



## 900 Mount Pleasant Road #221, Toronto

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### 900 Mount Pleasant Rd #221!

- Welcome to this gorgeous 2 bedroom, 2 bath suite in the boutique low-rise portion of 900 Mount Pleasant Road. This freshly painted upgraded suite leaves you with nothing left to do but move your furniture in, hang your artwork and enjoy!
- This stunning condo is just 2 blocks from Yonge & Eglinton's hot entertainment & shopping district! Convenient bus stop right out your front door!
- Enter the foyer to find a large double front hall closet with sliding mirrored doors.
- Sun-filled open concept living and dining room has rich dark engineered wood floors, large windows and a walk-out to the balcony.
- The open balcony has a rare gas barbeque hook-up. Private outdoor space to have drinks and grill all your favourite foods with friends and family regardless of the weather!
- Cook up a storm in the sleek modern kitchen! Gorgeous chocolate brown maple cabinetry with undermount lighting, upgraded granite countertops, stainless steel appliances, halogen pot lights & track lighting, double sink and fabulous breakfast bar for casual meals and entertaining!
- Spacious master bedroom features wood floors and a HUGE walk-in closet with custom cabinets & built-in shelving. Large picture windows will greet your mornings with lots of natural light & cheer! 4 piece master ensuite with marble counters is a real treat.
- The second bedroom is located on the opposite side of the suite divided by the living/dining area with privacy in mind from the master. Double clothes closet, wood floors and sliding glass doors that lead out to the terrace.
- Fashionable large 4 piece bath with marble vanity next to the 2nd bedroom.
- Tucked behind closed closet doors next to the bathroom is the ensuite laundry area with stackable washer & dryer.
- Ownership of 1 storage locker and 1 parking space nicely situated close to the elevators.
- Gorgeous newer pet friendly building with five star amenities plus 24 hour concierge! The sellers have enjoyed how quite their floor is as well as their friendly and courteous neighbours. An active building community with a social committee that hosts many events throughout the year!
- Fantastic opportunity for turnkey living in a great neighbourhood at a fraction of the price! Almost all inclusive maintenance fees allow for easy budgeting!

### Hip North Toronto Location!

- Sought after neighbourhood, this location can't be beat! A popular spot for young professionals and long time residents!
- With a Walk Score of 90/100 every modern day amenity is your oyster! Walk to subway & all the mouth watering cafes and shops along Mt Pleasant, Eglinton and Yonge Street.
- Shopping A Plenty... Array of specialty stores, shops and restaurants on Mt Pleasant or Eglinton Avenue. The popular Yonge & Eglinton corridor offers a myriad of entertainment & delectable restaurants...Centro's, North 44, Copacabana Brazilian restaurant on Eglinton is a new hot spot! Take in a flick at SilverCity or shop away at the indoor mall at the Yonge & Eglinton Centre. Trendy shops & restaurants are only a few blocks away on the Bayview strip of Leaside too.
- The renovated Summerhill Market 2 blocks north is great for picking up fresh prepared meals if you're not in the mood to cook. For all your regular grocery shopping items there is a large Metro @ Bayview just a couple of blocks east.
- Lots of local recreation! Sherwood Park, just east of Mount Pleasant Road, has endless walking paths highlighted by some of the oldest & largest trees in the city. This park contains a picturesque children's playground and wading pool.
- The ultra-modern North Toronto Community Centre includes a gymnasium, squash courts, a walking track, and a water slide. Adjacent to the community centre is Eglinton Park which has sports fields, a baseball diamond, a wading pool, a children's playground, and tennis courts that become an artificial ice rink in the wintertime.
- The Northern District Public Library offers programs for both children and adults.
- Superb school district! Eglinton Jr. PS, North Toronto CI, Northern SS, St. Monica Catholic...
- Excellent access to public transit! Easy walk to Eglinton Subway Station as well as the huge bus depot for easy access all over Toronto.
- Drivers can be downtown in minutes via Mt. Pleasant/Jarvis or Bayview extension. Highway 401 is just 10 minutes north.

### The Building!

- 900 Mount Pleasant was completed in December 2008 by Plazacorp. A combination of townhouses, mid-rise apartments & a high-rise tower with 18 floors. Consistent with Quadrangle's contextual approach to design, the redevelopment provides an urban response to a complex and underutilized site. The townhouses and terraced apartments are scaled to enhance the pedestrian environment, while the tower is set back from the street edge, offering dramatic views of the city in all directions. There are beautiful landscaped grounds.
- Amenities include a gorgeous executive 2 storey lobby with 24 hour concierge plus video surveillance, an event lounge with a catering kitchen & patio area, multi-media room, billiards room, library, guest suite, fitness club, board room and underground visitor parking.



