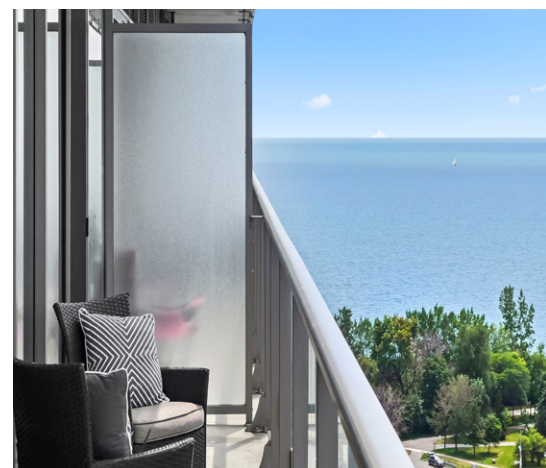
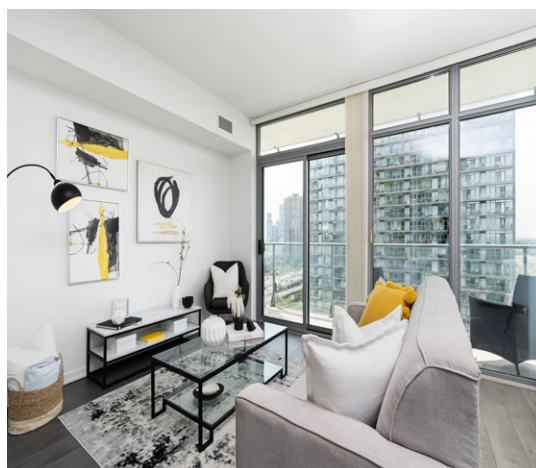
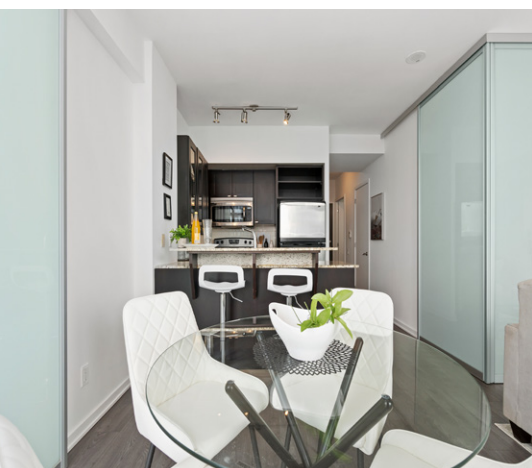


103 THE QUEENSWAY, SUITE 1712

TORONTO, ONTARIO



TANYA **CREPULJA** TEAM

TCTEAM.CA

103 THE QUEENSWAY, SUITE 1712 | TORONTO, ONTARIO

Beautiful, airy and bright suite at the chic and stylish NXT Condos! Welcome to 103 The Queensway Ave, Suite 1712, Toronto

FEATURES:

- 2 bedrooms, 2 bath suite with 773 sq ft of interior space + 124 sq ft balcony
- Widesuite layout with larger rooms and more natural light
- Soaring 9 ft ceilings & floor to ceiling windows
- Brand new grey toned wide plank laminate flooring throughout
- Entire suite professionally painted in fresh modern neutral tone
- Main bath with oversized walk-in shower and subway tile detail
- Modern kitchen with stainless steel appliances, granite counters, breakfast bar & custom cabinetry
- Unit upgraded with ceiling lighting in all rooms
- Split bedroom layout for privacy
- Primary bedroom with balcony walk-out and private 4pc ensuite bath with soaker tub
- Partial lake views from an extra long balcony with two walkouts – only the '12' units on the odd level floors have the larger balcony that's almost twice the size of the even floors
- 1 owned parking spot & 1 storage locker

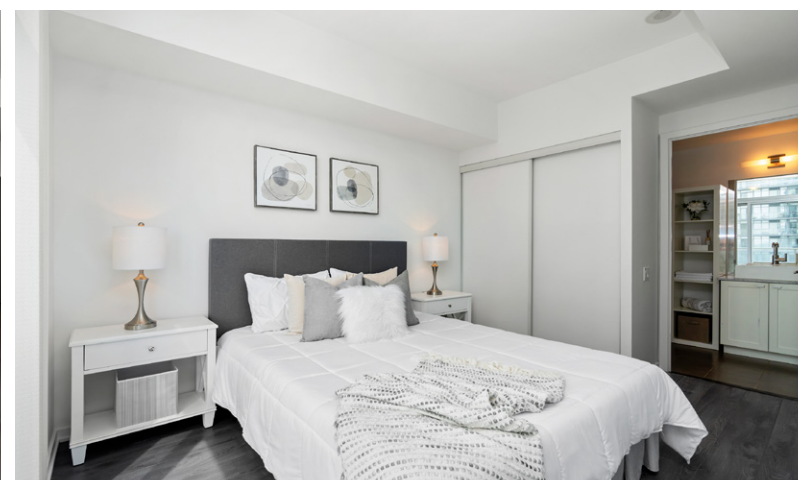
Excellent building amenities at NXT Condos include a modern hotel-style lobby furnished by Fendi Casa, indoor and outdoor swimming pools with sun-deck lounge area, theatre room, party room, tennis court, gym, guest suites, on-site daycare, 24 hour concierge and plenty of visitors parking for your guests.

