

# 1 Strathgowan Avenue

## Suite 603

### Particulars:

Bedrooms: 2.

Bathrooms: 3.

Taxes: To be assessed.

Parking: Two underground parking spaces,  
Level D Units 23 and 24

Locker: One underground locker room, Level B  
Unit 31

Maintenance Fees: \$1,263.28 per month.

Maintenance Fees Include: Building insurance,  
common elements, parking, locker.

Property Management: Del Property  
Management, 647-336-9253.

Possession: To be arranged.

### Inclusions:

Integrated Miele fridge/freezer, Miele dishwasher,  
Miele gas cooktop, Miele wall oven, Miele microwave,  
Miele exhaust hood, Samsung washer and dryer. All electric light fixtures.

### Exclusions:

All hanging artwork and decorative mirrors. All staging items.

*Subject to change. Please reference Schedule B.*



## Features:

Brand new corner unit at the Winslow, Lawrence Park's most sought-after luxury condominium building.

Two-bedroom split plan with wrap-around floor-to-ceiling windows in every room.

Countless upgrades abound throughout this unit, enhancing the quality finishes and superior craftsmanship this building has been awarded.

Two Juliette balconies bring fresh air and songs of neighbourhood birds into the suite.

Open-concept living space with ample square footage for large-scaled furnishings.

Gorgeous kitchen with centre island topped with Caesarstone while stainless and integrated Miele appliances are recessed into the custom cabinetry.

Subtle and timeless colour choices on cabinetry.

Breakfast bar seating for up to four.

Oversized dining room is wrapped in light and with neighbourhood views.

Upgraded electric fireplace centres the living room and adds ambience to the space.

Primary bedroom offers a completely outfitted walk-through dressing room, and an absolutely gorgeous ensuite bathroom with concealed water closet, double vanity, glass-encased shower and separate soaking tub.

Second bedroom is a generous size with storage options in the double closet and an upgraded four-piece ensuite.

Lots of wall space for artwork throughout the suite.

Walk-in laundry room with soaking sink, custom cabinetry, full-sized washer and dryer, and a wall of extra linen storage.

Powder room for guests is upgraded with caesarstone cabinetry and porcelain tile flooring.

True oak hardwood flooring lines the suite.

Solid-core doors with upgraded hardware.

Upgraded vanities, faucets, lighting and cabinetry throughout.

Windows are wired for electronic blinds.

Two parking spaces are located underground, beside the elevator lobby and side by side with generous space beside them for opening and closing doors.

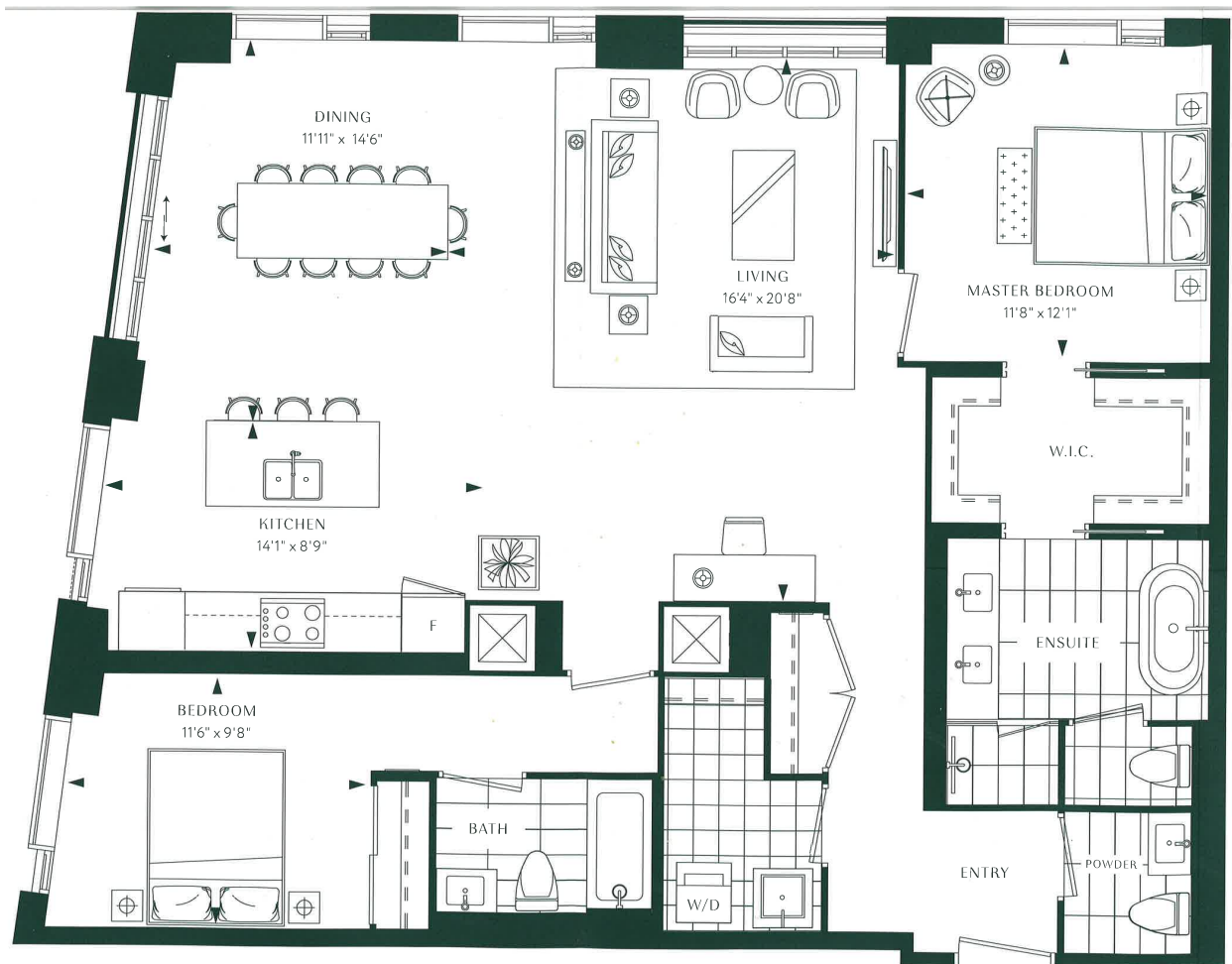
One locker room is located on P2 with automatic lighting and its own access door (not a cage).

Attentive 24-hour concierge services and diligent management company provides excellent care for residents.

Guest suites and visitor parking is available, and amenities are still being finished.

Residents enjoy the quick access to the bounty of amenities along the Yonge Street corridor, as well as the endless outdoor recreational amenities including ravine and walking trails.

Minutes to the 401, walking distance to the Yonge subway line, and straddling two of the most luxurious neighbourhoods in North Toronto.



## Neighbourhood:

### RECREATION

#### **Duplex Parkette**

6 minute walk

#### **Chatsworth Ravine**

8 minute walk

#### **Blythwood Ravine**

10 minute walk

### TRANSPORTATION

#### **Lawrence Subway Station**

10 minute walk

#### **Yonge and Glengrove Bus Stop**

1 minute walk

#### **Highway 401**

9 minute drive

### SERVICES

#### **Sunnybrook Hospital**

7 minute drive

#### **Toronto Fire Station 131**

2 minute drive

#### **Toronto Police Service**

6 minute drive