

1205 - 89 McGill Street, Toronto

Welcome to this wonderfully bright, turn-key luxury suite located in the iconic "ALTER". This is an enticing opportunity for ideal downtown living. This corner suite with floor to ceiling windows is thoughtfully designed with fresh modern finishes. The large, private balcony has great space for outdoor dining and lounging while taking in the unobstructed view. Ample storage space with large closets in each bedroom as well as the entryway, the Master even has a walk-in. Both bedrooms feature Juliet balconies. Excellent walkability with College station 5 minutes away, groceries/LCBO in 2 and shopping at the Eaton Centre in 10.

We love this suite and we're sure you will too!

JAMES STRATHY WARREN

Sales Representative

Cell: 416.520.5704 | Direct: 416.323.5276

james@jameswarren.ca | www.jameswarren.ca



CHRISTIE'S
INTERNATIONAL REAL ESTATE

CHRISTOPHER KILLAM

Sales Representative

Cell: 416.333.9878 | Direct: 416.323.5277

chris@chriskillam.ca | www.chriskillam.ca

1205 - 89 McGill Street, Toronto

Overview -

Price - \$838,800.00

Bedrooms - 2

Bathrooms - 2 Full

Finished Space - 679sqft. (per floor plans)

Maintenance Fees - \$584.65

- 24-Hour Concierge, Building Insurance, Common Elements Maintenance, Water, Tech. Services (bulk internet provided by Rogers)
- Hydro cost - Approximately \$80.00-\$100.00/Month

Taxes - 2020: \$2,620.71

Possession - 30-60 Days or TBD

Parking - 1 Car Owned, located on P4 #20

Locker - Owned, located on P4 #68

Comfort System - heat pump & air conditioning

Registration Date - Oct 12, 2018

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Legal Description - UNIT 5, LEVEL 11, TORONTO STANDARD CONDOMINIUM PLAN NO. 2682 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4980557 CITY OF TORONTO

Parking - UNIT 20, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2682 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4980557 CITY OF TORONTO

Locker - UNIT 68, LEVEL D, TORONTO STANDARD CONDOMINIUM PLAN NO. 2682 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT4980557 CITY OF TORONTO

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Features -

- \$10,000.00 design investment upgrade
- Smooth ceilings throughout
- Floor to ceiling windows in main living area & each bedroom
- Open concept main living area
- Custom rolling blinds in all principal rooms (wired to be motorized)
- Custom white-on-white modern kitchen design
- Quartz counters
- Custom porcelain subway tile backsplash
- Stainless steel appliances
- Integrated dishwasher
- Stainless steel deep basin undermount sink
- Integrated blackout blinds in bedrooms (wired to be motorized)
- Master en-suite with tiled enclosure and glass shower door
- Master suite has a walk-in closet with a custom closet organizer
- Second bedroom includes a double mirror closet with a custom organizer and separate linen closet
- Second bath with tub and shower
- Light grey finished high-end engineered hardwood
- En-suite washer dryer
- Ample storage
- Full size double entry closet
- Expansive balcony with open view
- Juliet balconies in each bedroom

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Building features -

- 24-hour concierge
- Outdoor pool with cabanas & loungers
- Excellent fitness centre with cardio, spin bikes, weight machines, free weights and stretching/mobility room
- LEED Canada Gold - Green (environmentally friendly & energy efficient building and construction practices)
- Tridel built and managed building
- Grand lobby
- Party room
- Guest parking

Inclusions -

- All attached electric light fixtures
- Rolling blinds throughout
- Glass top range
- Stainless steel fridge over freezer, microwave & slim range hood
- Stacked washer and dryer

Exclusions -

- All furniture, art, lift off mirrors, area rugs, patio furniture, decor

Neighbourhood Information -

- The Garden District (Joseph Sheard Parkette, McGill Garnby Parkette, St. James Square)
- 2 minute walk to Loblaws Maple Leaf Gardens (grocery store and LCBO)
- 3 minute walk to Ryerson University
- 6 minute walk to College subway station
- 10 minute walk to Toronto General Hospital

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- 10 minute walk to the Toronto Eaton Centre

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Chestnut Park Real Estate Limited, Brokerage | 1300 Yonge Street, Suite 100 Toronto, ON M4T 1X3