



356 McRae Drive #307, Toronto

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Elegant & Spacious Leaside Condo!

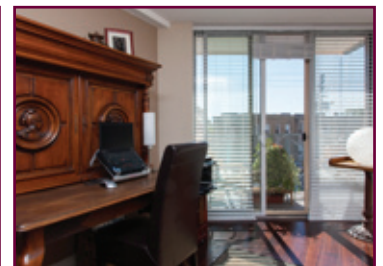
- **Rarely offered** sprawling **1350 square foot** suite! Fantastic cross hall floor plan - **2 bedrooms plus a den, 2 full baths**, a balcony. Gorgeous **renovations & upgrades throughout!**
- **Located** in a quiet **boutique low-rise building** in the much sought after **Leaside neighbourhood**.
- **Large & welcoming entrance foyer** with ceramic tiled floors with a double coat closet and stylish **upgraded closet doors**.
- **Vast open concept living/dining room** is a delight for entertaining! **Upgraded rich dark engineered hardwood floors throughout!**
- The **dining area** can easily accommodate a large dining room table – perfect for family holiday dinners.
- Enjoy cozy nights by the **fireplace** in the living room during the winter months.
- **Sliding glass doors** from the den/home office lead out to the **south facing balcony**.
- Plenty of space to cook up a storm in the **upgraded kitchen!** The **breakfast bar** is that perfect casual area for serving up cocktails & snacks to family & friends!
- **Stainless steel appliances, glass mosaic tiled backsplash** & ample cupboard space.
- Off the kitchen is a separate **pantry/laundry room** with **full sized** top of the line **front loading washer & dryer**.
- **King sized master bedroom!** Engineered wood floors, big picture window, dressing room area with **His & Hers double closets**.
- **Luxurious newly renovated 3 piece master ensuite** is a treat! **Large glass enclosed shower & custom vanity**.
- **The 2nd bedroom**, located on the opposite side of the suite, is preferred for **optimum privacy**. Double closet with sliding doors, **engineered wood floors** and **4 piece semi-ensuite** bath has a **convenient entrance** just off the foyer as well as the bedroom for any visiting guests to use.
- **Exclusive use of 1 underground parking space and locker.**
- **All inclusive maintenance fees** allow for worry free living!
- **Well run building** with responsive building managers, friendly **consciences neighbours**, visitor underground parking and fabulous amenities! **Pet friendly!**
- Turnkey living perfect for **empty nesters** moving from a house, **young families or professionals!**
- **Highly prized location** offers many scrumptious restaurants, shops, super stores and recreation all within walking distance! **Convenient bus stop right out your front door!** A short drive to downtown and the business core!

Prime Leaside Location!

- **Situated in South Leaside** at the corner of Randolph & McRae close to Laird Drive. Pretty tree-lined streets and cosy community boasting a proud sense of ownership! **An ideal place to call home with all amenities nearby!**
- **Lots of local shopping...** Walk to the conveniently located plaza at the south east corner of Laird/Eglinton with many great stores including: Home Depot, Sobeys, LCBO, Starbucks, Best Buy, Golf Town, Sport Check and many more...
- The newest shopping development, **Leaside Village**, located along Laird, has one of the **largest Longo's in the City!** To name but a few you will find The Beer Store, Tim Horton's, delicious cupcake shop, Linen Chest, Pet Valu, Against the Grain restaurant, Mucho Burrito and many more...
- **Bayview Avenue features an array of shops**, banks, specialty stores, gourmet cafes and a huge variety of **popular restaurants**. Enjoy Cumbrae's meats, Alex Farm Cheese, Whitehouse butchers, De La Mer fish market, Epi Bread, Cobbs Bread, Hollywood Gelato, Rahier Bakery.
- More local shopping can be found at the **Sunnybrook Plaza** located at the north-east corner of Bayview & Eglinton.
- **Extensive local recreation!** Few Toronto neighbourhoods can match Leaside regarding sports & wellness. The **Leaside Memorial Community Gardens** at Millwood Road and Laird Drive is a multi-recreational complex that includes **2 indoor ice arenas, an indoor swimming pool, a curling rink and an auditorium**.
- **Trace Manes Park** located off McRae Drive is the home of the **Leaside Tennis Club** which has six tennis courts, a playground, baseball diamond and an outdoor natural ice rink which is in use from late December until the end of February. **The Leaside Public Library** is situated adjacent to the park.
- **Green space and parks surround!** Enjoy nature and fitness activities in **Serena Gundy Park and Sunnybrook Park**. In addition to offering **ideal picnic spots** Sunnybrook Park features top notch sports fields, **an exercise trail and horseback riding stables**.
- **Superb school district attracts many families to this neighbourhood** - Bessborough P.S., Rolph Road P.S., St. Anselm Catholic School, Northlea P.S., Leaside High School, Crescent School, Toronto French School, Junior Academy, Children's Garden Nursery School... to name but a few!
- **Transportation is a snap!** Bus route #88 along McRae connects to the St Clair subway station or the #56 Leaside to Eglinton subway station connecting passengers to the Yonge-University subway line.
- **Motorists can be downtown in ten minutes** via the Bayview extension which also links up with the Don Valley Parkway and a myriad of commuter highways.

The Building

- **The Randolph** – 356 McRae Drive is a clean and well maintained boutique 5 storey building with only 50 Units. This handsome brick building is home to many proud long-term residents and shares its own strong sense of community.
- **Amenities include** common gardens with barbeque, billiards room, upgraded exercise facilities, sauna and security system. The underground parking garage includes visitor parking.



