



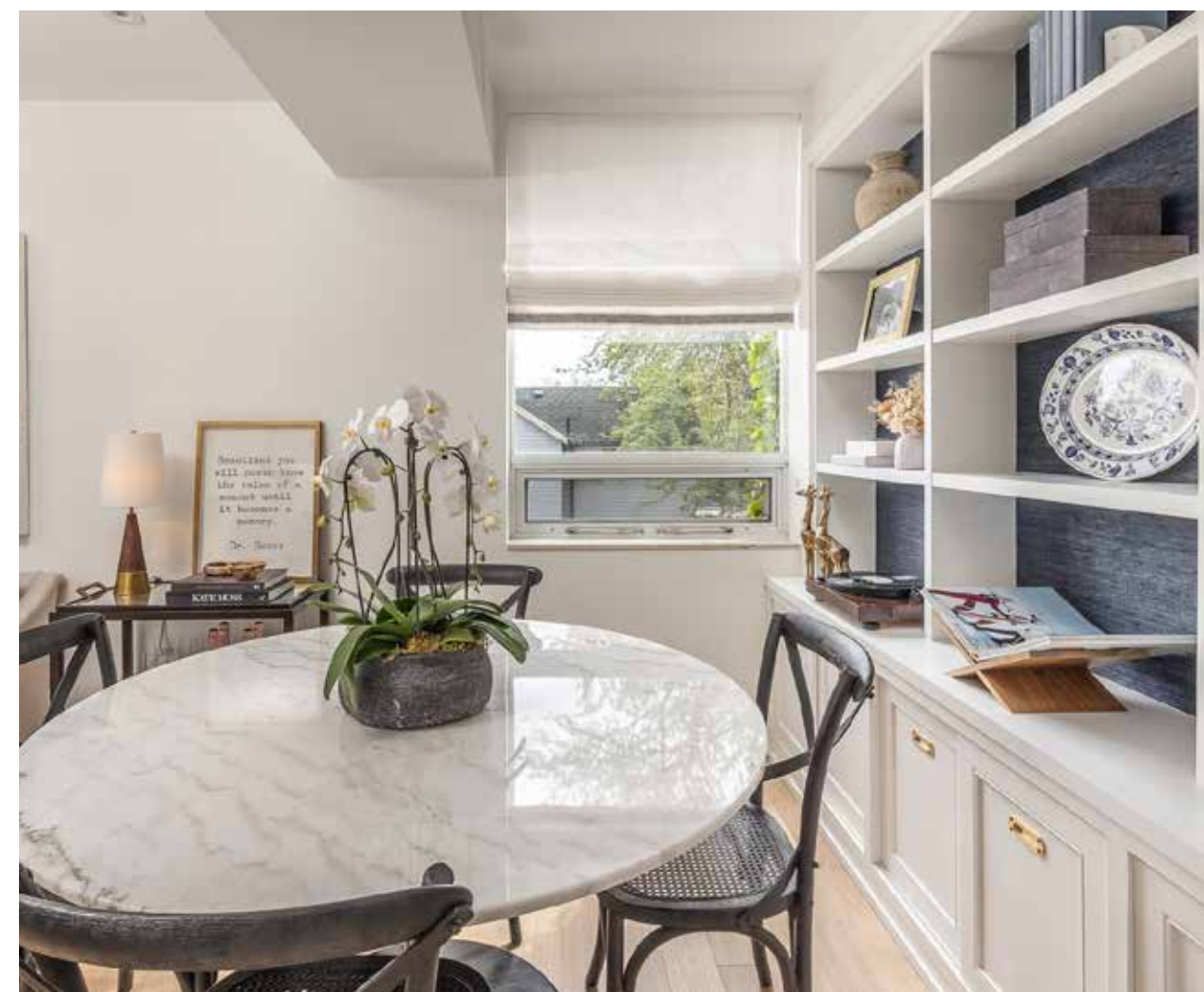
Welcome to 33 Price Street, Suite 34

Fabulous opportunity to live right in the heart of Summerhill! This rare corner suite is 875 square feet, spacious and flooded with sunlight. This suite has been totally renovated with high end designer materials and meticulous attention to detail; wide plank white oak floors, heated mosaic marble tile floors in the kitchen and washroom. Custom kitchen with Thermador stainless steel appliances and five burner gas stove. Pretty four piece washroom with brass hardware. Custom millwork bookshelves, floating shelves, and closet organizers. Tall ceilings with recessed lighting, brass accents throughout, custom blinds, and Aerin Lauder ceiling fixtures, truly stylish! Ensuite laundry with Miele washer and dryer. Two Juliette balconies overlooking the treelined street and gardens. All situated in the Nursing Lofts, a desirable and intimate boutique building with attractive Georgian facade and beautifully landscaped grounds. Just unpack your bags in this gem! Walk to all Summerhill has to offer; Summerhill LCBO, shops, restaurants, and easy transit.













