

897 SHEPPARD AVE. WEST, SUITE 206

TORONTO, ONTARIO



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Tremendous value for this very spacious and updated European-style 1 bedroom + den suite in a prime location! Boutique condo building with very low maintenance fees and only 24 units nestled in a quiet neighbourhood near the subway & terrific amenities.

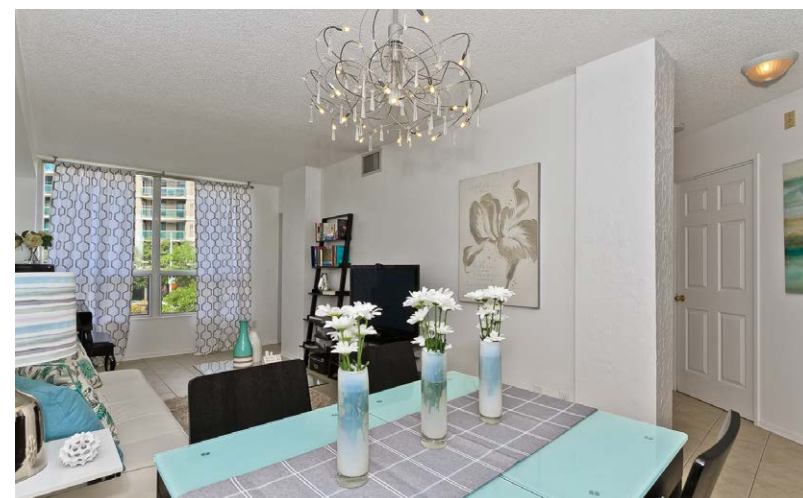
FEATURES:

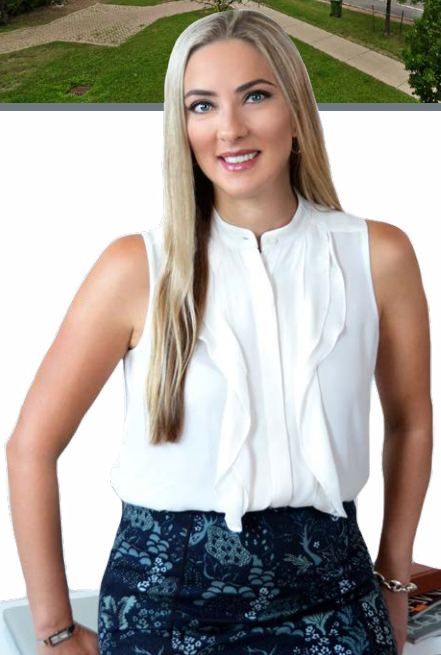
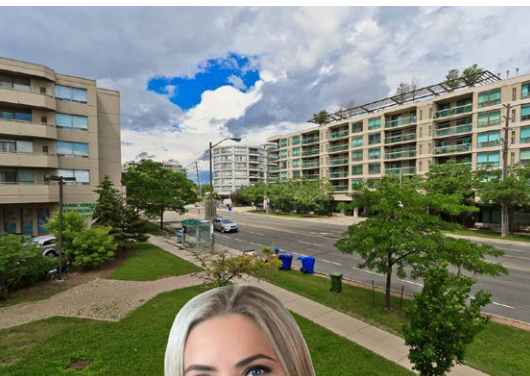
- 1 bedroom + den with 710 sq ft of interior space
- Excellent open concept layout with large sized rooms throughout
- Spacious 21 ft long living and dining room with bright and beautiful large windows and north-west views
- 3 walk-outs from the suite to the private balcony
- Efficient kitchen updated with brand new Frigidaire stainless steel appliances, laminate counters, tile backsplash, and pass through opening to the dining room
- Resort-style easy to maintain tile flooring throughout
- Freshly painted in crisp white throughout, including doors and trim
- Spacious 4pc bathroom with large vanity and tons of counter space
- Master bedroom fits king sized furniture and has large windows, mirrored closet and walk-out to balcony
- Den is a separate room and makes a wonderful home office or small child's bedroom
- Convenient en-suite front loading washer and dryer
- Very low maintenance fees of \$431.00/month include utilities, parking and storage locker
- Quaint building amenities include a gym and roof-top terrace
- Free visitors parking on site

Property tax \$1389.71/2016

Purchase includes stainless steel fridge, stove, dishwasher, range-hood, front loading washer/dryer, light fixtures (excluding dining room chandelier), window coverings (excluding living room drapes), one underground parking spot & storage locker.

Everything you could ask for is nearby in this convenient location. Commuting is a breeze! Walk to Downsview Subway Station or hop on the Allen Rd/Hwy 401 in a few short minutes. Shop to your heart's content at Yorkdale - Canada's best shopping centre. Enjoy nearby parks and recreation at Earl Bales, Downsview Park, along with grocery, restaurants, synagogues, and other amenities all just steps away.





For additional pictures & property info please visit:
www.897SheppardAveW206.com

Tanya Crepulja
Sales Representative

Keller Williams Realty Solutions, Brokerage
101-1270 Central Pkwy West, Mississauga, ON L5C 4P4

(647) 293-3785 - Direct
(905) 949-8866 - Office

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