Julie Kinnear, Jennifer Palacios,
 Holly Chandler & Tyler Delaney Sales Representatives

Office 416.762.8255 Direct 416-319-6534

jennifer@juliekinnear.com • www.juliekinnear.com

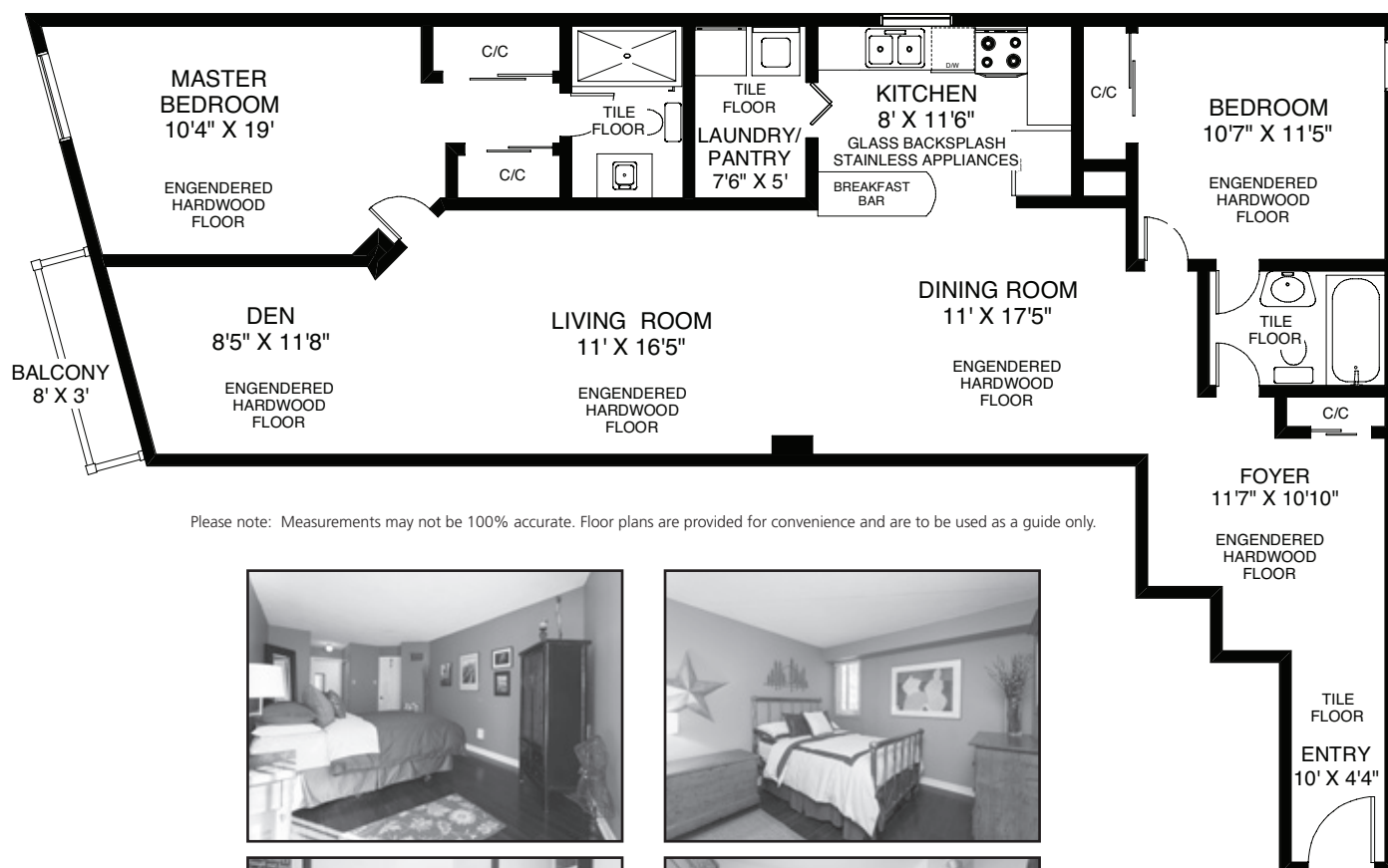
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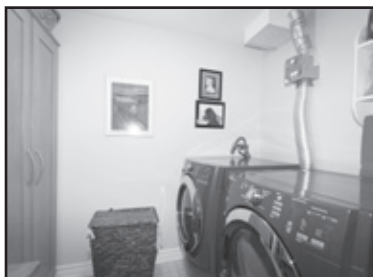
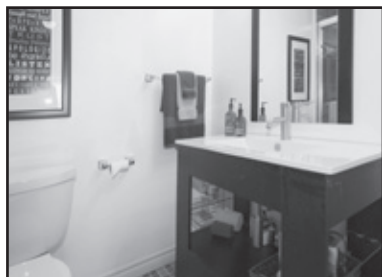
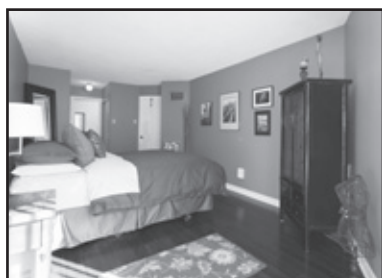
Guiding you home



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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.



Taxes 2013: : \$2790.00	Approx Sq Ft. 1350 sq. ft.	Possession: 60 days / TBA
Bedrooms: 2 + Den	Baths: 1x3, 1x4 Piece	Parking: Exclusive use of 1 parking spot #B16
Storage Locker: Exclusive use of 1 locker B2#4		Pet friendly building
Inclusions: Stainless steel: Fridge, stove & built-in dishwasher, fireplace, window coverings, electric light fixtures, high end front loading washer & dryer.		
Exclusions: Dining room light fixture		
Maintenance Fee: :\$863.20/month Includes: Water, hydro, heat, central air conditioning, parking, building insurance & common elements		

For great info & links visit www.LovelyTorontoCondos.com

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