Foyer

- Tile floor
- Recessed halogen lighting

Laundry Closet

- Miele stackable frontloading washer and dryer

Kitchen

- Tile floor
- Open concept
- Thermador five burner gas stove and oven
- Concealed range hood
- Sharp built-in stainless steel microwave
- Thermador concealed dishwasher
- Stainless steel farmer’s sink
- Polished chrome fixtures and taps
- Thermador concealed refrigerator and freezer drawer
- Pantry with shelves and pull out drawers
- Quartz countertops
- Recessed halogen lighting

Dining Room

- Hardwood floor
- Open concept
- Custom built-in shelving and cupboards
- Large window
- Recessed halogen lighting

Living Room

- Hardwood floor
- Open concept
- Double Juliette balconies with floor to ceiling double doors
- Recessed halogen lighting

Office/Bedroom

- Hardwood floor
- Double barn door entry
- Custom built-in desk

- Custom built-in wardrobe with built-ins
- Large window

Primary Bedroom

- Hardwood floor
- Wall-to-wall closets
- Large window

Four Piece Washroom

- Heated decorative tile floor
- Built-in wall mirror
- Brass fixtures and taps
- Glass partition shower with rain showerhead
- Soaker tub
- Towel bar and hooks
- Wall sconces
- Recessed halogen lighting

upgrades by current owner

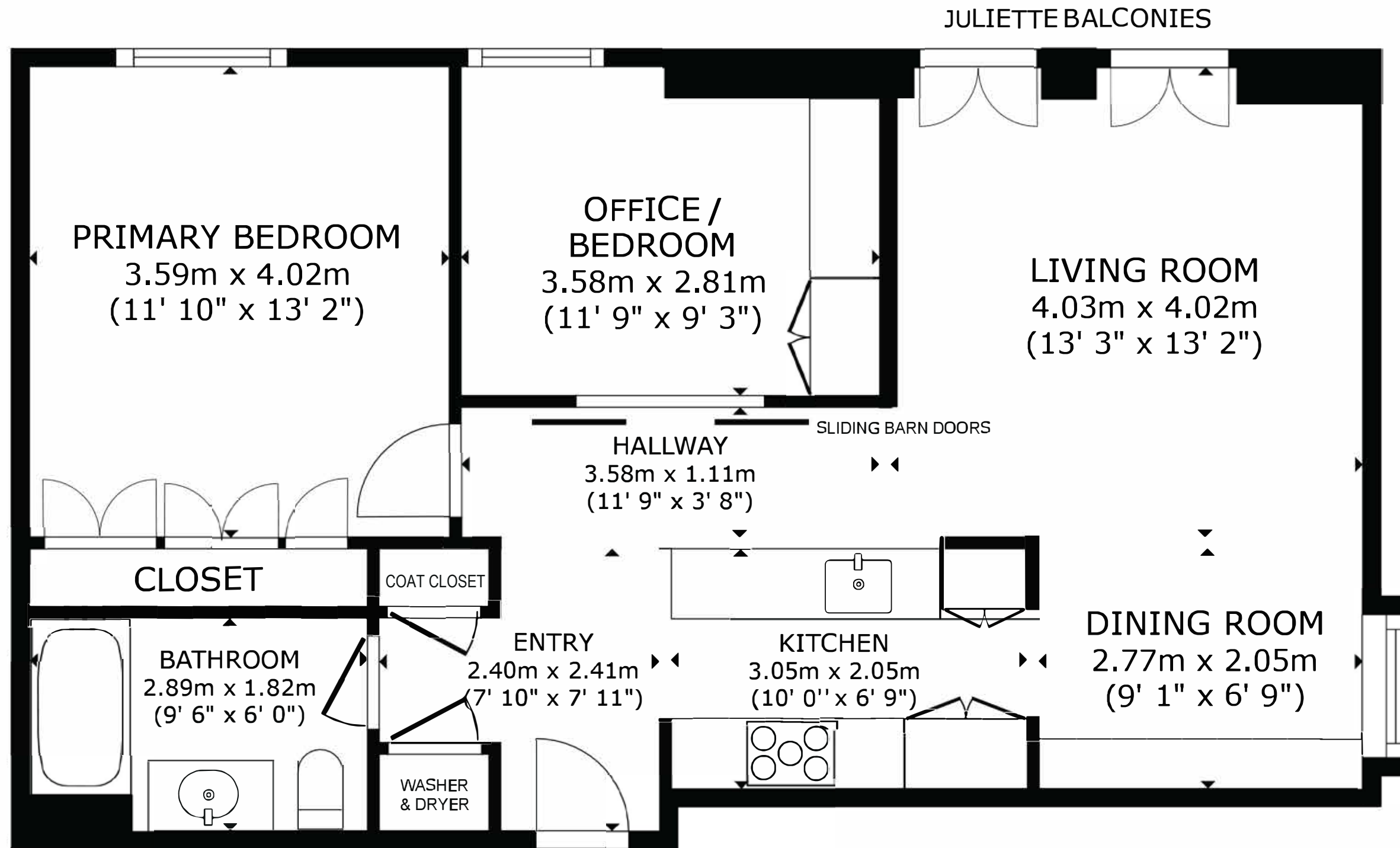
- All new oak flooring
- Add custom baseboards.
- New custom millwork in the kitchen
- All Thermador appliances in the kitchen with Sharp microwave drawer
- New bookcase millwork with seagrass wallpaper added
- Added all custom drapes to all windows
- Custom French barn door added to create second bedroom
- Custom millwork added to the second bedroom with closet and desk
- All new heated tile floors
- Custom closets in the primary bedroom
- Custom bathroom vanity with all brass fixtures
- New Miele washer and dryer
- All new pot lights
- Aerin Lauder light fixture in the guest bedroom/office

