

#511-812 Lansdowne Ave| Junction Triangle!



Check out the Youtube video at www.LovelyTorontoCondos.com

Sales Representatives:

Julie Kinnear, Jennifer Palacios, Holly Chandler, Tyler Delaney, Lisa Taliano,
Kathy Marinkovic, Claire Hartviksen, Lisa Lupynec
Office: 416.236.1392 Direct: 416.762.5949
Email: jennifer@juliekinneer.com

511-812 Lansdowne

Suite Features

Stylish Suite in Superb Location!

Are you a 1st time buyer or investor? Here is your special chance to get into the market while you still can! **This condo development, built 5 years ago, is nicely set back from Lansdowne in a quiet courtyard, just steps from a thriving west-end neighbourhood** that just keeps improving!

Fabulous opportunity to live in an affordable sleek and beautifully maintained condo in the vibrant and hip Junction Triangle! **This master planned community is steps from the TTC and provides shopping at your doorstep with grocery, LCBO and pharmacy.**

Imagine that this could be yours!

- ❖ **8' ceilings throughout**
- ❖ **Spacious open concept living/dining room** ideal for entertaining! **Pristine laminate wood floors and sliding glass doors walk-out to the balcony**
- ❖ **Good-sized balcony** for enjoying meals and relaxing after a long day
- ❖ **West facing unobstructed views** to enjoy gorgeous sunsets
- ❖ **Modern kitchen with stainless steel appliances, granite counters and breakfast bar** for hanging with pals
- ❖ **1 large bedroom with a HUGE walk-in closet** and a large window that fills the room with loads of natural light
- ❖ **Sparkling white 4 piece bath**
- ❖ **Ensuite laundry** with stackable washer & dryer vented to outdoors
- ❖ Tiled floor in entry and kitchen for easy clean up
- ❖ **Ownership of 1 underground parking space**
- ❖ **Low maintenance fees** allow for turnkey lifestyle & easy budgeting
- ❖ **Professionally managed building with 5 star building amenities**
- ❖ **With a Transit Score of 93/100 your life just got that much easier to get anywhere you so desire! Walk to Lansdowne subway station and neighbourhood amenities.**

The Building - Upside Down Condos II

Upside Down Condos II is a **13 storey building** developed by Neudorfer Corporation in 2014. **This modern building right in the heart of the trendy Junction triangle has it all** - fabulous coffee shops, restaurants, abundant parkland/cycling trails and easy access to the downtown core.

Amenities include: Gym/exercise room, games/recreation room, party/meeting room, sauna, security system and visitor parking.



Trendy Junction Triangle Location!

Bedrooms: 1
Baths: 1 x 4 Piece
Approximate Annual Expenses 2018
Taxes: \$1774.00
Maintenance Fees: \$348.00/Month
Includes: Water, central air conditioning, heat, parking, common elements, building insurance
Hydro: \$480.00
Square Footage: 580 square feet
Possession: 60 Days/TBA
Parking: Ownership of 1 underground parking spot located on Level B Unit #87
Inclusions: Stainless steel fridge, stove, built-in dishwasher & built-in microwave; stackable washer & dryer, electric light fixtures and window coverings.
Pet Friendly building with a restriction on size and number



Located just south of Dupont Street **set back from Lansdowne in a quiet courtyard!** It's a quick walk to the thriving Junction neighbourhood and has a great mix of cool urban vibe and proud community spirit! This gem of a neighbourhood is **WORLD-CLASS!**

The neighbourhood has attracted the attention of developers due to its **close proximity to Roncesvalles, High Park, The Junction, Wallace-Emerson** and its **easy access to the Bloor subway**. You get the best of **Corso Italia & Bloordale** too!

Local street shopping is available on Dupont, Bloor Street West, and the north part of Symington Avenue. **Fresh Co., 24 hour Metro, Shoppers Drug Mart & Loblaws along Dundas Street. Big-box retailers can be found at St. Clair Ave. & Keele Street.** The nearby Dundas West strip of the **Junction features the funky cafes, delicious restaurants, eclectic antique stores, independently owned shops & a popular weekly farmer's market that runs from May to October.**

Some neighbourhood favourite restaurants, cafes & stores include: The Emerson, Boo Radley's, Wallace Espresso, Café Con Leche, Hale Coffee, Farmhouse Tavern, Mattachioni, Defina Wood-Fired Pizza, Hole in the Wall, The Beet, Roux, Honest Weight, Playa Cabana Cantina, Nodo, La Rev; craft breweries (Indie Ale House, Junction Brewery). Secret Lands Farm Store/Cafe is a delicious new addition to this little pocket of Dupont.

Lots of local recreation! The West Toronto Rail Path provides a 2.1 km direct link for pedestrians & cyclists from the Junction to the Dundas & Lansdowne area. An extension of the Trail all the way down to Liberty Village has received full funding from the provincial and federal governments.

Many parks nearby! The vast Earls court Park just a few blocks north offers space for off-leash dog walking as well as sports. **Campbell Park & Skating Rink** has many community events. **The ever popular High Park** is not far to reach at Keele & Bloor.

The Perth Dupont Public Library has programs for pre-schoolers and children. The local **YMCA at Dundas & Dupont** offers a wide variety of programs for children & seniors.

There are two thriving City of Toronto community centres nearby. One of the largest facilities in Toronto is the **Joseph J. Piccininni (JJP) Community Centre in Earls court.** The **Wallace Emerson Park & Community Centre** is another gem. Both offer a variety of programming, rinks, pool, and gym.

School district includes many public, private, Catholic & alternative schools to choose from! Perth Ave Junior P.S., Brock P.S., St. Luigi Separate School, Pauline Junior P.S. & Bloor Collegiate.

No Need for a Car! **Walk to Lansdowne Subway!** Bus service is right at your doorstep on Lansdowne connecting to the **Bloor-Danforth-Yonge-University-Spadina subway lines. Easy access to the Go Train and UP Express!** Worth noting - The GO only runs during rush hour, so the impact of being near the tracks is minimal.

Motorists can be downtown in approximately 10 minutes by way of either Bloor, Dupont or Dundas Street and to the airport in 15-20.

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