

# 10 Tichester Road Suite 506

## Particulars

Bedrooms: Two.

Bathrooms: Two.

Square Footage: 1,405 square feet.

Parking: One owned parking spot - Level B Unit 26.

Locker: One owned locker - Level B Unit 58.

Property Taxes: \$4,350.77 / 2023.

Maintenance Fees: \$1,707.85 per month.

Maintenance Fees Include: water, hydro, central air conditioning, heat, parking, locker, common elements, building insurance, and Rogers internet services.

Possession: 30 - 60 days / to be arranged.

## Upgrades

Updated laminate hardwood flooring in living and dining rooms.

Replaced combined washer/dryer.

Professionally painted throughout in 2023.

## Amenities

Twenty-four-hour concierge and doorman.

Visitor parking.

Indoor pool with temperature control.

Rooftop deck.

Fitness room.

Games room with billiard table.

Party room with up to 60 seats.

Two sauna rooms with shower stalls.

## Inclusions

All appliances including the Frigidaire dishwasher, Frigidaire oven, LG microwave, GE fridge and freezer, LG combined washer/dryer. All light fixtures and window coverings.

## Exclusions

All hanging artwork and decorative mirrors.

*Subject to change. Please reference Schedule B.*

*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.*

## Features

South-east facing suite in a quiet boutique condo building.

Open-concept living and dining rooms.

Adjacent den has been incorporated into the living room, making for a much larger and brighter principal space.

Updated kitchen with generous counter space, cabinetry, and some updated appliances.

Walk-in pantry doubles as the laundry room.

Primary bedroom with double closet and large five-piece ensuite.

Second bedroom with custom built-ins, a double closet, and access to a three-piece bathroom.

Freshly painted throughout.

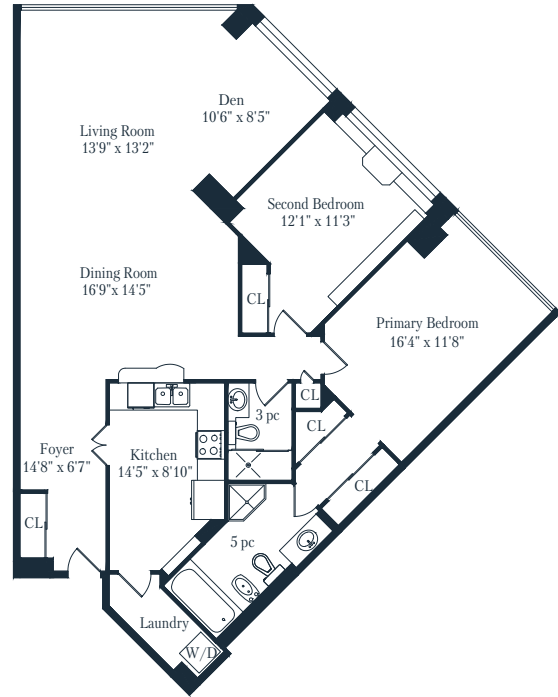
Excellent concierge services and an outstanding resident's community within the building.

Parking and locker are included.

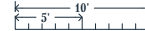
Walk to Forest Hill Village shops and dining.

Immediate access to the St. Clair West subway station to connect to the downtown core.

## Floor Plan



Suite 506  
1405 Square Feet



Measurements and calculations are approximate.  
To be used as guidelines only.

## Neighbourhood

### RECREATION

#### **Cedarvale Park**

1 minute walk

#### **Tichester Park**

2 minute walk

#### **Sir Winston Churchill Park**

9 minute walk

### TRANSPORTATION

#### **St. Clair West Subway Stop**

1 minute walk

#### **Bathurst at Tichester Bus Stop**

3 minute walk

#### **Allen Road**

8 minute drive

### SERVICES

#### **Toronto Fire Station 343**

8 minute drive

#### **Toronto Police Service 13**

8 minute drive

#### **Toronto General Hospital**

16 minute drive