



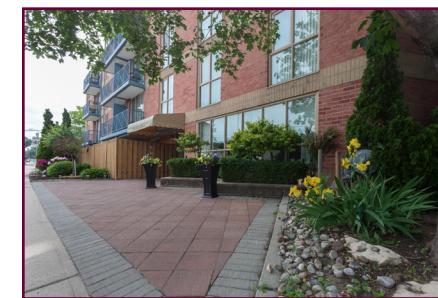
Check out the YouTube video at www.LovelyTorontoCondos.com

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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.



356 McRae Drive #408

Prime Leaside Location!



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#408-356 McRae Drive

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Spacious Suite in Boutique Leaside Low-Rise!

They just don’t build condos like this anymore! **This super spacious 1 bedroom plus den offers plenty of space, well designed floor plan and great flow for entertaining at a fraction of the price.**

Rarely do these condos come on the market for sale! **An incredible opportunity to get into a prime location of Leaside while you still can!**

Functional kitchen overlooking the open concept living/dining room.

Ensuite laundry room with a full sized washer and dryer. A rare find in condos!

Exclusive use of 1 underground parking space and locker conveniently located on the same level.

ALL inclusive maintenance fees allow for care free living with no monthly surprises!

Well run building with responsive building managers, **friendly conscientious neighbours**, visitor underground parking and fabulous amenities! **Pet friendly - fur babies welcome!**

Turnkey living perfect for empty nesters moving from a house, young families or professionals.

Highly prized location offers many scrumptious restaurants, shops, super stores and recreation all within walking distance! **Convenient bus stop one block from your front door!** A short drive to downtown and the business core.

Suite Features Inside:

• Entry foyer features a **double coat closet** and space for greeting guests. Tiled floor for easy cleanup of muddy boots and outerwear.

• **The kitchen** is separated from the hallway by a **half-wall**, adding structure without interrupting the open flow of the room. **Stainless steel appliances**, tiled floors and tons of **extra cupboard/counter space** make for easy meal preparation!

• The **breakfast bar** is that perfect casual area for serving up cocktails and snacks to family and friends!

• **Large open concept living/dining room** is flooded with **natural light**. The spacious principal rooms and layout work well for hosting!

• **Sun-filled open den** off the living room is ideal space for a **home office**.

• **King sized master bedroom** boasts **two large closets, a small vanity, and double sliding doors** that open to the den.

• **The 4 piece semi-ensuite bath** located off the foyer is ideal for visiting guests.

• Wood laminate flooring throughout and a linen closet off the hallway.

The Building

The Randolph, 356 McRae Drive, is a clean and well maintained boutique 5 storey building with only 50 Units. This handsome brick building is home to many proud long-term residents and shares its own strong sense of community.

Amenities include common gardens with barbeque, beautifully renovated common room, upgraded exercise facilities, and a security system. The underground parking garage includes visitor parking.

Bedrooms: 1 + Den	Baths: 1x4 Piece	Possession: 30-45 Days/TBA
Square feet: 825 sq ft	Parking: Exclusive use of 1 underground parking spot – Level B2 #12	
Locker: Exclusive use of 1 locker on Level B2	Approx. Annual Expenses for 2016: Taxes: \$2029.52	
Maintenance Fees: \$737.13/Month Includes: Water, heat, hydro, central air conditioning, parking, common elements and building insurance.		
Inclusions: Stainless steel: Fridge, stove and built-in dishwasher; full size washer/dryer, window coverings and electric light fixtures.		

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The

Julie Kinnear

Team

Julie Kinnear
Jennifer Palacios
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Claire Hartviksen

Guiding you home™

Prime Leaside Location!

Situated in South Leaside at the corner of Randolph & McRae close to Laird Drive. Pretty tree-lined streets and cosy community boasting a proud sense of ownership! **An ideal place to call home with all amenities nearby!**

Lots of local shopping... Walk to the conveniently located plaza at the south east corner of Laird/McRae with many great stores including; Home Depot, Sobeys, Winners, LCBO, Starbucks, Best Buy, Golf Town, Sport Check and many more...

Leaside Village, located along Laird, has one of the **largest Longo’s in the City!** To name but a few you will find The Beer Store, Tim Horton’s, Linen Chest, Pet Valu, Five Guys Burgers, Mucho Burrito and many more... Grab a bite and drink at the very popular **Local restaurant or Leaside Pub conveniently right at the end of the street.**

Bayview Avenue features an array of shops, banks, specialty stores, gourmet cafes and a **huge variety of popular restaurants**. Enjoy Cumbrae’s meats, Alex Farm Cheese, Whitehouse butchers, De La Mer fish market, Epi Bread, Cobbs Bread, Hollywood Gelato, Rahier Bakery.

Extensive local recreation! Few Toronto neighbourhoods can match Leaside regarding sports & wellness. **The Leaside Memorial Community Gardens** at Millwood Road and Laird Drive is a multi-recreational complex that includes **2 indoor ice arenas, an indoor swimming pool, a curling rink and an auditorium.**

Trace Manes Park located off McRae Drive, home of the **Leaside Tennis Club** which has six tennis courts, has a playground, baseball diamond and an outdoor natural ice rink which is in use from late December until the end of February. **The Leaside Public Library** is situated adjacent to the park.

Green space and parks surround! Enjoy nature and fitness activities in **Serena Gundy Park and Sunnybrook Park**. In addition to offering **ideal picnic spots** Sunnybrook Park features top notch sports fields, **an exercise trail and horseback riding stables.**

Superb school district attracts many families to this neighbourhood - Bessborough P.S., Rolph Road P.S., St. Anselm Catholic School, Northlea P.S., Leaside High School, Crescent School, Toronto French School, Junior Academy, Children’s Garden Nursery School... to name but a few!

Transportation is a snap! Bus route #88 along McRae connects to the St Clair subway station or the #56 Leaside to Eglinton subway station connecting passengers to the Yonge-University subway line.

Motorists can be downtown in ten minutes via the Bayview extension which also links up with the Don Valley Parkway and a myriad of commuter highways.

Upgrades & Improvements

- ~ New fridge
- ~ Mirrored doors on hall closet
- ~ Sliding drawers in some kitchen cupboards
- ~ Lighting replaced
- ~ Kitchen cupboards repainted.

