

# 1665 Victoria Drive Avenue #PH01

## Scarborough - Wexford

### Property Details

- **Asking Price: \$524,900**
- **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:**
- **Heating:** Forced air unit is owned. Owner recently spent \$5000 to replace the full in-suite unit and bring it up to current code. It's all new.
- **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, roller blinds, and electric light fixtures.
- **Possession:** 30-45 days
- **Learn more:**

## Family-size 3 bedroom condo - Turn Key Ready!

### Penthouse at Village Gate

#### Extensively Renovated in 2021

- **Spacious** 3 bedroom starter home with 1155 square feet of living space.
- **A wonderful place for a large family.**
- **Flowing floor plan**
- **Lots of light**
- **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 #PH01**

**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.**

**Enjoy** nearby walks/jogs and the many bike trail at the pristine **Charles Sauriol Conservation Area** along the **East Don River Trail system.**

**Annually,** the Wexford Business Association boasts a large membership holds its annual street festival.

**World famous Aga Khan Museum** is a short drive away

**Grow your own** produce ten minutes away, by foot, to the **Jonesville Allotment Gardens.**

**Don't miss out on your daily bike rides or walks. ... Gatineau-Hydro Corridor Trail stretching 19 km throughout the adjacent neighbourhoods.. conveniently nearby.**

## Features of Victoria Gate, 1665 Victoria Park Avenue

- Party room, gym, library, outdoor patio

All interior pictures are virtually staged.

### 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