



**LW** Leeanne  
Weld



# Welcome to 33 Price Street, Suite 34

Bright corner suite in vibrant Rosedale location! This mid-century modern building is located on a quiet cul-de-sac. Great open concept layout with no wasted space, high ceilings and lots of natural light from the northeast exposure. The living room is spacious and features a built-in floor-to-ceiling bookcase and cabinets as well as double French doors opening to a Juliet balcony overlooking the treetops on Price Street. The separate dining room could also easily be made into a second bedroom. The master bedroom has a wall-to-wall closet and picture window overlooking the chestnut trees on Price Street.

Enjoy one of Toronto's most walkable neighbourhoods – all amenities and shopping including the Rosedale & Summerhill subway stations, the LCBO, 5 Thieves, Toronto Lawn and Tennis Club, Yorkville, and more are just steps away. 90 Walkscore!











# features

## ENTRY

- Ceramic tile floor
- Front hall closet

## LAUNDRY CLOSET/STORAGE

- GE full size front loading washer & dryer

## DINING ROOM (could be second bedroom)

- Custom 6" engineered hardwood floor (throughout)
- Large picture window with tree line views overlooking Price Street
- Recessed halogen lighting

## FOUR-PIECE WASHROOM

- Ceramic tile floor
- Vanity (storage drawers) with granite counter
- Large soaker tub
- Polished chrome fixtures & taps
- Linen cupboard
- Recessed halogen lighting

## LIVING ROOM

- Hardwood floor
- Open concept
- Two sets of floor-to-ceiling French doors with transoms opening to a Juliet balcony with tree line views overlooking Price Street

## DEN

- Hardwood floor
- Built-in floor-to-ceiling bookcase and cabinets
- Large picture window
- Recessed halogen lighting

## KITCHEN

- Ceramic tile floor
- Pantry
- Stainless steel Fisher & Paykel bottom mount fridge
- Island with granite counter
- Stainless steel sink
- Polished chrome goose neck faucet
- Stainless steel Best exhaust fan/light
- Stainless steel Whirlpool four burner GAS stove
- Ceramic tile backsplash
- Stainless steel GE dishwasher
- White shaker style cabinetry
- Recessed halogen lighting

## MASTER BEDROOM

- Hardwood floor
- Large picture window overlooking Price Street and the chestnut trees!
- Wall of closets with custom built ins
- Bedroom door with glass transom

## additional information

Awning windows, 7" deep marble window sills, efficient cooling and heating system (2018 boiler) Surface parking space can be rented (current rate \$200.00 monthly) (No Special Assessment on horizon. The last one, in 2016/2017, paid for the new roof and new boiler as well as pending \$40,000 upgrade to hallways and common elements. Suite #34 was billed \$20,000.)

