

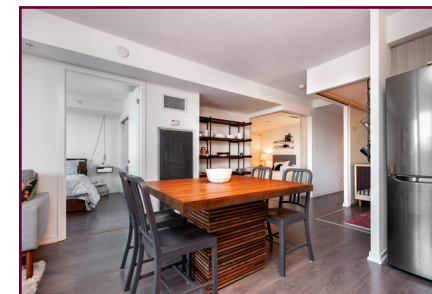
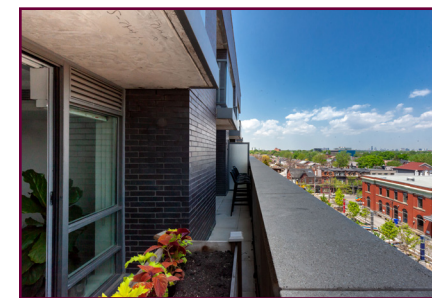
Check out the YouTube video at www.LovelyTorontoCondos.com

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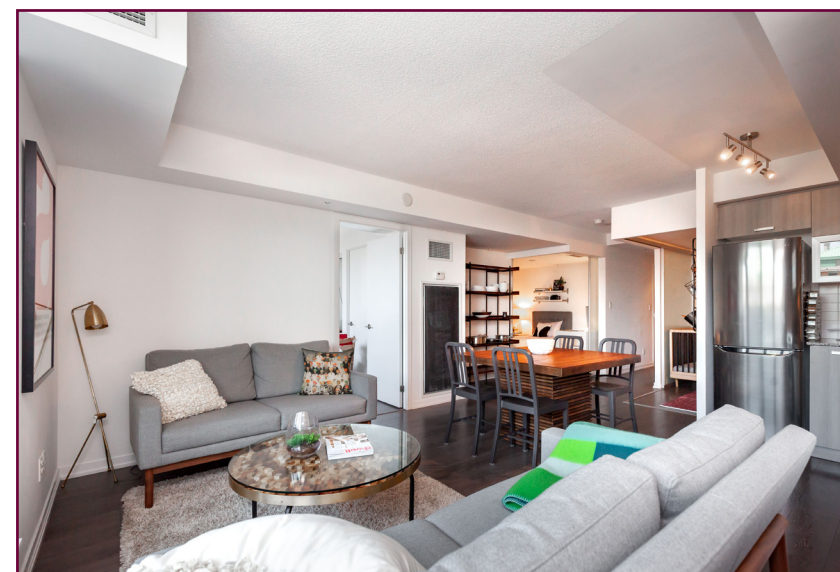
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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which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



68 Abell Street #740

Hot West Queen West!



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68 Abell Street Suite #740

Invest in the Best of West Queen West!

Rare 3-bedroom condo located in one of the hottest neighbourhoods the city has to offer. Situated in the West Queen West - Little Portugal neighbourhood, it's also close to to Trinity Bellwoods, Ossington, Queen West, Parkdale, Roncesvalles, and Little Italy.

This incredibly spacious suite has one of the largest floor plans in the building with a well-designed and practical layout. It offers 900 square feet, 8-foot ceilings and a 160 sq ft balcony with walk-outs from the living room and master bedroom.

Modern open-concept kitchen with stainless-steel appliances, 2 full-baths and tons of closet space throughout. The current owners say they especially enjoy the open space and the ability to divide rooms when needed with the floor-to-ceiling sliding doors.

Ownership of 1 large underground parking spot that only has one other parking spot beside it; fewer dings from other cars! Close but not too close to the elevator.

Well-run building with helpful and friendly concierge staff and excellent amenities!

*** It's a more affordable and low-maintenance alternative to freehold houses! You'll have more time and money to enjoy your life.

A 3-bedroom condo in a prime area and building opens a world of opportunity for a multitude of buyers. Some examples:

- Young Professionals who want to be a short distance from downtown and live in a thriving community-oriented and diverse neighbourhood.

- Families, who already live in the area, wish to stay and need the space this condo offers.

- Siblings or friends looking to pool their money, and watch their investment grow.

- Savvy investors looking for good rental income.

Walking distance or streetcar ride to financial district and downtown core, 501 Queen streetcar, 24/7 Dufferin bus and subway access via Ossington, Dufferin and Osgoode stations.

Move in, unpack and relax!

West Queen West - Little Portugal Neighbourhood!

West Queen West is a hip and incredibly artsy neighbourhood. Fun fact! The "hood" was really put on the map when a 2014 Vogue article named West Queen West as one of the coolest neighbourhood in the world.

Two of the oldest neighbourhood landmarks are the historic Drake, and The Gladstone Hotel. These "art" hotels are prominent pillars in the neighbourhood and a great spot to meet friends for dinner and drinks, live entertainment and art exhibits.

Art galleries include the Propeller Gallery, the Ryerson Art space, Twist Gallery and the gallery space connected with 68 Abell itself. The Theatre Centre offers cutting edge theatre, coffee and drinks.

