

25 Earlington #326

FEATURE SHEET:

- **Asking Price:** \$599,000.
- **Square Footage:** 695 plus open expansive balcony
- **Bedrooms:** 1
- **Baths:** 1 - 1x4
- **Parking:** 1 owned Underground - VISITOR Parking Available.
- **Locker:** 1 Owned Underground, same level as Parking.
- **Inclusions:** Custom closet (wood) organizers, Brand new stainless steel dishwasher & stove, S/S fridge & B/I Microwave, Stacked washer/dryer, Professionally installed Roman blinds (lvg rm), Custom top down bottom up blinds & black out curtains (bdrm), New light fixtures.
- **Possession:** 30 days/TBA
- **Maintenance Fees:** \$672.92- Includes: Heat, Water, Common Elements, Building insurance, Parking, Locker.
- **Taxes:** \$1869.70 2021
- **Concierge:** 24 Hour concierge/security. Great for deliveries when not home. Meticulously maintained, well run building.

Building:

- **“The Essence.” One Of The Finest Boutique Buildings In The Kingsway**
- Only 6 Stories, 126 Units
- Well managed, with **excellent reserve fund**
- **Pet friendly**
- **Luxury abounds in this beautiful building with high-end finishes and intelligent design.**
- A meticulously clean, safe & friendly community
- **Consistent and reliable 24 hour concierge** and maintenance team are personable and get to know you by name
- The **property manager is on site** and is available to respond to homeowner concerns in a timely fashion
- Low % of tenants
- Communication from property management is excellent with timely emails.
- Newsletters from the condo board and a working Essence website keep homeowners up to date with pertinent news and information
- Active Condo board is invested in the safety and **well being of its residents.**
- **Ensuite security system** is functional and connected to the front desk

Amenities:

- Beautiful grounds with gardens and sitting areas
- Suite 326 overlooks a private outdoor garden with waterfall feature.
- **Spectacular Rooftop Terrace with access to Gas BBQ & views of downtown Toronto CN Tower / skyline.**
- Car Wash area
- 24 hour Gym access, Sauna
- Party/Meeting Room
- Library
- Underground visitor parking
- Minimal maintenance - no snow shovelling or gardening to do - just enjoy!

Upgrades/Renovations

- **2021 Major Renos:** Professionally painted throughout, newly installed wood laminate flooring, upgraded cabinetry in kitchen & bathroom by professionally spraying, plus hardware. Reglazed bathroom sink and bathtub. New bathroom fixtures/ faucets, new kitchen backsplash, new light fixtures, 2 new kitchen appliances.
- Recent Kitec plumbing replacement (September 2021)
- Custom closets (wood) in bedroom and front foyer (2008)
- Brand new stainless steel dishwasher & stove (2021)
- Stacked washer/dryer (December 2018)
- Stainless steel fridge (2014)
- Professionally installed Roman blinds (living room)
- Custom top down bottom up blinds (bedroom) for the right amount of light and privacy
- Custom black out curtains (bedroom)

- Stainless steel above range microwave (2017) Suite Features

Suite Features:

Ideal opportunity for first time buyers and those looking to downsize or a pied a Terre! Just **move right into this gorgeous, fully renovated, exceptionally spacious & well laid out 695 SF. Shows just like a model suite. Original owner has continually custom upgraded it and has renovated & enhanced it even more in 2021.**

Light and bright with high ceilings, and open concept, it fits a variety of sizes of furnishings. Check out the wood finished custom closets to maximize space. (Separate locker near parking space as well). **Entertain in the sparkling white open kitchen** with full size newer stainless steel appliances & granite counters at the breakfast bar or large dining area.

Major bonus of being a quiet south facing unit, with no traffic noise. Work from home in peace. In these times, it is essential to have **your own outdoor space too, so you benefit from the expansive balcony and beautiful views of the gardens, tree tops and Humber.**

Don't like to be tied to an elevator? This 3rd floor suite is easy to access via stairs too! Stay in shape and escape the city by walking your dog / running / cycling along the nearby Humber River.

Luxury lifestyle living in this elegant low rise boutique building in The Kingsway. Access the grounds and the **spectacular rooftop terrace**, gas BBQ etc. without all the maintenance or snow shovelling :) The Essence has its own **diverse condo community including young professionals and retirees. The concierge, maintenance staff & condo board are friendly keep the building in immaculate condition, a place you are proud to call home.**

TTC is steps away from condo entrance doors so you can **feel safe coming and going.** There is also underground parking for your car, and visitors. Even a car wash area too! If you work odd hours, you still have Gym access 24/7. It is lovely having the Concierge accept mail deliveries even when you are not home.

The Prestigious Kingsway Neighbourhood:

- The Essence Condominium is a beautifully maintained building immersed within The Kingsway in the west end of Toronto.

- **Surrounded by exceptionally manicured homes and families that take pride in not only their home but their community.**
- Nestled by the **Humber River on the east side of building, which provides a scenic nature escape from the city - great for runners, cyclists, and dog owners...**paved road is a **surprisingly short walk directly to the Old Mill & Subway Station.**
- **TTC bus stop is situated in front of the building** taking you to Kipling St or High Park Stations. Or Royal York is an easy option as well.
- **Grocery shopping is close by** (Loblaws, Freshco, Wal mart) along with Bruno's Fine Foods
- **Coffee shops are within walking distance** (including Starbucks or bakeries such as Ma Maison)
- Fitness studio across the street (F45)
- **Recreational options at Memorial Pool & Health Club** including **aerobic and aqua fit programs** for adults.
- **Central Arena on Montgomery Road** offers public skating, organized ice & ball hockey leagues for children and adults.
- Schools nearby include **Lambton Kingsway Public School & Kingsway College.**
- The nearby **Brentwood Public Library** features a variety of children's programming.
- **Lambton Kingsway Park** hosts baseball games in the Spring, hills for tobogganing in the winter and a small ice rink for skating and hockey in the winter.
- Easy access to the excellent restaurants, amenities, high end boutiques, and a flag-ship LCBO along Bloor Street West.