## renovations by current owner

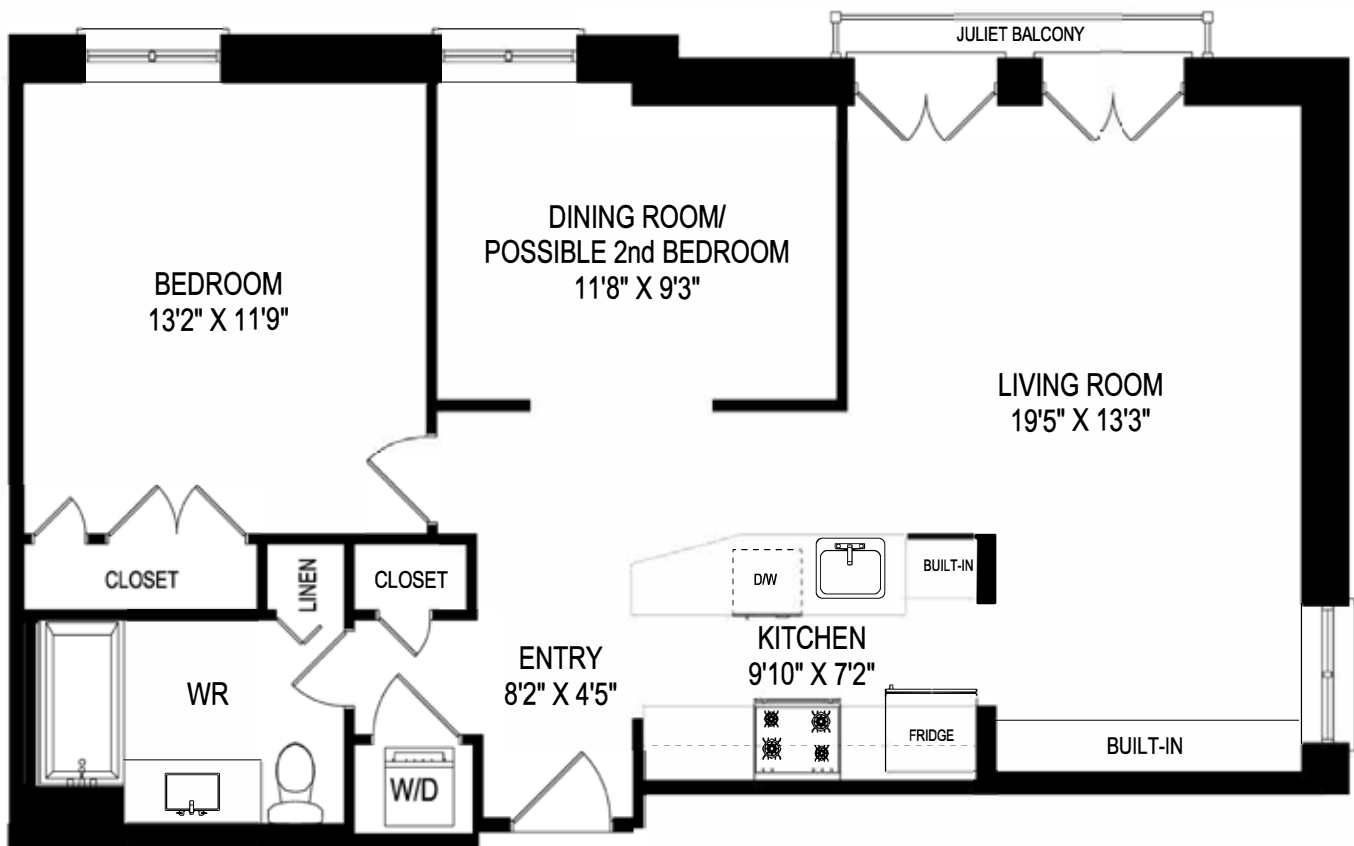
Replacement of tile flooring in kitchen and bathroom areas, Installation of engineered flooring throughout. Installation of recessed lighting with dimmer switches throughout, replacement of wall between bedroom and dining room. Installation of transom over bedroom door to match French double doors. Installation of shelving in bedroom closet. Installation of wooden frame and shelving under the bookcase in the living room to create floor to ceiling unit. Installation of three new doors; bedroom, hallway and washer-dryer closet, replacement of cupboard hardware in kitchen to match new door handles Replaced old black appliances with stainless steel refrigerator, dishwasher. Replaced the steel sheeted backsplash with ceramic tiles, Installation of new (6") custom floorboards throughout, GE washer and dryer purchased in 2016

Inclusions:	All kitchen appliances, washer & dryer, halogen lighting, Lutron dimmers, Hunter Douglas venetian blinds
Exclusions:	Taffeta curtains and rods in master bedroom and living room
Parking:	One surface parking (#10)
Maintenance :	\$936.23 monthly
Taxes:	\$3292.10 (2019)
Locker:	Exclusive use (8'4" H / 5' W / 4'5" D)

Offered at \$859,000.<sup>00</sup>

# 34-33 Price Street, Toronto

## FLOOR PLAN



**APPROX. 875 SQUARE FEET**



















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**Gardner Award Winner**  
2004-2018



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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.