

383 Sorauren Avenue

Suite 816

Details:

Bedrooms: 1+1.

Bathrooms: 2.

Square Footage: 722 square feet.

Parking: One parking spot, Level B Unit 54.

Locker: One locker, Level A Unit 19.

Property Taxes: \$2,780.51 / 2022.

Maintenance Fees: \$565.33 per month.

Maintenance Fees Include: Water, air conditioning, heat, building insurance, parking, locker, common elements.

Amenities: Bike storage, concierge, guest suites, gym, meeting room, party room, rooftop deck, security system, visitor parking, fibrestream internet.

Possession: Speak to listing agent. Property tenanted on month-to-month contract.

Features:

Sub-penthouse suite in coveted soft-loft building.

Gorgeous custom kitchen with island and built-in appliances.

Bedroom with ensuite bathroom, two closets, and south exposure.

Large den could be used as second bedroom.

Two renovated bathrooms and ensuite laundry.

Unobstructed southern exposure from 81 square foot balcony.

Quiet, respectful neighbours. Pride of ownership amongst residents.

Attentive concierge services run 24 hours a day.

Parking and locker are owned and included.

Walk to boutiques on Roncey and Bloor West. Steps to parks and transit.

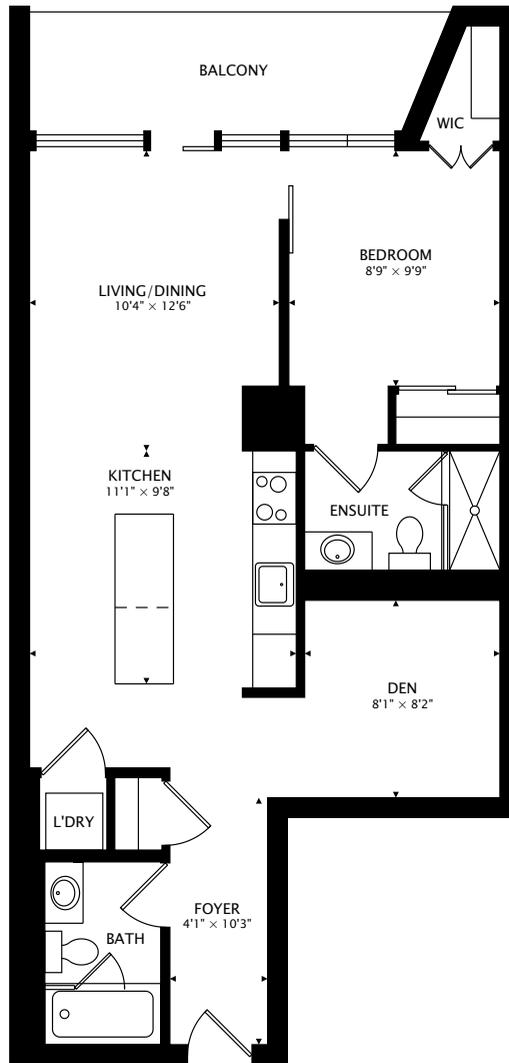
Inclusions:

Existing appliances including: Porter&Charles cooktop, oven, dishwasher,fridge and freezer. Washer and dryer. All electric light fixtures.

Exclusions:

All hanging artwork and decorative mirrors. All personal effects belonging to the tenant.

Subject to change. Please reference Schedule B.



0 7 ft CAPTURED ON: 10 NOV 2020
 DIMENSIONS, AREAS, LAYOUTS AND DETAILS ARE APPROXIMATE
 AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

Neighbourhood:

RECREATION

Columbus Parkette

1 minute walk

Sorauren Avenue Park

2 minute walk

MacGregor Playground

4 minute walk

SERVICES

Bloor Go Train Stop

11 minute walk

Landsdowne & Dundas Bus Stop

5 minute walk

St. Joseph's Health Centre

6 minute drive

AMENITIES

No Frills

9 minute walk

Roncesvalles Shopping

9 minute walk

Fahmee Bakery

9 minute walk

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.