

Check out the YouTube video at www.LovelyTorontoCondos.com

Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinnear.com ♦ www.juliekinnear.com

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.



38 Avoca Ave #307

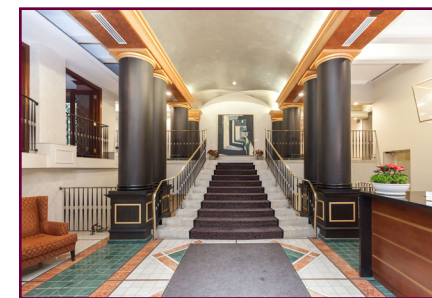
Superb Midtown Location!



Julie Kinnear*, Jennifer Palacios*,
Holly Chandler* & Tyler Delaney* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinnear.com ♦ www.juliekinnear.com



38 Avoca Avenue #307

Rarely Available 1 Bedroom Suite in Prime Midtown Location of Yonge & St. Clair!

Welcome to the prestigious Avoca Vale, a sought-after building tucked away from the midtown hustle and bustle yet within walking distance of amenities galore. Enjoy being surrounded by the vast parklands of the Rosehill Reservoir and David Balfour Park/Ravine.

Location! Location! This highly prized location offers it all! The St. Clair subway station, shops of Yonge, and Sobeys grocery store all conveniently right out your front door.

This sophisticated and freshly painted 1 bedroom condo features exceptional space, well designed layout, a large balcony, contemporary finishes and design throughout.

Ownership of 1 underground parking spot, exclusive use of 1 storage locker and amazing building amenities including a 24 hour concierge!

Well run building with professional property management and a true sense of ownership and community.

Almost all inclusive maintenance fees (excluding property taxes) allows for easy budgeting. Ideal home for "empty nesters" or professionals looking to live in a prime central location.

Suite Features

- We proudly introduce you to suite #307 at 38 Avoca! Approx. 700 square feet plus balcony is move-in ready.
- The gracious foyer with stone floors is a nice introduction into your suite where you can greet your guests and hang their coats in the large double closet.

Julie Kinnear*, Jennifer Palacios*, Holly Chandler* & Tyler Delaney* Sales Representatives*

Office 416.236.1392 Direct 416.762.5949
julie@juliekinnear.com ♦ www.juliekinnear.com

- Let the sunshine in! Bright, open concept layout of the freshly painted living and dining rooms with floor to ceiling-wall to wall windows filling the space with an abundance of natural light.
- Sliding glass doors lead out to the large covered balcony.
- The spacious kitchen has plenty of counter space to prep all your meals with space for a small kitchen table for casual dining. Tiled floor for easy cleanup.
- The bedroom is large enough to fit a king sized bed if you desire, a big window with California shutters and a large double closet.
- 4 piece bath with stone floors.
- Laundry/linen closet off the hallway comes with a stackable washer and dryer.
- Berber carpet throughout.

The Building ~ Avoca Vale

Located just steps from the heart of the city at Yonge and St. Clair in one of Toronto's most desirable neighbourhoods of Moore Park/Rosedale!

Built in 1998 by One Avoca Inc. just 16 stories high with 122 units and managed by Crossbridge Condominium Services.

Amenities include: 24 hour concierge, gym, party/meeting room, library and visitor parking.

The

Julie Kinnear

Team

Julie Kinnear

Jennifer Palacios

Holly Chandler

Tyler Delaney

Claire Hartviksen

Guiding you home™

Superb Midtown Location!

Located just south of St Clair, east of Yonge Street just off of Pleasant Blvd where you are surrounded by great company of the following neighbourhoods - nearby Rosedale, Moore Park, Forest Hill & Summerhill!

Conveniently located along the Yonge Street corridor providing residents with easy access to every amenity desired!

Plenty of local shopping! A neighbourhood well known for their gourmet shops, specialty stores and fine dining along Yonge-St. Clair, Summerhill, Yorkville and Mount Pleasant-Davisville shopping districts not to mention the convenient Sobeys right down the street!

Plenty of parks & nature surround!

Situated right across from David A. Balfour Park & Trail! A 20.5 hectare park featuring a large open space on a reservoir, ornamental fountains, reflecting pools, gated garden retreat, and a children's playground. The park overlooks a forested ravine that is a tributary to the Don River. Trails lead down into the ravine and connect to the Kay Gardner Beltline Trail.

The Rosehill Reservoir Park east of Yonge Street features a foot path that is used by walkers, joggers and cyclists. The north-east corner of this path connects into the David A. Balfour Park that winds through the Vale of Avoca Ravine.

Deer Park Public Library located at 40 St. Clair Avenue east offers a variety of children's and adult programming.

Transportation is a dream! The St. Clair subway station is just a block away connecting passengers along the Yonge-University-Spadina subway line. Bus service is also available on St. Clair and Mount Pleasant.

Motorists can be downtown in just minutes via Yonge Street or easily out of the city along Moore Avenue to both the Bayview extension and the Don Valley Parkway.

For more information about this neighbourhood please visit: <https://juliekinnear.com/toronto-neighbourhoods/moore-park-real-estate>

<p>2017 Approx. Annual Expenses</p> <p>Taxes: \$2903.24</p> <p>Maintenance Fees: \$609.81/month (March 1st, 2017- February 28th, 2018)</p> <p>Includes: Water, hydro, heat, central air conditioning, cable TV, building Insurance, parking, common elements.</p> <p>Inclusions: Whirlpool fridge, stove and built-in dishwasher; LG stackable washer/ dryer, Hunter Douglas blinds in living room, California shutters in bedroom, electric light fixtures, Berber wall to wall carpet throughout.</p>	<p>Bedrooms: 1</p> <p>Baths: 1x4 Piece</p> <p>Parking: Ownership of 1 underground parking spot Level B Unit #104</p> <p>Locker: Exclusive use of 1 storage locker located on P2</p> <p>Possession: 30 Days/TBA</p> <p>Pet friendly building 1 dog/2 cats and no weight restrictions</p> <p>Square Feet: 700 sq ft</p>
--	--

