

CHANTEL
CRISP
REAL ESTATE TEAM



1118-812 Lansdowne Avenue
Junction-Wallace Emerson

1118-812 LANSDOWNE AVENUE

Welcome Home

This spacious & private South East facing gem boasts a rare unobstructed view of the CN Tower & Toronto skyline. Meticulously maintained and roomy with just under 800 sqft of sought-after split 2-bedroom + den layout, full of natural light, wide plank laminate flooring, trendy feature wall, upgraded espresso kitchen, granite countertops, backsplash, undermount lighting & stainless steel appliances. Roomier than usual bedrooms with huge double closets & picturesque windows. Enjoy the stunning sunrise with coffee on the large balcony or dine alfresco while enjoying the sunset. Steps to Bloor subway line, Up Express, GO station, High Park, Earlscourt Dog Park, Toronto Rail Path, the best of the Junction & Bloor's trendy shopping, cafes, bistros, amenities, grocery stores & Shoppers Drug Mart. Easy access to the parking spot on the first level. Pet friendly building. Low property taxes & hydro bill is only \$40/mth on average.

- **2 Bedrooms +1 Den**
- **1 Bathroom**
- **1 Parking Spot**
- **Upgraded Kitchen**
- **Unobstructed CN Tower View**



PRESENTED BY THE CHANTEL CRISP TEAM



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Features

FOYER

- Tile floor
- Closet
- Freshly Painted

KITCHEN

- Stainless Steel Appliances
- Granite Countertops
- Under-mount lighting
- Laminate Floors
- Backsplash
- Built-in microwave with range hood
- Double Sink
- Plenty Of Storage & Counter Space
- Freshly Painted

DEN

- Laminate Floors
- Freshly Painted

LIVING ROOM

- Feature Wall
- Sliding Glass Doors With Walkout To Balcony
- Laminate Floors
- TV Mount

PRIMARY BEDROOM

- Large Window
- Double Closet
- Broadloom Carpet
- Freshly Painted

SECOND BEDROOM

- Large Window
- Double Closet
- Broadloom Carpet
- Freshly Painted

BATHROOM

- 4-Piece Bathroom
- Ensuite-Laundry
- Built-in Vanity With Storage
- Tile Floors
- Freshly Painted





Neighbourhood: Junction-Wallace Emerson

NEIGHBOURHOOD FEATURES NEAR PROPERTY

- Walk Score: 76
- Transit Score: 88
- Bike Score: 81
- Transit Access: TTC, UP Express, Go Train
- Major Highways: Highway 401

GROCERIES

- Food Basics, Loblaws, FreshCo

SHOPPING

- Dufferin Mall, Bloor Street Boutiques, Shoppers Drug Mart

ENTERTAINMENT

- MOCA, Boulderz Climbing Centre, Apollo Theatre, Dovercourt Tennis Courts

COFFEE SHOPS

- Wallace Espresso, Balzac's Powerhouse, Gaspar Cafe, Dark Horse Espresso Bar

PARKS

- Earls court Park, High Park, Wallace Emerson Park

RESTAURANTS

- Halo Brewery, Blondies Pizza, Kibo Sushi, Piri Piri

GYMS

- Queens Fitness Studio, Auxiliary Crossfit, Bloor Street Fitness & Boxing, LA Fitness

SCHOOLS

- Elementary – Pauline Junior Public School, Perth Avenue Junior Public School
- Secondary – Bloor Collegiate Institute, Toronto West High School

