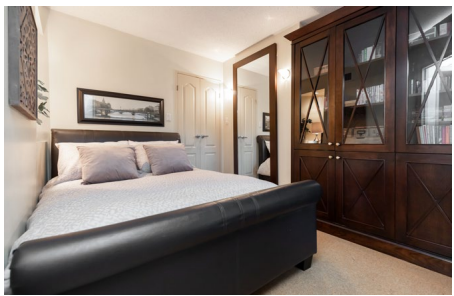




97 Lawton Blvd Suite #403 | Superb Midtown Location!



Check out the Youtube video at [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)



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## 97 Lawton Blvd #403

## Superb Midtown Location!

### Amazing Opportunity to Get Into the Market!

**Location! Location! Location!** This **spacious 1 bedroom condo** is located in the heart of **Yonge & St. Clair** where every amenity is right out your front door.

A **boutique low-rise building** blends well with its neighbours in the coveted **Deer Park neighbourhood** surrounded by beautiful homes! **Walk to either St. Clair or Davisville subway stations** and the fabulous shops of **Yonge & St. Clair!**

**Spacious open concept plan offers space to live, work and play. Modern kitchen with stainless steel appliances, granite counters and marble floors! Great master with a walk-in closet!**

**Ownership of 1 underground parking space and storage locker! Note: The driveway is heated which is super convenient in the winter months! Pet friendly building with responsive property management!**

**Almost all Inclusive maintenance fees** allow for easy budgeting.

This affordable Pied-a-Terre in a superb midtown location is **ideal for 1st time buyers, downsizers, investors, etc.**

This highly prized location offers so many fabulous **mouth-watering restaurants, cafes and shops, along with the flagship LCBO** along Yonge Street.

Enjoy care free condo living in a neighbourhood atmosphere. **Absolute move-in condition -- just unpack and enjoy!**

### Suite Features!

- We proudly introduce you to suite #403 at 97 Lawton Blvd.! Just move in unpack and relax.
- **Let the sunshine in!** Bright, **open concept layout of the living and dining rooms with Juliette balcony and office area with a built-in desk/shelving unit.**
- **The Juliette balcony** provides a nice cross breeze and lots of fresh air throughout the suite.
- **Modern kitchen with stainless steel appliances, granite counters and marble floors.** Plenty of counter space to prep all your meals.
- **The bedroom has a walk-in closet with custom built-ins.**
- **4 piece bath with marble surround.**
- **Double coat closet plus separate laundry area** off the hallway comes with a stackable washer and dryer (2018).
- **Cool cork floors throughout** (excluding the kitchen).

### The Building!

A **small 9 storey building with only 37 units**, developed by Woodcliffe Landmark Properties and managed by ICC Property Management. **Building amenities include:** Party/ recreation room and visitor parking.

### Upgrades & Improvements:

Repainted living room and office (2015), repainted bathroom (2018).



## Amazing Opportunity to Get Into the Market!

**Asking Price:** \$399,000

**Bedrooms:** 1

**Baths:** 1 x 4 Piece

**Approximate Annual Expenses 2018**

**Taxes:** \$1938.29

**Maintenance Fees:** \$672.89/Monthly

**Includes:** Heat, hydro, water, central air conditioning, parking, common elements, building insurance.

**Square Footage:** Approx. 550 sq. ft.

**Possession:** 60 Days/TBA

**Parking:** Ownership of 1 underground parking spot – Level B Unit #3

**Locker:** Ownership of 1 storage locker Level B Unit #42

**Inclusions:** Stainless steel: Fridge, stove, built-in dishwasher & microwave; washer, dryer, window coverings & French blinds, electric light fixtures, built-in desk/shelving unit, bedroom mirror and cabinet.



### Superb Midtown Location!

Located just west of Yonge Street and north of St Clair Avenue East where you are surrounded by great company of the following neighbourhoods - **nearby Rosedale, Moore Park, Davisville Village, Forest Hill & Summerhill!**

Deer Park is different from many upscale Toronto neighbourhoods in that its homes are not isolated on the periphery of the neighbourhood. The residential streets spill out onto either Yonge Street or St. Clair Avenue, **right into the heart of one of Toronto's busiest shopping, entertainment, and business districts.**

**Plenty of local shopping!** The Yonge and St. Clair shopping district is known for its many fine restaurants. The high profile retailers in this area **attract shoppers from all over the city.**

Most of the local staple and grocery stores are located inside the **St. Clair Centre or at the Delisle Court**; there is a new Loblaws and Buca opening soon.

**Summerhill, Yorkville and Mount Pleasant-Davisville shopping districts** are close by as well.

### Plenty of parks & nature surround!

**Mount Pleasant Cemetery**, one of Canada's most historic cemeteries, is located on the East side of Yonge between Heath and Merton. A great place to walk/jog – so much so that the cemetery offers 1 Km, 3 Km, and 5 Km walking/running routes.

**The Rosehill Reservoir** located at 75 Rosehill Ave., is **one of Toronto's prettiest green space. Together with David Balfour Park** this is an oasis in the bustling midtown core. The park features a **surfaced path that's ideal for walking, jogging and cycling. A pretty four acre reflecting pool lined with cobblestones.** There is also an adjacent **waterfall with a small bridge and a maze of stairs** on each side, as well as a separate water fountain feature with a dramatic overhead spray that rushes water into the oval pool below. This well treed park has a large children's playground. Sign markers on the east side of the park indicate access points to the **Vale of Avoca Ravine** which includes a **hiking trail** that follows the path of an adjacent meandering creek.

**Oriole Park** located at the northern tip of Deer Park has a **playground, wading pool, two tennis courts and access to the Belt Line a 7 km path** that follows the route of Toronto's old Belt Line Railway. Oriole Park is also home to the **newly created Neshama Playground which features a water play area, sensory musical features, Braille panels, an enclosed climbing merry-go-round and bounce pad**, accessible swings and play structures, and colourful, springy surfacing.

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

**Transportation is a dream!** Walk to either **St. Clair or Davisville subway station** connecting passengers along the Yonge-University-Spadina subway line. Bus service is also available on St. Clair and Yonge Street.

**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.

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