



43 Eglinton Ave #1711

- **Gracious master bedroom** with a double closet with built-ins and large west facing window.
- **4 piece modern bath** has a **separate laundry closet** with stackable washer and dryer tucked behind closet doors.

Superb Yonge & Eglinton Location!

Yonge-Eglinton in North Toronto has been identified as such thanks to its **excellent public transit access where jobs, housing and services are all concentrated** in a dynamic, mixed-use setting.

Affectionately referred to as **“Young and Eligible”** due to the many bars, restaurants, nightclubs and movie theatres that proliferate this intersection.

Lots of local recreation!

- The nearby ultra-modern **North Toronto Community Centre** has an **indoor and outdoor pool**, water slides, a gymnasium, a **walking track, and exercise rooms**.
- **Eglinton Park** is vast and adjacent to the community centre. Its facilities include: a **baseball diamond, tennis courts, a wading pool and an indoor ice hockey rink – home to the NTHA**.

Looking to join an exceptional gym? **The Dunfield Club** is right down the street offering a multitude of fitness classes and training programs.

A shopper’s paradise! Enjoy the plethora of local shops, restaurants, pubs, cafes, bars and specialty stores along **Eglinton Avenue and Yonge Street**. It gets better every day!

The **Yonge Eglinton indoor shopping centre** has recently undergone a major renovation and expansion. A mixed-use retail and office complex that has long been a landmark and pillar in the North Toronto community! Enjoy movie night out at the **SilverCity** in the Yonge & Eglinton Centre or **Cineplex Odeon** at Canada Square.

The **Northern District Public Library**, on Orchard View Boulevard, offers programs for both children and adults.

No need for a car with **Eglinton subway station; just a quick 2 minute walk away**, a hub for bus routes all over the city plus the Yonge-University subway line! The under construction **Eglinton Crosstown Line** will add convenience and value to this already premier location!

Motorists can be downtown in fifteen minutes via Yone Street. Approximately fifteen minutes from the **Allen Expressway and Don Valley Parkway**.

Check out the YouTube video at www.LovelyTorontoCondos.com

Spacious Layout ~ Steps to Yonge & Eg!
Attention first time buyers & investors! Enjoy this 1 bedroom + den in the much preferred layout on the 17th floor!

Enjoy turnkey living and RARE all inclusive maintenance fees for easy budgeting! The future is bright – exceptional investment to enjoy for years to come!

Bright, open & airy design for **comfortable living/entertaining!** Walls of windows in every room **flood the suite with natural light all day long!**

Oversized and tiled west facing balcony with unobstructed city views! This is an oasis in the city to relax, rejuvenate and find your inspiration after a hard day’s work.

Owned parking spot & locker in an easily accessible location! **Building amenities include: Convenient concierge, exercise room, party/meeting room, sauna, rooftop deck and security guard.**

Value, space, location and hip lifestyle! Exciting and vibrant location right at the core of Yonge & Eglinton! Just steps to the Eglinton subway station and every amenity you could ask for!

Suite Features:

- Welcoming front foyer with marble floors and an **oversized double coat closet**.
- **Open office/den** area overlooking the living room.
- Square floor plan so it doesn’t feel like a bowling alley.
- **Open concept living/dining room fits full size furnishings**, finished in warm & neutral tones.
- **2 sets of double sliding glass doors lead out to the brilliant balcony.**
- **Pristine light coloured real hardwood floors throughout.**
- **Open modern kitchen overlooks the dining area, includes multi-functional breakfast bar**, tiled floors and ample cupboard space!



Julie Kinnear*, Jennifer Palacios*,
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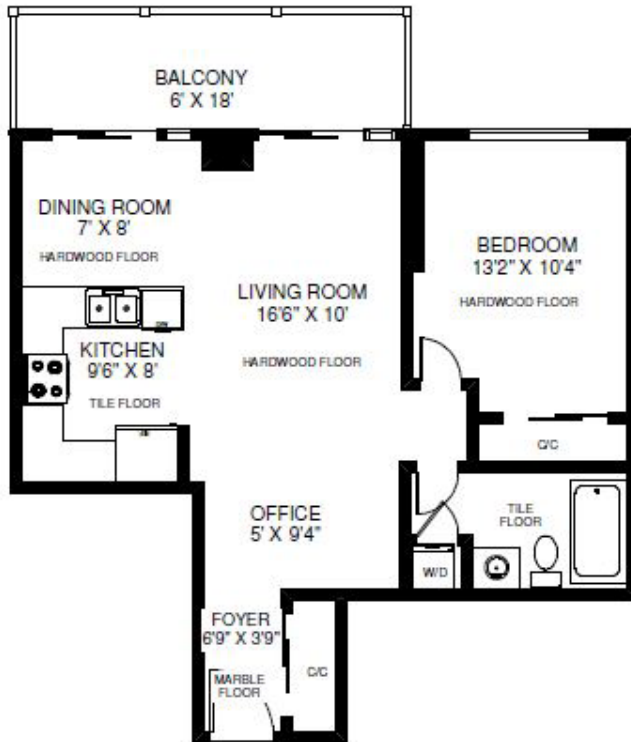
Guiding you home



43 Eglinton Avenue East #1711

43 EGLINTON AVENUE EAST UNIT #1711

THE JULIE KINNEAR
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APPROXIMATELY 680 SQ FT

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



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|---|-----------------|---|-------------------------|--------------------|
| Taxes 2014: \$2223.26 | Bedrooms: 1 + 1 | Baths: 1 – 1x4 Piece | Possession: 60 days/TBA | Approx Sq Ft.: 680 |
| Locker: Ownership of 1 locker Level B Unit#65 | | Parking: Ownership of 1 underground parking spot Level A Unit #18 | | |
| Inclusions: Fridge, stove, built-in microwave with range hood, built-in dishwasher, stackable washer/dryer, window coverings & electric light fixtures. | | | | |
| Maintenance: \$561.20/month. Includes: Water, heat, hydro, central air conditioning, parking, building insurance & common elements . | | | | |

For great info & links visit www.LovelyTorontoCondos.com

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