

1665 Victoria Drive Avenue #1101

Toronto – Scarborough

Property Details

- **Asking Price: \$499,000**
- **Location:**
[Google Satellite View](#)
[Google Street View](#)
- **Square Footage:** 1155 sf. (approx., Mpac - see floor plan)
- **Taxes:** \$1515.31/2021
- **Maintenance Fees:** \$916.90/Month
Includes: common elements, building insurance, CAC, parking, heat
- **Approximate utility costs:** Toronto Hydro \$40/month
- **Heating:** Forced air unit
- **Bedrooms:** 3
- **Baths:** 2 x 4-piece (combined bath and shower)
- **Parking:** One exclusive parking space
- **Locker:** None
- **Inclusions:** Fridge, electric stove, exhaust hood fan, built-in dishwasher, stackable Whirlpool washer & dryer, existing window coverings, and electric light fixtures.
- **Possession:** 30-45 days
- **Learn more:** Wexford area

Family-size 3 bedroom condo - Turn Key Ready!

Updated in 2021

- **Rarely offered Penthouse**
- **Corner unit, south and west views**
- **Enjoy** the tranquility and views living on the top floor.
- **Flowing floor plan**
- **Lots of light**
- **Spacious** 3 bedroom starter home with 1155 square feet of living space.
- **Open concept living/dining room/kitchen** with new laminate hard flooring, and new baseboards, freshly painted - all in modern décor

- **Generous-sized principal rooms throughout.**
- **Kitchen** features a full-size appliances, breakfast bar, loads of countertops and cabinets to look after the needs of a large family gathering.
- **Expansive Living Room with loads of storage behind triple closet doors**
- **Inviting foyer with large picture wall and newer ceiling lighting**
- **Three spacious bedrooms with new laminate floors and picture windows.**
- **Big primary bedroom** with double closet, picture window and ensuite bath.
- **Two 4 piece baths** offers combined shower/tub with tile surround and flooring.
- **Ensuite laundry** with stacked Whirlpool washer and dryer,
- **Freshly painted** in contemporary, neutral tones.
- **Versatile, low maintenance, turnkey-ready.**
- **Close to Golden Mile Shopping Centre, and the soon to be ready O'Connor Station at Victoria Park/Eglinton Avenue.**
- **Enjoy the use of one exclusive parking space.**

Upgrades and Features of Suite #1101

The Following Work was completed in 2021:

- New laminate flooring
- Freshly painted in modern décor
- Rich baseboards in all rooms

Prime Wexford Location!

Minutes away from the Golden Mile shopping district that was first patterned after the Golden Mile District in London, England.

Golden Mile site starts from Victoria Park Avenue and East , includes Eglinton Square Shopping Centre with its hundred plus stores including The Bay, Toronto Public Library, Metro Grocery, car retailers, cinema, and more.

Residents look forward to the nearly completed Eglinton LRT Crosstown with stations at Victoria Park and Pharmacy that covers a myriad of commercial and retail.

Grow your own produce ten minutes away, by foot, to the **Jonesville Allotment Gardens**. Only thirteen allotment gardens in all of Toronto

Don't miss out on your daily bike rides or walks, minutes away to the Gatineau-Hydro Corridor Trail stretching 19 km throughout the adjacent neighbourhoods

Short distance to Wigmore Park leading into the pristine **Charles Sauriol Conservation Area** along the **East Don River Trail system**

World famous Aga Khan Museum and iconic **Ontario Science Centre** only a few kilometres away

Features of Victoria Gate, 1665 Victoria Park Avenue

- Party room, gym, library, outdoor patio

Room Dimensions

ROOM	DIMENSIONS	LEVEL	FEATURES
Living Room	17.5×11.9 ft (5.3×3.6 m)	M	Wood-styled Laminate flooring
Dining Room	10×8.8 ft (3.1×2.6 m)	M	Wood-styled Laminate flooring
Kitchen	10×8.8 ft (3.1×2.6 m)	M	Wood-sytled Laminate flooring
Primary Bedroom	14.3x12 ft (4.3x3.7 m}	M	Wood-styled Laminate flooring
Bedroom	11.8x9.0 ft (3.6x2.7 m)	M	Wood-styled Laminate flooring
Bedroom	12x8.10 ft (3.7x2.7 m)	M	Wood-styled Laminate flooring
Foyer	19'8x5.0 ft (6.0x1.5 m)	M	Wood-styled Laminate flooring

All interior pictures are virtually staged.