



88 Broadway Avenue, Suite 1502



Welcome to 88 Broadway Avenue, Suite 1502

Elegant, stylish, and chic. This bright two bedroom, two bathroom unit is conveniently located at Yonge and Eglinton. This split floor plan offers a stunning kitchen renovation which was just completed, with KitchenAid appliances, a breakfast bar with quartz countertops and backsplash, and lots of cupboard space. Bright and airy with lots of windows displaying north and east city views off a high floor, as well as an open balcony. Featuring nine foot smooth ceilings, 900 square feet of living space, custom closets with built-in shelving, hardwood floors, and a contemporary aesthetic throughout. One parking plus a locker completes this offering.

24 hour concierge, gym, indoor pool, party room, and a ninth floor terrace with a barbeque, and ample visitor parking are just some of the many features this building has to offer. 88 Broadway offers quick access to the best restaurants, schools, and shops at Yonge and Eglinton. Only a short walk to TTC and the new LRT. In district for North Toronto CI. Urban living at its best!



FOYER

- Hardwood floor
- Coat closet with built-in shelving

THREE PIECE WASHROOM

- Porcelain tile floor
- Glass enclosed shower
- Vanity with polished chrome fixtures and taps
- Built-in wall mirror
- Floating medicine cabinet

KITCHEN

- Hardwood floor
- Newly refaced kitchen cabinets
- Quartz countertops
- Floating shelves
- KitchenAid stainless steel double door fridge with ice maker
- KitchenAid stainless steel microwave
- KitchenAid Induction cooktop stove with oven
- KitchenAid stainless steel dishwasher
- Double sink undermount with polished chrome taps
- Quartz breakfast bar

LAUNDRY CLOSET

- LG TrueSteam frontloading dryer
- LG Steam frontloading washer

LIVING ROOM

- Hardwood floor
- Floor to ceiling windows with custom roller blinds
- Walkout to balcony with lovely east views

DINING ROOM

- Hardwood floor
- Combined with living room

PRIMARY BEDROOM

- Hardwood floor
- Floor to ceiling windows with custom blinds
- Walk-in closet with custom built-ins

FOUR PIECE ENSUITE WASHROOM

- Porcelain tile floor
- Bathtub with glass shower enclosure
- Vanity with marble countertop
- Polished chrome fixtures and taps
- Built-in wall mirror
- Floating medicine cabinet

SECOND BEDROOM

- Hardwood floor
- Closet with custom built-ins
- Floor to ceiling windows

ADDITIONAL INFORMATION

TAXES:

\$3,551.46 (2022)

MAINTENANCE FEES:

\$885.85/month (includes: heat, cable TV, building insurance, water, CAC, parking, and common elements)

PARKING:

C26

LOCKER:

#176

POSSESSION:

August/TBD

INCLUSIONS:

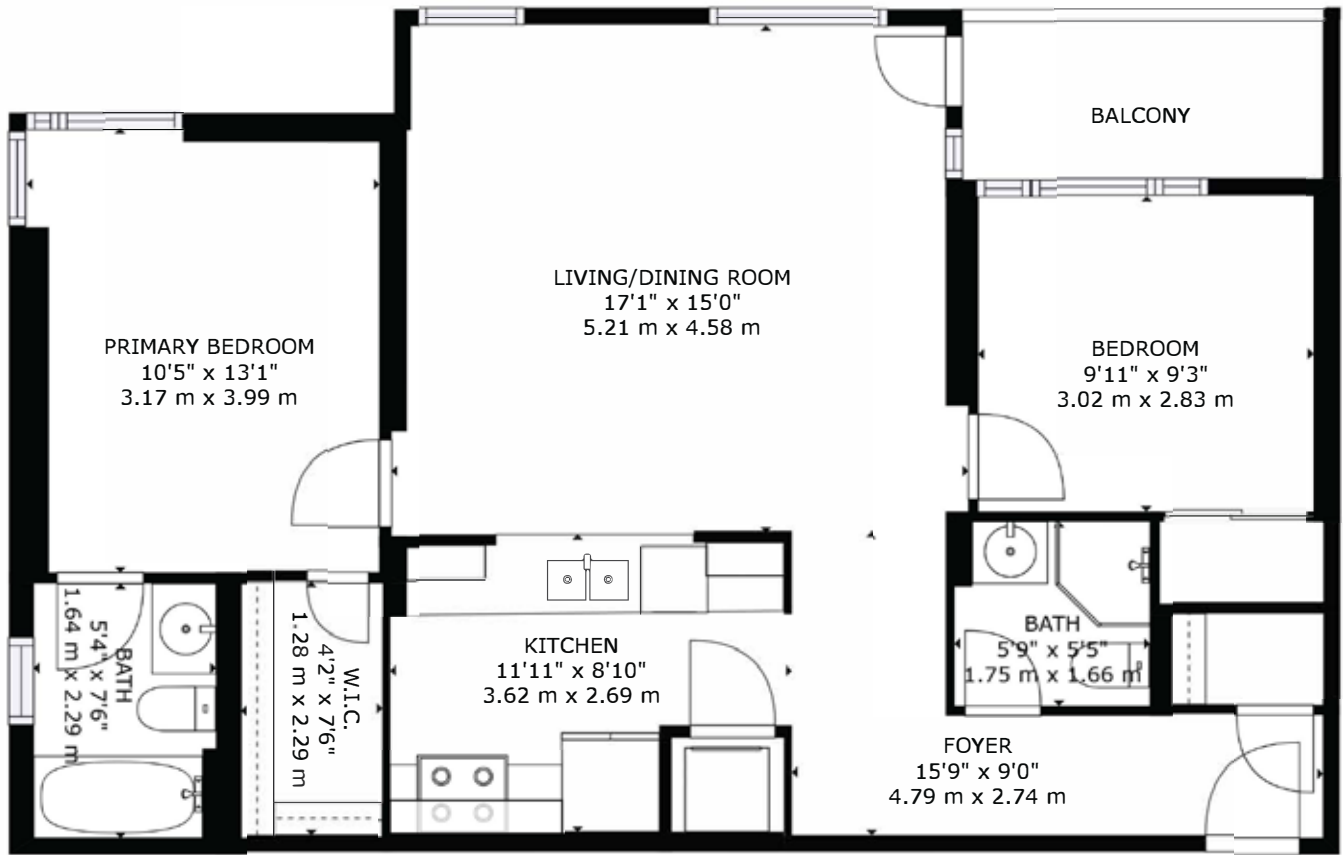
All kitchen appliances, washer, dryer, all custom light fixtures, all window coverings including Hunter Douglas blinds, all custom built-ins, kitchen pot holder.

Offered For Sale at
\$838,000.⁰⁰









LEEANNE WELD KOSTOPOULOS

Sales Representative
c 416.566.8603 | o 416.489.2121
leeanne@leeanneweld.com
leeanneweld.com

Gairdner Award Winner
2004-2021
Lifetime Chairman's Award Winner
Chairman's Award Winner



ELIZABETH JANAK

Sales Representative
c 416.358.7778 | o 416.489.2121
ejanak@trebnet.com
elizabethjanak.com

Diamond Award
2016
President's Award
2019