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The Julie Kinnear Team  
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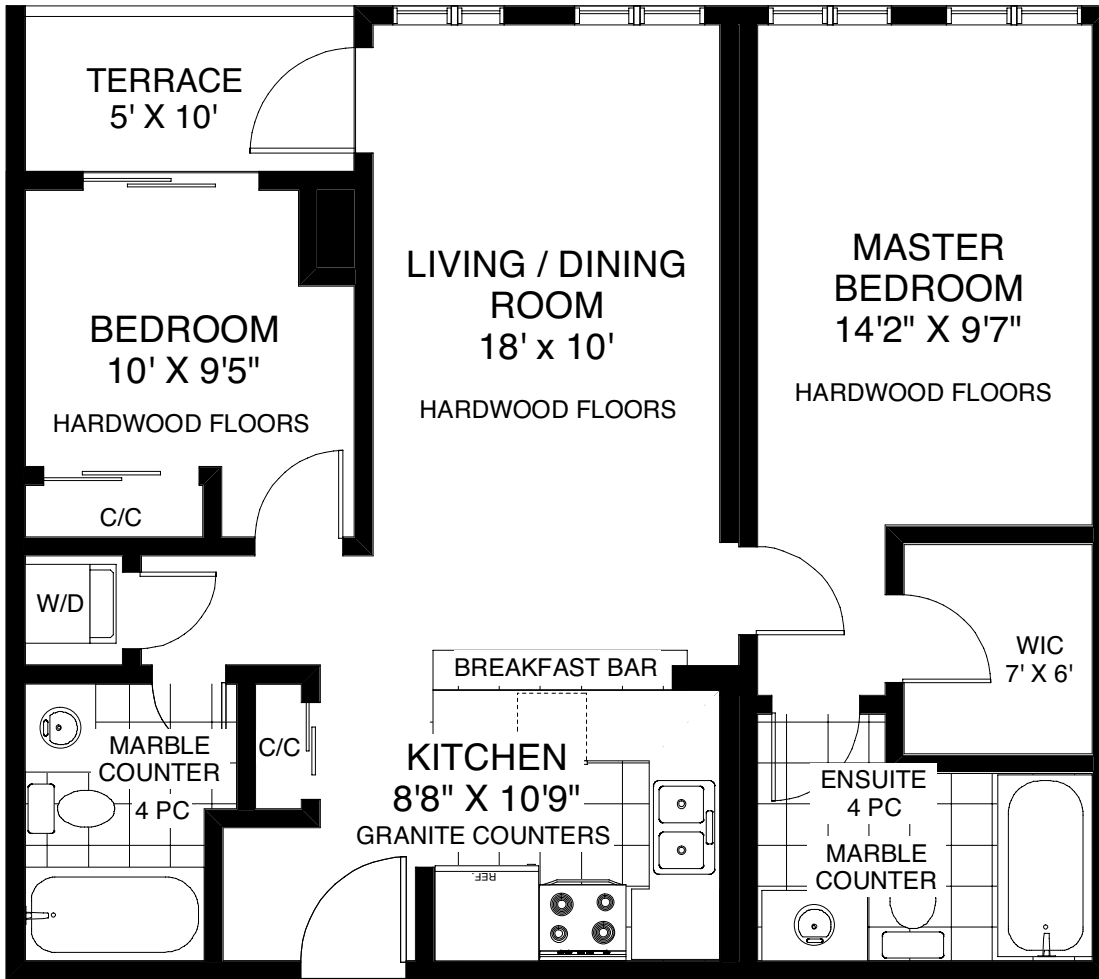
Julie Kinnear  
 Jennifer Palacios  
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 Tyler Delaney

Guiding you home



# 900 Mount Pleasant Road #221

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



<b>Taxes 2012:</b> \$2907.42	<b>Approx Sq Ft.</b> 830 square feet plus balcony.	<b>Possession:</b> 60 / TBA	<b>Bedrooms:</b> 2
<b>Parking:</b> Ownership of 1 underground parking spot #A36		<b>Storage Locker:</b> Ownership of 1 locker #C110 Located on level P3	
<b>Exposure:</b> East facing	<b>Baths:</b> 2x4 Piece	Pet friendly building with a restriction on size	
<b>Inclusions:</b> Stainless steel side by side fridge/freezer with ice maker, KitchenAid stove, Whirlpool built-in dishwasher, built-in microwave oven, stackable washer & dryer, window coverings, ceiling fans in bedrooms, all electric light fixtures & chandelier in closet			
<b>Exclusions:</b> Barbeque			
<b>Maintenance Fee: \$461.64 Includes:</b> Heat, water, parking, common elements, building insurance, central air conditioning			
<b>Approximate Annual Expenses 2012: Hydro:</b> \$840.00			

**For great info & links visit [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)**

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