additional information

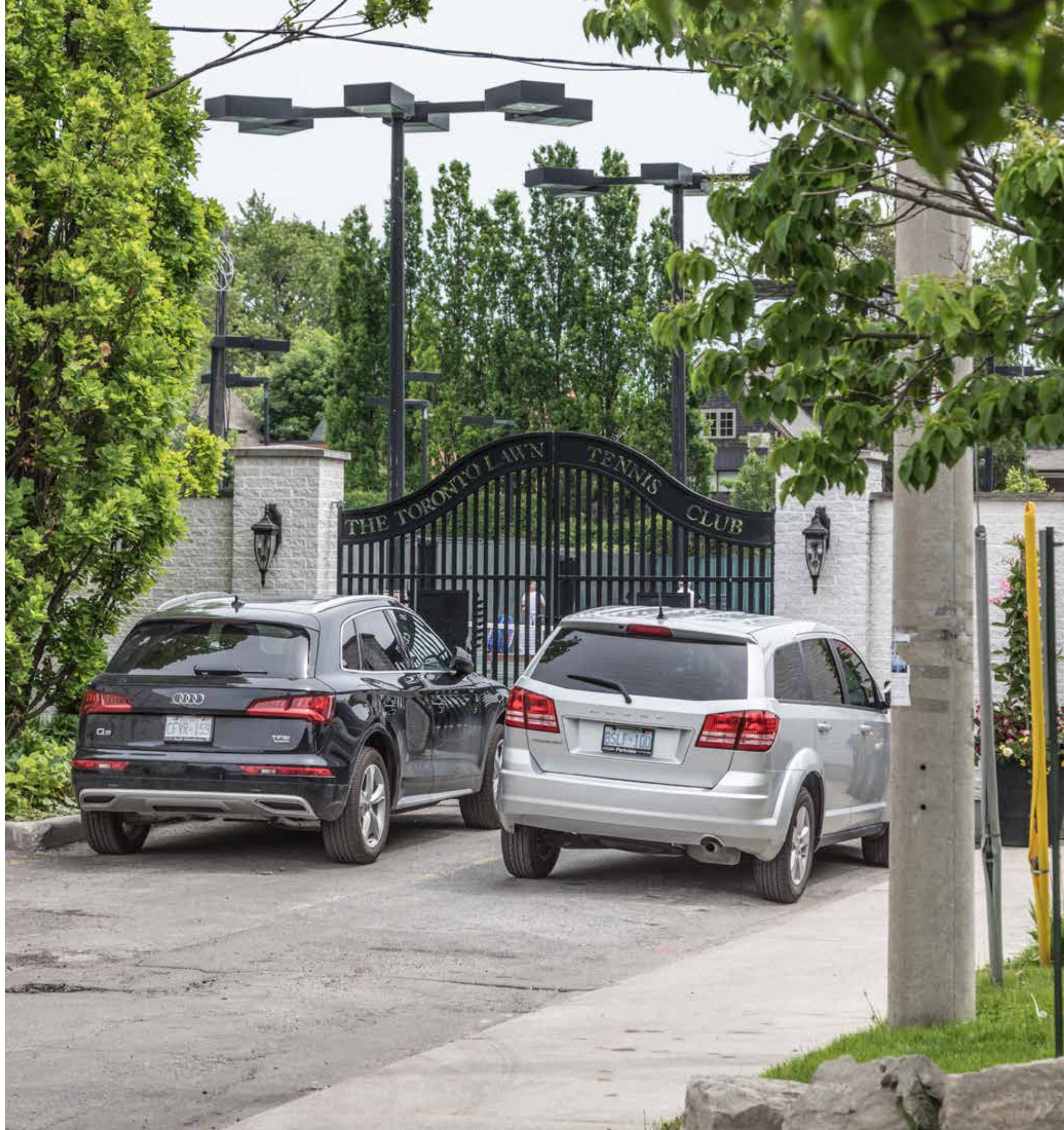
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|--------------|---|
| Maintenance: | \$1,116.16 / month |
| Taxes: | \$3,862.56 (2024) |
| Possession: | 60 Days / TBA |
| Parking: | One car parking |
| Locker: | One locker |
| Inclusions: | All kitchen appliances, washer, dryer, all electric light fixtures (except excluded), all window coverings (except excluded), all custom built-ins. |
| Exclusions: | Living room curtains, wall sconces in second bedroom. |

offered for sale at \$1,139,000.⁰⁰





FLOOR PLAN





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

Chairman's Award Winner Top 5, Dollar Volume and Units Sold
2022

Gairdner Award Winner
2004-2023

Lifetime Chairman's Award Winner

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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.