



170 Avenue Road, Suite 403

Welcome to this gorgeous designer-owned one bedroom suite in sought after Pears on the Avenue. This well-planned condo features many high-end upgrades by the owner and builder at the time of construction. The open concept living and dining room offers a walk-out to a private south-facing balcony with city views. Included is one underground parking space and one storage locker. Incredible building amenities include: indoor pool/whirlpool, gymnasium, outdoor terrace, party room, 24 hour concierge, and visitor parking. Situated just steps to Yorkville in a convenient and vibrant locale!





Foyer

- Oak hardwood floor
- Recessed halogen lighting
- Flush-mounted light fixture

Coat Closet

- Custom built-ins

Laundry Room/Storage

- Tile floor
- Custom built-ins
- Miele stackable washer and dryer

Four Piece Washroom

- Tile floor
- Vanity with quartz countertop
- Built-in mirror with integrated lighting
- Polished chrome fixtures and taps
- Polished chrome towel bar and hardware
- Soaker tub with quartz tub deck
- Rain shower head
- Recessed halogen lighting

Living/Dining Room

- Oak hardwood floor
- Open concept
- Office nook with custom built-in desk and shelves
- Sliding glass door walks out to balcony with south city views
- Recessed halogen lighting

Kitchen

- Oak hardwood floor
- Open concept
- Oak cabinetry
- Quartz countertops
- Miele concealed fridge and freezer
- Miele stainless steel oven
- Miele concealed dishwasher
- Miele induction cooktop
- Panasonic built-in stainless steel microwave and range hood
- Double stainless steel sinks with polished chrome gooseneck faucet
- Ceramic tile backsplash
- Halogen track lighting

Bedroom

- Hardwood floor
- Sliding tempered glass barn door
- Custom white oak paneled wall with integrated floating bedside tables
- Double closet with custom built-ins and drawers
- Flush-mounted light fixture

upgrades by current owner

- Built-ins in laundry room
- Built-in shelf in hall closet

In the bathroom:

- Rain shower head
- Glass shower partition
- Towel bar, robe hook, TP holder & wall-mounted liquid soap dispenser
- Wallpaper

In the bedroom:

- Paneled headboard wall and cantilevered bedside tables (all white oak, stained)
- Built-ins in the closet

In the living room/kitchen area:

- White lacquered cantilevered desk and bookshelves
- Solar shade (battery operated, remote controlled)
- Wall-mounted TV on extendable arm

additional information

Taxes: \$2,920.64 (2021)

Maintenance: \$404.65 /month (includes: heat, water, air conditioning, common elements, building insurance, parking)

Possession: 60 Days/TBA

Parking: One underground parking (P1, Space 9)

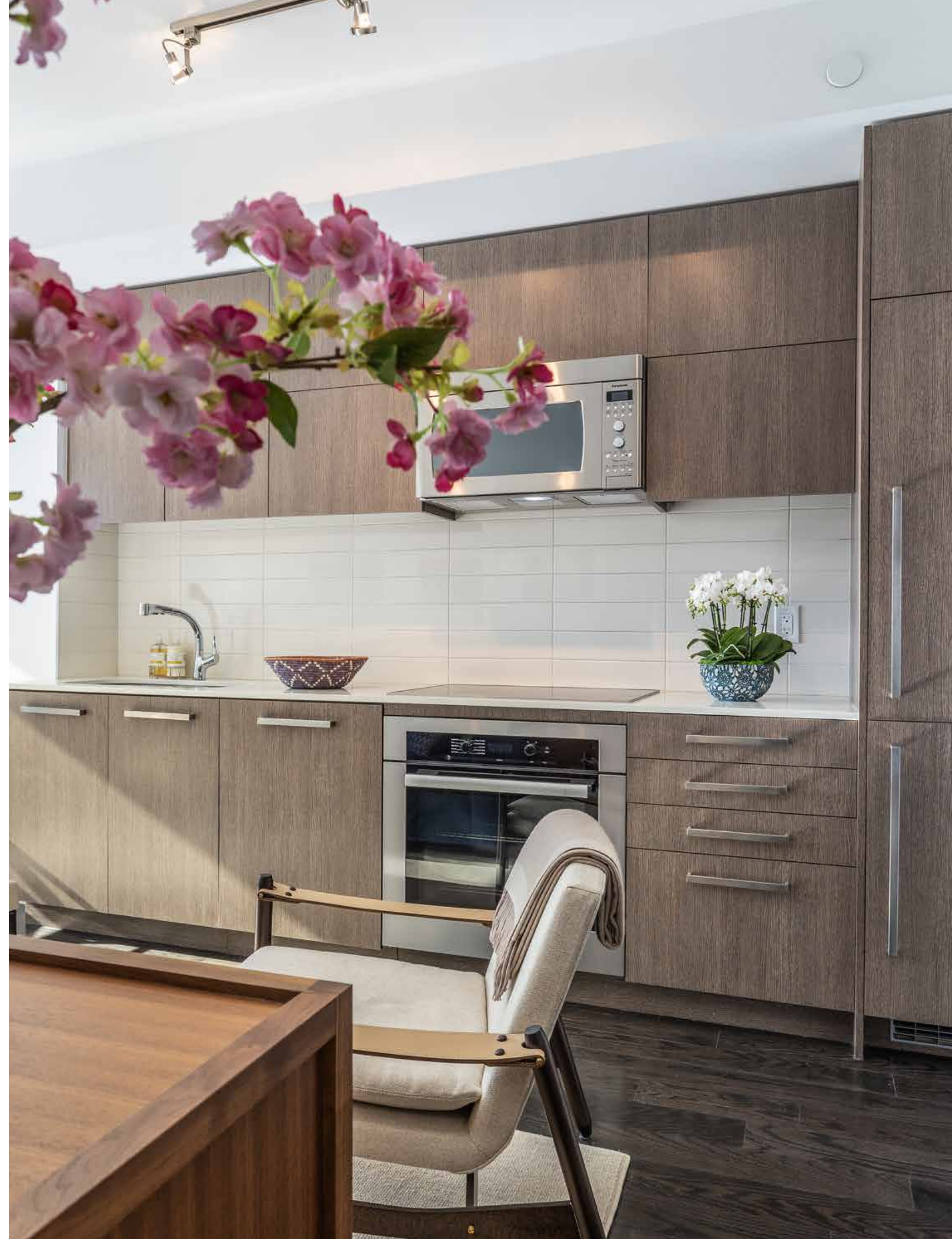
Locker: One owned locker (P1, Unit 46)

