



260 Merton Street Suite 703

THE HAMPTON

Located in midtown with picturesque views over Mount Pleasant Cemetery and The Beltline. Enjoy this convenient location very proximate to Yonge Street transit, shops, and restaurants. This quiet boutique building offers a security system, party room/ games room, communal garden, and ample visitor parking. Suite 703 enjoys south tree top views which are unobstructed

and the seasons change before your eyes. This one bedroom plus den is approximately 750 square feet and well laid out. It is in mint condition with numerous renovations and upgrades by the current owner. This is a rare opportunity to enjoy this locale and beautiful suite with nothing to do but move in!







- ENTRANCE:
- Tile floor
 - Mirrored double door coat closet
 - Laundry closet with Whirlpool washer + dryer, and additional storage

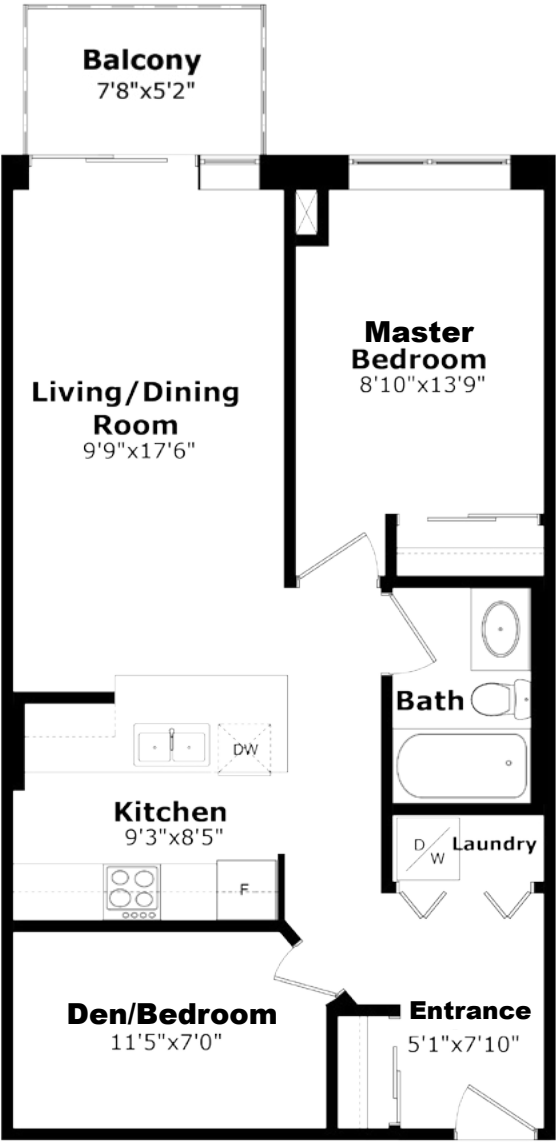
- DEN/BEDROOM:
- Maple hardwood floor
 - Amoire

- KITCHEN:
- Tile Floor
 - Custom shaker style cabinetry
 - Breakfast bar with Quartz counters
 - Double stainless-steel sinks, polished chrome gooseneck faucet, and soap dispenser
 - Maytag stainless steel Double door/ bottom mount fridge
 - Maytag stainless steel oven
 - Broan stainless steel exhaust hood
 - Maytag stainless steel dishwasher
 - Subway tile backsplash
 - Halogen track lighting

- DINING & LIVING ROOM COMBINED:
- Maple hardwood floor
 - Stunning south views over The Beltline and Mount Pleasant Cemetery
 - Sliding glass doors walk out to open balcony

- FOUR PIECE WASHROOM:
- Tile floor
 - Vanity with porcelain counter
 - Soaker tub
 - Polished chrome fixtures and taps
 - Built in mirror
 - Built in medicine cabinet

- MASTER BEDROOM:
- Maple hardwood floor
 - Picture windows
 - Sunny south views over The Beltline and Mount Pleasant Cemetery
 - Double sliding doors/closet



~ ADDITIONAL INFORMATION ~

Possession:
End of March / TBA

INCLUSIONS:
All kitchen appliances, washer & dryer, all window blinds and curtains, all electric light fixtures, all built ins, Mirrored armoire in den.

EXCLUSIONS:
Hanging light fixture in entrance.

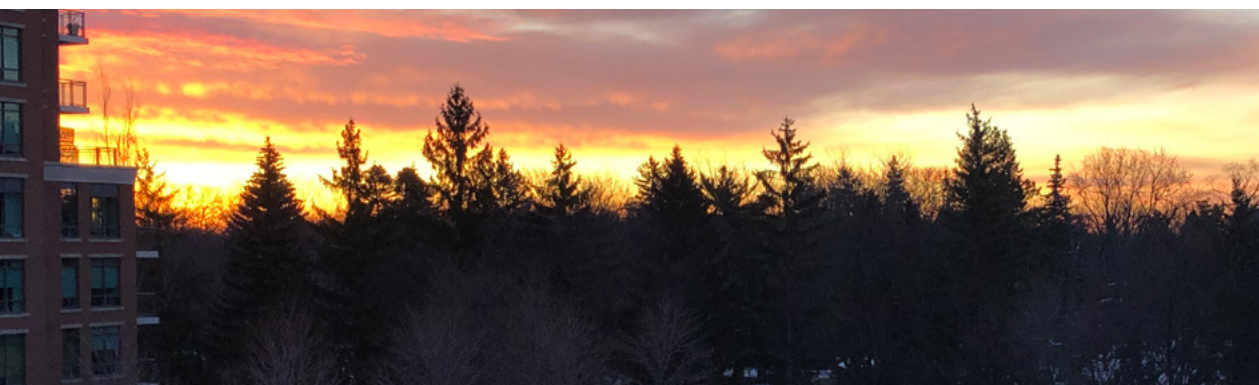
MAINTENANCE:
\$716.22 (To March 31st / 2021)

TAXES:
\$2339.21 / 2020.

PARKING:
1 underground parking (Spot #30)

LOCKER:
Locker #41

OFFERED AT \$ 659,000.00



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LEEANNE WELD KOSTOPOULOS, Sales Representative

c 416.566.8603 | o 416.489.2121 | f 416.489.6297

leeanne@leeanneweld.com

leeanneweld.com



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.