



**10 Avoca Avenue, Suite 304**

# Welcome to 10 Avoca Avenue, Suite 304

This stunning corner suite has treeline views south over David Balfour Park and the city skyline, and east over the park and ravine. Bright and airy, with a wraparound balcony and multiple walkouts. Walk into an open concept living room and dining room with wall-to-wall windows displaying beautiful treeline views. There is a spacious master suite with ensuite and his/her closets, and a second bedroom with built-ins and a walkout. This is a wonderful opportunity to remake this approximately 1100 square foot suite to your taste. Enjoy the amenities of this incredibly sought after complex in the heart of the city.













#### Foyer

- Ceramic tile floor
- Recessed halogen lighting
- Double coat closet storage

#### Powder Room

- Ceramic tile floor
- Vanity
- Built in mirror

#### Living Room

- Laminate floor
- Wall to wall sliding windows
- Sliding glass door walkout to balcony
- Views South

#### Dining Room

- Laminate floor
- Wall to wall glass windows
- Views East

#### Kitchen

- Laminate floor
- Shaker style cabinetry
- Stainless steel sink
- White Frigidaire fridge
- White Beaumark Stove
- East views

#### Bedroom

- Parquet floor
- Built in cupboard with bookshelves and closet
- Sliding glass door walks out to balcony
- East views

#### Master Bedroom

- Parquet floor
- Two double closet
- Large closet

#### Four Piece Ensuite Washroom

- Tile floor
- Vanity
- Built in mirror
- Soaker tub
- Recessed halogen lighting

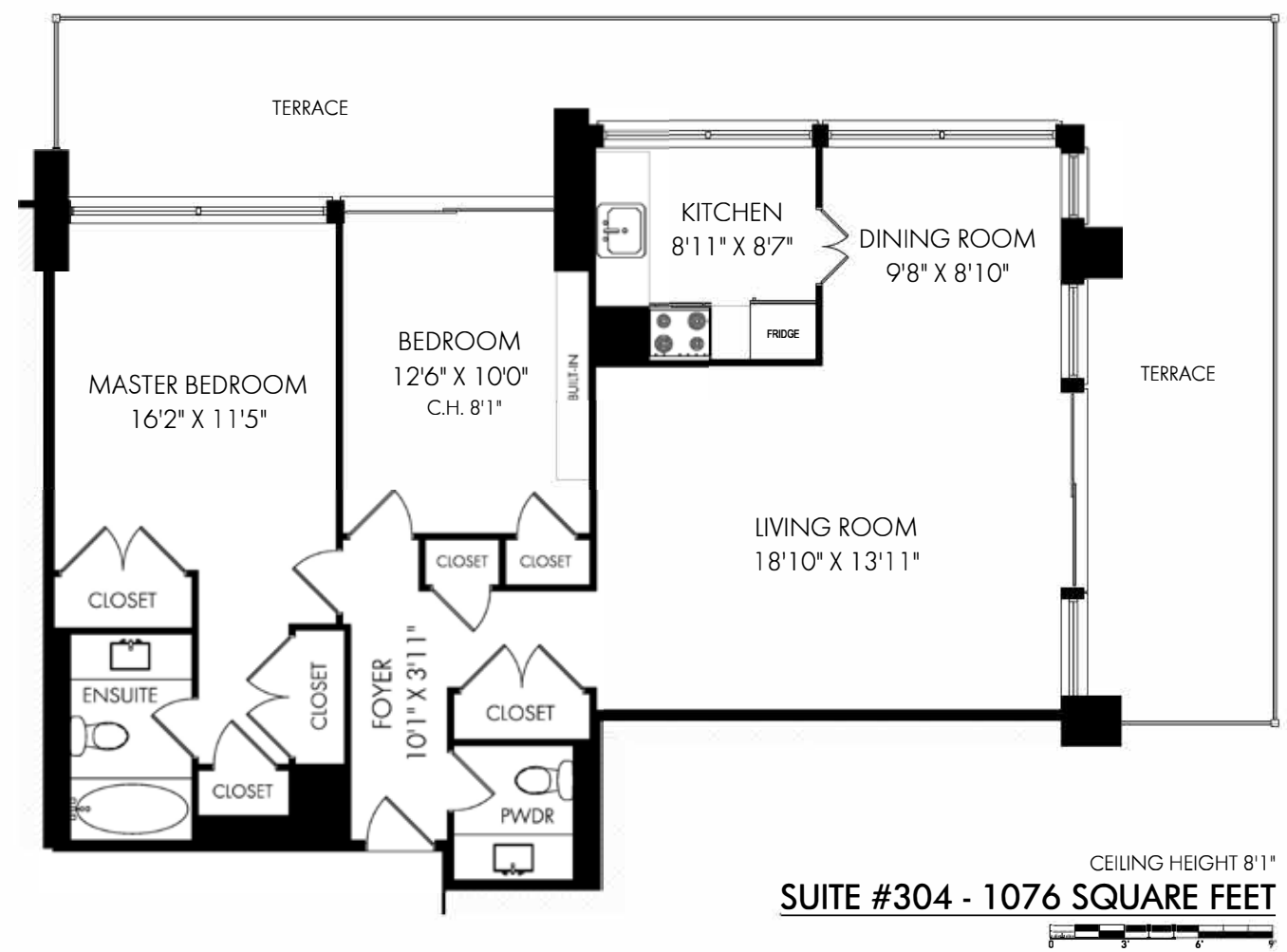
Locker: Exclusive

Parking: Available for \$75/month

Maintenance: \$1,736.50/month

Offered at \$1,198,000.00









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