

## 30 Hayden Street #807

- **4 piece bath** located off the living room and across from the master.
- **Ensuite laundry** nicely tucked behind a closet door.
- **Ownership of 1 locker**

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

### Upscale Living at Yonge & Bloor!

Move right into this **fabulous 1 bedroom condo** located in "Tiffany Terrace", a quiet boutique building in Toronto's vibrant urban centre of **Bloor-Yorkville!**

**An amazing floor plan with no wasted space! Recently upgraded engineered hardwood floors, modern kitchen, private balcony and owned locker!**

**30 Hayden** is the perfect location to do all your errands on foot. With a **Walk Score of 100/100** you are just steps to all the action - **Yonge & Bloor subway, shops** and **Yorkville's** high end shopping and fine dining!

**All inclusive maintenance fees** allow for care free living and easy budgeting.

**The perfect Pied-A-Terre!** Wonderful combination of location, price and turnkey lifestyle!

Ideal for young professionals, couples, downsizers or investors!

### Turnkey Suite!

- **Double front hall closet**
- **Expansive open concept living/dining** area features **upgraded engineered hardwood floors** and **double sliding glass doors out to the balcony**. Enjoy serenity and outdoor space for a morning cup of coffee or an evening glass of wine!
- The **trendy kitchen** overlooks the living areas and is ideal for entertaining and casual dining. Beautiful **granite countertops, breakfast bar, upgraded mosaic tiled backsplash**, undermount sink, dark chocolate brown cupboards and tiled floor for easy clean up.
- **The master bedroom** features plenty of natural light from the large picture window, **double closet** and engineered hardwood floors.

### Location! Location! Location!

One of the highlights of 30 Hayden Street is its **prime location!** A quiet street one block east of Yonge Street, west of Church just south of Bloor Street east!

**A shopper's delight!** Downtown residents have a wide variety of shopping opportunities available to them. This mix includes **Hudson's Bay, Holt Renfrew, high-end fashion stores on Bloor Street, trendy shops and restaurants** on Yonge Street and Church Street

**Bloor-Yorkville** is acclaimed as Canada's pre-eminent shopping district. Yorkville's shops and restaurants are located in pretty Victorian houses on Yorkville Avenue, Hazelton Avenue, Cumberland Street and Scollard Street. **The Hazelton Lanes shopping centre** located at 55 Avenue Road features over 100 exclusive shops and restaurants.

Plenty of parks surround! **Jesse Ketchum Park, Village of Yorkville Park** located at 115 Cumberland Street known for winning numerous design awards based on elements of Yorkville's history as well as the Canadian landscape. **A fun fact!** The rock in the centre of the park is from the Canadian Shield and is 1 billion years old.

**Ramsden Park** is located at the north end of Yorkville, off Yonge Street. This large city park includes four tennis courts, an artificial ice rink, children's playground and a wading pool.

**Allan Gardens is the largest public park in the Downtown core!** Home to the Allan Gardens Conservatory and botanical garden! Calendar of events include: Spring, Easter and fall flower shows as well as a Victorian Christmas show.

**Lots of local recreation!** The **George R. Gardiner Museum of Ceramic Art, the ROM and the McLaughlin Planetarium** are all within walking distance of this neighbourhood. The **Manulife Centre** situated at the south-east corner of Bay and Bloor features **12 state-of-the-art movie theatres**.

**The Yorkville Public Library**, at 22 Yorkville Avenue, is an intimate library geared towards the local community. It includes programs for both children and adults. **The Metropolitan Toronto Reference Library** at 789 Yonge Street is Canada's largest and most extensive reference library.

**A commuter's dream!** Walk to the Yonge/Bloor subway station with connections to all major subway lines.

**Transportation is a snap!** By car the Don Valley Parkway is just a few minutes away!



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 Top 1% in Canada - by referral only™

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 Jennifer Palacios  
 Holly Chandler  
 Tyler Delaney

Guiding you home



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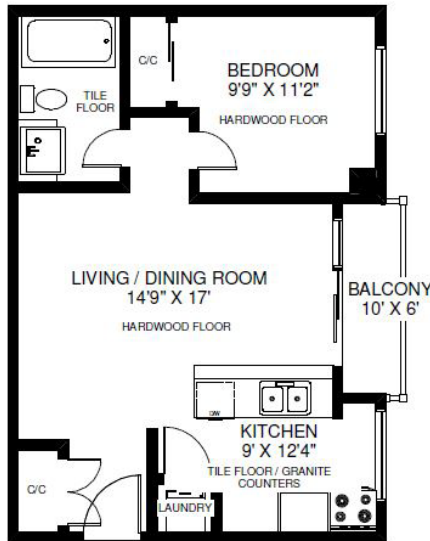
## The Building ~ Tiffany Terrace

Built in 2000 by **Shane Baghai Homes Inc.** with just 85 units and only 14 stories high! **Well run building managed by Shelter Canadian Properties** newly renovated hallways and common areas (Fall 2015). **Amenities include:** Exercise room, party/meeting room, security guard and system.

**Great location, quality and price** create superior value in this prime downtown location.

## 30 HAYDEN STREET UNIT #807

**THE JULIE KINNEAR TEAM**  
Sales Representatives  
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(416) 236-1392



APPROXIMATELY 530 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.



Taxes 2014: \$1850.90	Bedrooms: 1	Baths: 1x4 Piece	Possession: 60 days/TBA	Approx Sq Ft.: 530
Locker: Ownership of 1 locker #C-29 located on level P3		Parking: Rental spots often available for \$125-\$150/month.		
Include: Fridge, stove, built-in dishwasher, built-in microwave, washer/dryer, electric light fixtures & window coverings. Exclude: Dining room fixture				
Maintenance Fees: \$564.35/Month Includes: Heat, hydro, water, central air conditioning, common elements, building insurance				

For great info & links visit [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

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