

1750 Bayview Avenue #308

Toronto | Mount Pleasant East

Welcome to The Braxton. 52-unit boutique building where Davisville Village meets Sherwood Park and Leaside. Attractive, open floor plan. Loads of windows and natural light. Enjoy your morning coffee on private balcony with a south garden and tree-lined outlook. Walking-friendly trails nearby. Loads of small-store shopping on Bayview Avenue as well as Whole Foods and Metro. TTC-friendly. Steps to soon-to-be-opened Eglinton Crosstown LRT. Easy access to the Don Valley Parkway and Bayview Extension for quick trip Downtown.

Property Details

- **Asking Price: \$749,000**
- **Location:**
 - [Google Satellite View](#)
 - [Google Street View](#)
- **Square Footage:** 1,126 sf. (approx., Mpac - see floor plan)
- **Taxes:** \$3,256.70/2021
- **Maintenance Fees:** \$1, 155.46/Month
Includes: common elements, building insurance, CAC, parking, heat
- **Approximate utility costs:** Hydro \$60/month
- **Heating:** Gas Heat pump, Forced air unit, included in maintenance fees
- **Bedrooms:** 2
- **Baths:** 1 x 4-piece – primary ensuite bath (combined bath and shower)
1 x 3-piece – main bath (shower)
- **Parking:** One space – owned - #22 located on Level B
- **Locker:** none

Inclusions: refrigerator, stove, dishwasher, brand new stackable GE washer/dryer, all window coverings, all electric light fixtures including chandeliers in dining room and primary bedroom, two shelves in second bedroom, built-in shelves in laundry closet, two balcony wall-mounted plant holders

- **Exclusions:** Second bedroom bookcases, living room electric fireplace
- **Possession:** 30-45 days
- **Learn more:**

Attractively appointed 2 bedroom condo - Turn Key Ready!

- **Flowing floor plan, 1126 square feet of living space.**
- **Corner suite**
- **Tree-lined views from all windows**
- **Located at the rear of the building, tranquil setting**
- **Airy and light** - large south and west facing windows
- **Spacious** open plan.
- **South-facing balcony**, room for furniture and plants
- **Separated bedroom layout**
- **Open concept living/dining room areas.**
- **Generous-sized principal rooms throughout.**
- **Engineered hardwood flooring throughout generous-sized principal rooms.**
- **Kitchen** features tiled flooring, and eating area picture bay window.
- **Expansive primary bedroom** with walk-in closet, picture window, and ensuite bath with soaker tub and separate shower.
- **Large picture walls** for your cherished artwork.
- **Two full bathrooms**
- **Insuite laundry** in with storage area.
- **Second bedroom is perfect** for in-home office
- **Enjoy the use of one owned underbuilding parking space**
- **Loads of visitor parking underbuilding**

Upgrades and Features of Suite #308

- Hard flooring in living area.

Prime Davisville Village Location!

The location couldn't be better for transit with the LRT across the road and frequent bus service to the Yonge-Bloor subway.

Everything is out your door - Metro, Whole Foods, a number of small greengrocers, upscale clothing stores, LCBO, banks, pharmacies, décor shops, and fine restaurants offering international cuisine.

Enjoy the many parks nearby - Sunnybrook, Sherwood, Blythwood Ravine Park, and Howard Talbot Park right across the road.

The Kay Gardiner Beltline is a short distance away as is the Mount Pleasant Cemetery with its glorious trees.

Conveniently located to the Don Valley Parkway and 401, and the Bayview extension to zip you downtown.

Pleasant walks through the many attractive surrounding residential tree-lined streets.

Features of The Braxton, 1750 Bayview Avenue

52-unit Boutique building

Ample Visitor Parking.

Spacious party room with fully-equipped kitchen – perfect for future large gatherings. Adjacent patio with flowers and umbrellas, is ideal for al fresco dining.

Small, well-equipped gym

Building Super available 6 days a week.

Well-managed, maintained and quiet building

Room Dimensions

ROOM	DIMENSIONS	LEVEL	FEATURES
Living Room	18.8×11.6 ft (5.69×3.51 m)	M	Engineered Hardwood flooring
Dining Room	10×9 ft (3.05×2.74 m)	M	Engineered Hardwood flooring
Kitchen	13.6×10 ft (4.11×3.05 m)	M	Tile flooring
Primary Bedroom	16.7 x11.3 ft (5.05 x3.43 m}	M	Engineered Hardwood flooring
Bedroom	13.5 x10.2.ft (4.09 x2.74 m)	M	Engineered Hardwood flooring
Foyer	11 x 7 ft (3.35 x2.13 m)	M	Tile Flooring
Foyer	7.0 x 5.0 ft (2.1 x1.5 m)	M	Tile floor