional \$65.18/month. New owners are to contact Rogers directly to "opt in". The monthly fee can then be included on your maintenance fee.

Amenities: Garden room, exercise room, bright well-equipped utility room, library.

Possession: 30 days/TBD.

## Inclusions:

Existing Kenmore fridge, HotPoint electric cooktop, NuTone exhaust hood, HotPoint built-in oven, Danby microwave, GE dishwasher. All hanging drapes and mounted electric light fixtures. All inclusions sold in as-is, where-is condition.

## Exclusions:

All hanging artwork and decorative mirrors.

*Subject to change. Please reference Schedule B.*

## Features:

Delightful South Rosedale offering in coveted low-rise co-op building.

Tranquil east exposure with a connection to the vast ravine backdrop from every window.

Generously proportioned principal rooms can accommodate large-scaled furnishings for entertaining.

Walk-out to two separate balcony spaces with quiet tree-lined views.

Eat-in kitchen requires renovation but is generously sized for a condo or co-op layout.

Two excellent bedrooms, both with closets and access to their own bathrooms.

Extra storage options both in the front foyer closets as well as an 'exclusive use' locker located in the lower level.

Outstanding community of residents in a carefully maintained and managed co-op building.

Unmatched location in South Rosedale. Quiet low-traffic street setting yet minutes to Rosedale and Summerhill shops and restaurants.

Renovate to suit. This is an excellent long-term pied-a-terre or city residence in South Rosedale that is not to be missed.

# Neighbourhood:

## RECREATION

### David A. Balfour Park

1 minute walk

### Roxborough Parkette

3 minute walk

### Pricefield Road Playground

4 minute walk

## TRANSPORTATION

### Rosedale Subway Station

minute walk

### Crescent & South Bus Stop

5 minute walk

### Don Valley Parkway

8 minute drive

## SERVICES

### Toronto General Hospital

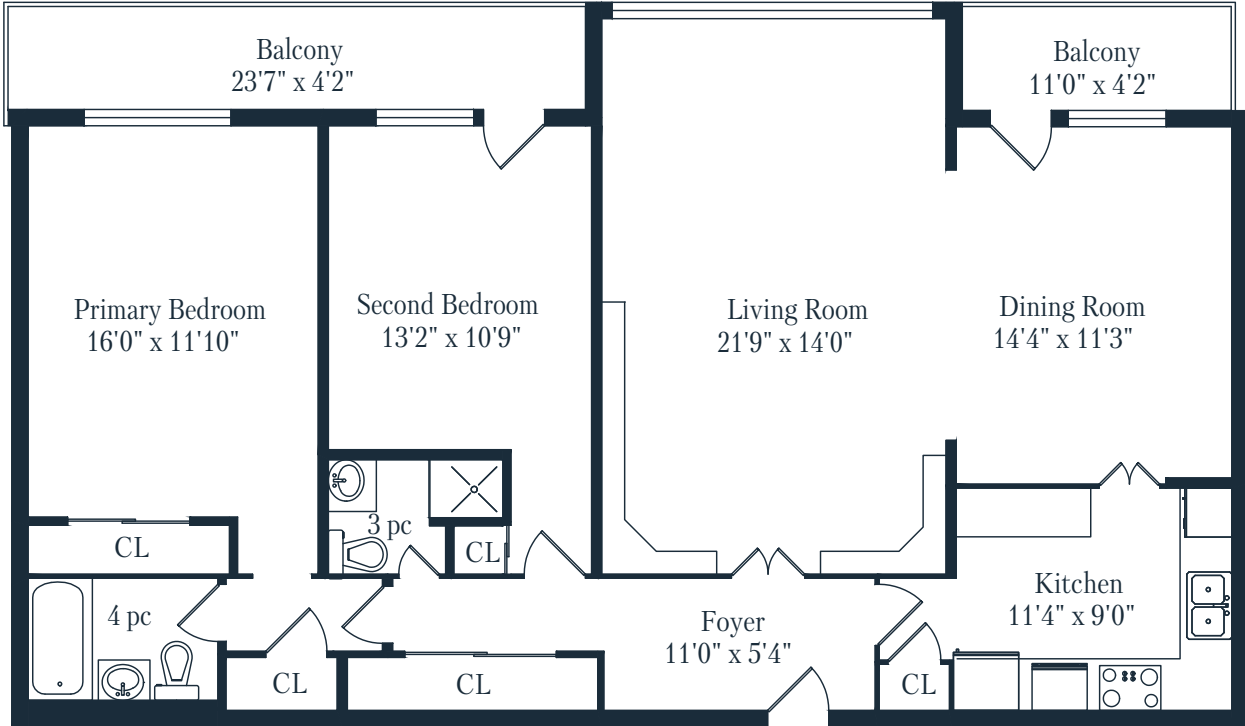
11 minute drive

### Toronto Fire Station 311

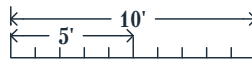
3 minute drive

### Toronto Police Headquarters

9 minute drive



**Suite 106**  
1320 Square Feet



Measurements and calculations are approximate  
To be used as guidelines only

*Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.*

MAGGIE LIND & SHEILA GALLAGHER  
Sales Representatives