Inclusions: All kitchen appliances, washer and dryer, all electric light fixtures, in-suite alarm system (monitoring extra), custom automatic blind, custom built-ins, wall-mounted television and bracket.

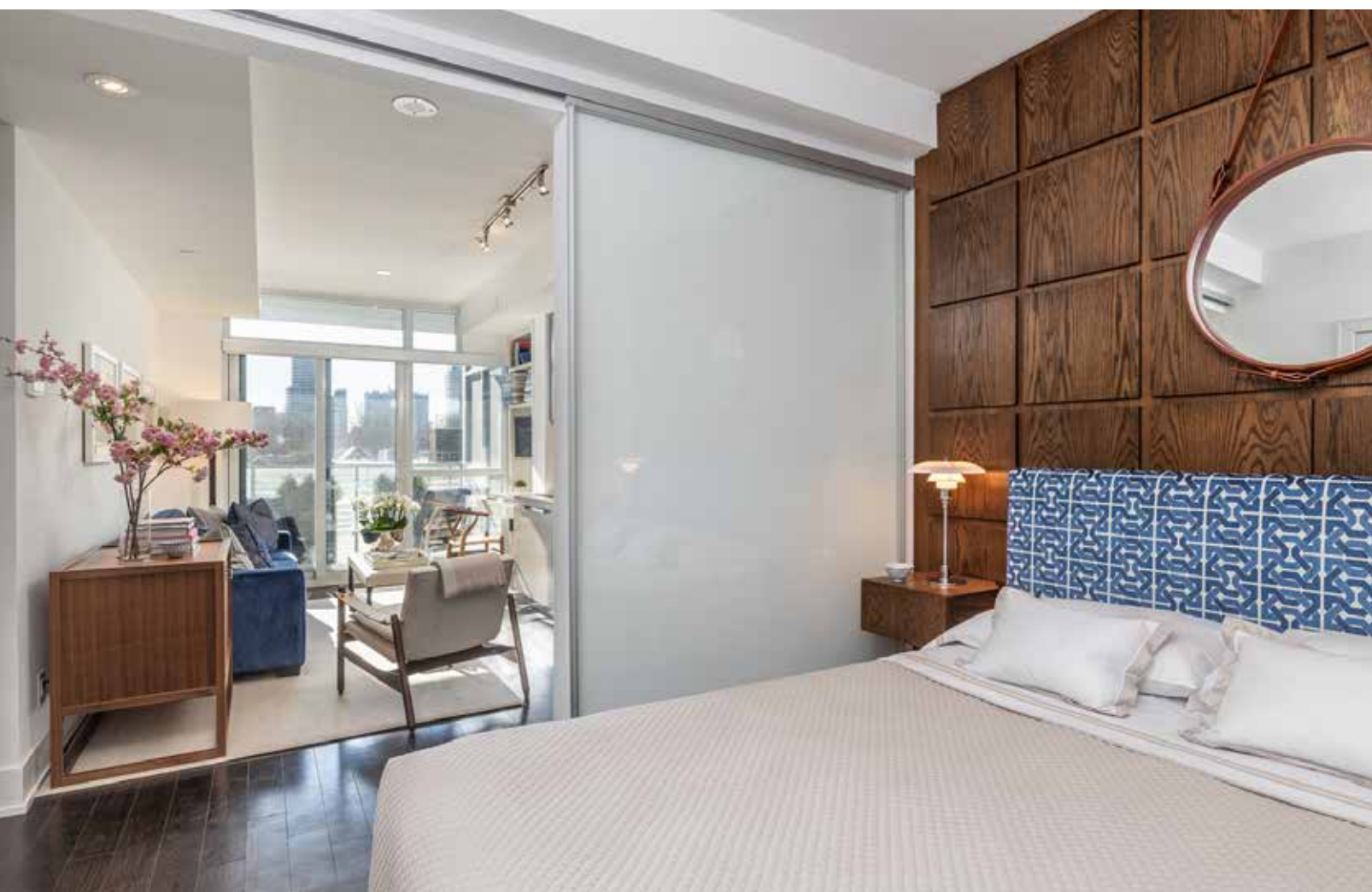
Exclusions: Light fixture in foyer (seller to replace)