This address is in one of Toronto's top school districts in the catchment for highly rated Swansea Junior & Senior Public School – rated 8.3 as per the Fraser Institute.

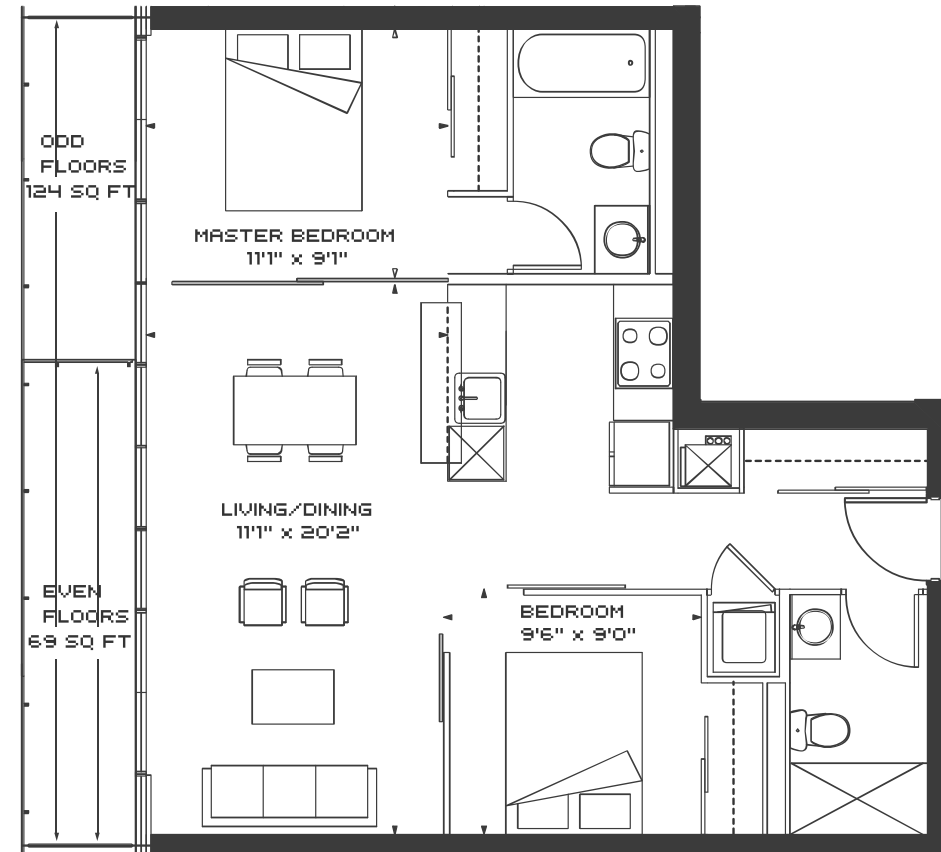
Located in High Park/Swansea, only minutes to downtown with easy Gardiner Expressway access. Walk to High Park, Bloor West Village, Sunnyside Park and Toronto's Lake Shore Blvd West waterfront outside your door.

Maintenance fee of \$711.49 excludes hydro. Property taxes \$2388.71/2022

Purchase includes all appliances: stainless steel fridge, microwave/range-hood, stove, dishwasher, stacked washer & dryer, all electrical light fixtures, custom kitchen cabinet, bathroom shelving, window blinds, parking spot, storage locker.

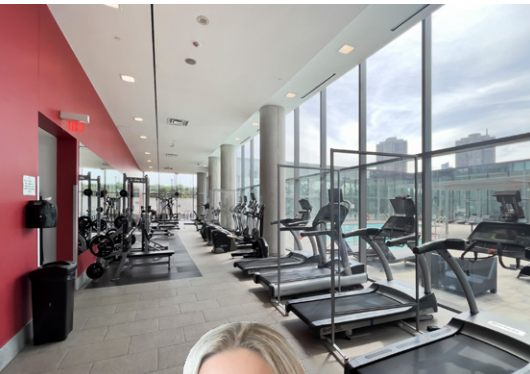


31'4" LENGTH OF BALCONY ON ODD FLOORS



17'7" LENGTH OF BALCONY ON EVEN FLOORS

[living] 773 sq ft_two bedroom [balcony] 124 sq ft



TANYA CREPULJA
BROKER

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For additional pictures & property info please visit:
www.103TheQueensway1712.com



All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Real Estate Associates, Brokerage. All measurements are approximate.