HOSPITALS

- St Joseph's Health Centre

SPECIFICATIONS

Property Tax Year: 2023

Property Taxes: \$2287.60

Maintenance Fees: \$601.19

Of Beds: 2+1

Of Baths: 1

Square Footage: 793sq

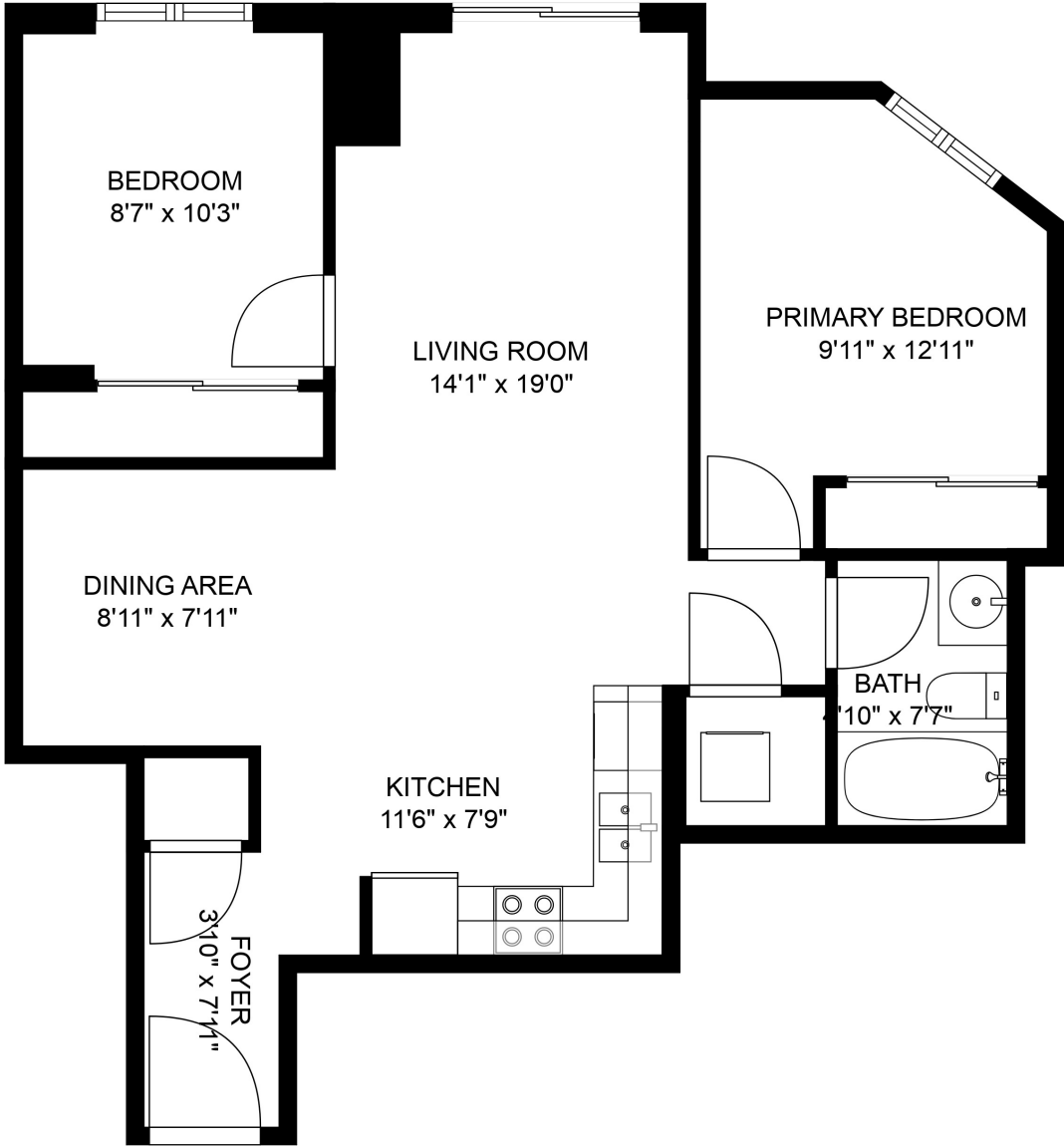
Parking Spots: 1

Included Chattels: Stainless Appliances: Fridge, Stove, Dishwasher, Microwave Rangehood. Stackable Washer/Dryer, Light Fixtures, Window Coverings. Pet-Friendly Building. Hydro Is Only \$40/Mth On Average.

Excluded Chattels: Primary Bedroom & Den Light Fixtures

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Floor Plans



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BROKER

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are in meters All measurements are approximate.
The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.