offered for sale at \$689,000.⁰⁰





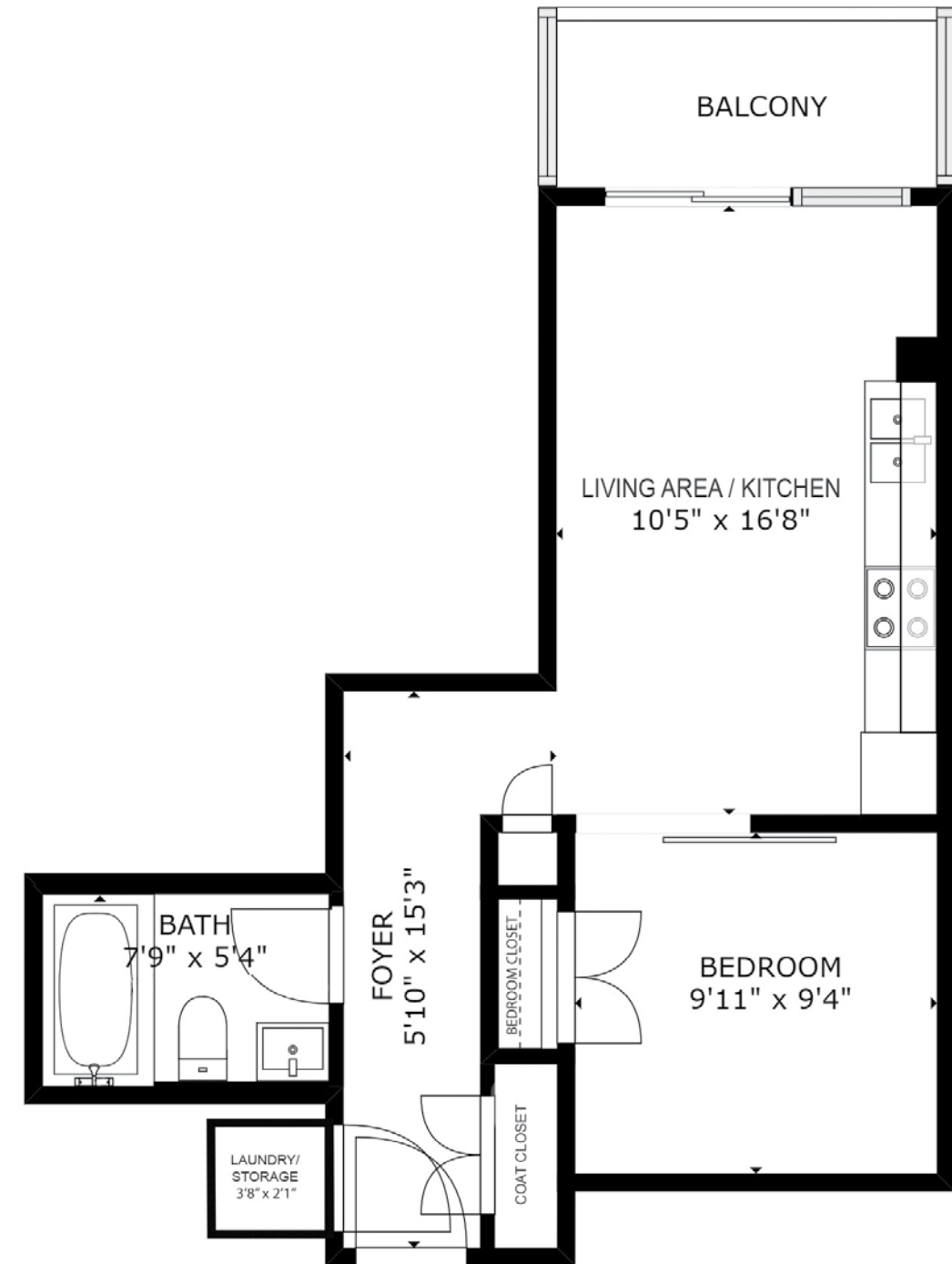








Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Gardner Award Winner
2004-2021
Lifetime Chairman's Award Winner
Chairman's Award Winner 2019
Top 5 Dollar Volume

J&D JOHNSTON & DANIEL
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

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.