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With a Walkscore 94/100 the world is your oyster to discover on foot! The area is known for it's cutting-edge art galleries, independent, eclectic shops, awesome vintage boutiques, restaurants and café's. For coffee, Sam James and and Major Treat are considered to be among the best. Besides the Drake and Gladstone, other favourite spots are: Antikka Cafe and Records, El Almacen, Agora, Hooky's and Convenience. The food Mecca that is the Ossington strip is a short walk away.

Walk to a 24 hour Metro, Trinity Bellwoods Park, Lake Ontario, the CNE, & BMO Field.

Lisgar Park is right outside the building. The half-hectare space has a cool industrial themed, sculptural play area and ample seating. There is a farmer's market spring, summer and fall and they sometimes have live music, free yoga and movie nights. Trinity Bellwoods Park is one of the city's largest public green spaces downtown. The perfect place for weekend hangs and picnics. There is also easy access to the endless Martin Goodman Trail that spans the whole waterfront of Toronto on lovely Lake Ontario, accessible via Jamieson. High Park, the jewel of the Toronto Parks system with its 399 acres of public parkland including Grenadier Pond, is not far west.

Located at 180 Shaw Street, Artscape Youngplace is a creative community hub and a home to artist studios, event rental spaces, and public lounging areas. This hub features tons of artistic and community programming happening in and around the building every day! Stop by to explore the hallway galleries, grab lunch in the café, and hang out in the public lounge spaces with free WiFi.

The Trinity Community Recreation Centre has an indoor pool, gymnasium, track and weight room. The Parkdale Public Library offers plenty of programming for everyone.

What you may not know about the area is how family-friendly it is!:

- There are children's events in Lisgar Park such as movie nights

- There are parent-child committees in the neighbouring condos that also plan events

- Mary McCormick and Artscape run free children programming from zero to five years old

- The Parkdale library runs baby programs

- Trinity Bellwoods and Mary McCormick (heated pool warm showers for baby) have great pools for kids

- Baby and parent yoga at yoga space on Ossington

- Close walk to Exhibition and Ontario place = lots of fun events for kids

- The Drake Hotel has baby high-chair hangouts where the chef prepares food for parents and babies. How cool is that?!

A TTC Riders Paradise! Public transit is just steps away taking the #504 King or the #501or #301 Queen and #63 Ossington streetcars connecting to all major routes along the Yonge-University and Bloor subway lines where you can easily connect to the GO train station and airport UP Express! Easy bike riding around town!

For convenience when driving, it is a quick trip downtown via DVP Gardiner/Lakeshore or out of town via QEW. Pearson Airport & 400 series highways are easily accessible from this location.

Suite Features!

- Front hallway has a coat closet. Pristine laminate wood floors throughout the suite.

- Expansive open-concept living/dining room fits all size of furnishings. Sliding glass doors open to the balcony.

- Massive balcony with spectacular south-east city views. Enjoy seeing the CN tower light up at night!

- Sleek modern kitchen with new stainless-steel appliances, ample cupboard and counter space. Combined with the living and dining room, it's perfect for hosting guests as well as being an ideal space for family time.

- Incredibly spacious master bedroom includes a 4-piece ensuite bath with marble counters, a double-closet and sliding glass doors that walk-out to the balcony. A tranquil retreat nicely tucked away from the rest of the suite.

- Large 2nd and 3rd bedroom are almost identical in size with wall -to-wall closets and cool sliding frosted-glass doors.

- Large 3-piece bath with marble counters and enclosed glass shower.

- Good-sized laundry closet with stackable washer and dryer.

The Building ~ Epic on Triangle Park

Mid-rise boutique building built by Urbancorp, and Plaza Builders & Developers, registered in April of 2017.

5-star building amenities include: Roof -top deck/garden, party/ meeting room, 24 hour security and friendly concierge. State-of-the-art gym/fitness centre, guest suite and visitor parking.

There is also a Gallery space connected to the building with various exhibits.

2017 Approx. Annual Expenses	Bedrooms: 3
Taxes: \$2530.00	Baths: 2 1x4 Piece 1x3 Piece
Water: \$480.00	Parking: Ownership of 1 underground parking spot located on Level C Unit #82
Insurance: \$360.00	Possession: 60 Days/TBA
Maintenance: \$646.94/Month	Square Feet: 900 sq ft
Includes: Heat, water, central air conditioning, parking, common elements, building insurance	Pet friendly building with a restriction on size and number of pets.
Inclusions: Stainless steel: Fridge, stove, built-in dishwasher and built-in microwave; washer, dryer, electric light fixtures, roller shades.	Upgrades: Roller shades (\$1700.00), under-mount kitchen sink and mirrored closet doors in master bedroom.
Exclusions: Bathroom towel bar, simple human magnifying mirror in bathroom, hooks behind doors, in bathroom and entry way, wall mounted shelves.	



The

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Team

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Guiding you home™

