

660 Sheppard Avenue East

Suite 1202B

Features:

Bedrooms: 2+1.

Bathrooms: 3.

Square Footage: 2,170 square feet.

Parking: Two owned parking spots in underground garage, units #C24 and #C25.

Locker: Two owned lockers, units #C255 and #C256.

Property Taxes: \$8,644.84 / 2022.

Maintenance Fees: \$2,056.67 per month, which includes water, building insurance, parking, and common elements.

Amenities: 24-hour concierge, pool, sauna, gym, library, party room, visitor parking.

Property Management: Forest Hill Kipling (647-344-7105)

Pets Permitted: One cat and one dog, or two cats. Dogs up to 35 lb and 24" at shoulder maximum.

Upgrades: Extensive closet organizers, high end appliances installed.

Possession: TBD.

Executive suite with direct elevator access features nine-foot ceilings, and unobstructed easterly views.

Gracious foyer features limestone flooring, floor-to-ceiling mirror and double closet.

Hardwood flooring, custom crown moulding, and built-in speakers throughout.

Expansive living and dining rooms can accommodate large principal furnishings.

Superbly designed Nima kitchen with convenient breakfast area.

Great family room or home office with built-in shelves and views of St. Gabriel Village

King-sized principal bedroom suite with two walk-in closets, and a large five-piece ensuite.

Split bedroom design includes guest bedroom with four-piece ensuite.

Two owned parking spots and two lockers included.

Balcony includes a gas barbeque outlet.

Minutes from the 401, a 20 minute drive to Pearson Airport, and an easy commute to downtown Toronto.

Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. Not intended to solicit buyers and sellers under contract.

Inclusions:

All existing appliances including Panasonic microwave, Thermador oven, Thermador warming drawer, KitchenAid electric cooktop, integrated exhaust hood, SubZero fridge/freezer, Whirlpool washer and dryer. All built-in speakers, all electric light fixtures, all built-in cabinetry and shelving, all closet organizers, all window coverings and associated hardware, all bathroom mirrors, mirror in foyer, all built-in bookcases, electric fireplace and equipment, gas barbeque connection.

Exclusions:

All decorative mirrors, all hanging artwork.

Subject to change. Please reference Schedule B.

Neighbourhood:

RECREATION

Bayview Village Tennis Club | 5 minute walk

Hawksbury Park | 5 minute walk

Bayview Village Park | 15 minute walk

SERVICES

Bessarion Subway Station | 6 minute walk

Sheppard & Hawksbury Bus Stop | 4 minute walk

Highway 401 | 7 minute drive

AMENITIES

Loblaws | 11 minute walk

Bayview Village Shopping Centre | 7 minute walk

Bayview Village Pharmacy | 6 minute walk

