

97 Lawton Blvd #802

Incredible View and Location! Location! Location!

2 Bedroom, 2 Bath Corner Unit in Desirable Deer Park Neighbourhood!

This well-laid-out 940 square foot corner suite is in a gem of a condo building located in the heart of Yonge & St. Clair, where every amenity is right out your front door.

A quiet, low-rise building with only 37 units, which blends well with its neighbours in the coveted Deer Park neighbourhood, and is surrounded by beautiful homes! Walk to either the St. Clair or Davisville subway stations, and the fabulous shops of Yonge & St. Clair!

South-east facing upper-floor corner suite with stunning unobstructed tree-top views year-round overlook beautiful Mt. Pleasant Cemetery. Exceptional soundproofing between the units.

Spacious, open-concept plan, offers a comfortable space to live, work and play. It's an open floor plan, but with just enough of a division of space to allow for quiet moments. Modern kitchen has stainless-steel appliances. Great master with ensuite bath and spacious second bedroom. Second bathroom has a shower stall. Main living space is nicely separated from the bedrooms.

The owned underground parking space is located just beside the elevator, and close to the 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.

A fabulous find for a multitude of buyers: Urban professionals, siblings/friends, down-sizers, investors or a small family looking for a relaxed neighbourhood feel in a charming building. Quick access to Toronto's downtown core.

This highly-prized location offers so many fabulous restaurants and cafes for take out, and plenty which have outdoor patios. You'll enjoy the abundance of shops and the stunning Summerhill LCBO along Yonge Street.

Enjoy care-free condo living in a neighbourhood atmosphere. Well-run building with responsive property management. Absolute move-in condition -- just unpack and enjoy!

Suite Features Inside!

- We proudly introduce you to suite #802 at 97 Lawton Blvd.! Just move in, unpack and relax.
- In condos, the view is everything and this one has everything.

- **Abundance of natural light!**
- **Quality grey-wood laminate floors throughout.**
- **Freshly painted.**
- **Double front hall closet and long hallway divides the main principal rooms from the bedrooms.**
- **Expansive open-concept and sun-filled living/dining room with Juliette balcony allows for lots of fresh air and a nice cross-breeze throughout the suite.** Lots of space for large furnishings and entertaining. **Built-in curio** cabinet to display some of your prized objects or your bar, also has a space to hide away some of your lesser used items.
- **Modern kitchen offers a large breakfast bar with double sinks and stainless steel appliances.** Plenty of cupboard and counter space to prep all your meals.
- **Master bedroom includes:**
 - **4-piece ensuite bath with marble floors**
 - **Wall-to-wall closet with sliding doors**
 - **Separate linen closet**
- **Large sun-filled 2nd bedroom with a double closet.**
- **3-piece bath with marble surround is combined with the laundry area;** neatly tucked behind closed closet doors.

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 Toronto's 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 staples and grocery stores are located inside the **St. Clair Centre or at the Delisle Court.** There is a new **Loblaws just steps away.**

The benefit of having the Summerhill, Yorkville and the Mount Pleasant/Davisville shopping districts adds to the appeal of the area.

Plenty of parks & nature surround! Mount Pleasant Cemetery, one of Canada's most historic and beautiful cemeteries, is located on the East side of Yonge between Heath and Merton; it's essentially just across the street. A great place to walk/jog; so much so that this park-like green space has measured out 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 spaces.** Together with **David Balfour Park** you have an oasis in the bustling midtown core. The park features a **surfaced path that's ideal for walking, jogging and cycling.** Enjoy the 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.

The Building!

A **small and quiet, 9-storey building with only 37 units** developed by Woodcliffe Landmark Properties and managed by Best Practices Property Management. **Building amenities include:** Party/recreation room with adjoining green outdoor garden space, rooftop deck/garden, visitor parking, daily on-site property cleaning/housekeeping and maintenance.

<p>Approximate Annual Expenses for 2020 Taxes: \$3,056.94 Maintenance Fees: \$1,243.15/Monthly Includes: Heat, hydro, water, central air conditioning, parking, locker, common elements, building insurance.</p>	<p>Bedrooms: 2 Baths: 2 1x4 Piece 1x3 Piece</p>
<p>Approx Sq Ft. 940 square feet</p>	<p>Possession: 60 days / TBA</p>
<p>Parking: Ownership of 1 underground parking spot – Level B Unit #9</p>	<p>Locker: Ownership of 1 storage locker – Level B Unit #47</p>
<p>Inclusions: Stainless steel fridge, stove, microwave/range & built-in dishwasher; stackable washer & dryer, window coverings, electric light fixtures, built-in shelving in closets.</p>	<p>Upgrades & Improvements:</p> <ul style="list-style-type: none"> • Laminate floors installed May-June 2018 • Freshly painted late 2019-early 2020 • Stainless steel Amana ceramic-top stove May 2020 • Matching stacked Whirlpool washer & dryer: May 2020 • Stainless steel Frigidaire over-the-range microwave: May 2018