



169 Danforth Ave.
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208 Niagara Street

Inclusions

- All widow coverings
- All remote control lighting
- All appliances: microwave, fridge, dishwashers, gas stove, washer and dryer
- All light fixtures excluding the nelson saucer lamp in the dining room
- 4 kitchen stools
- Mirrored vanity cabinet in the powder room
- Large framed mirror in the master bath
- PAX wardrobe in the master bedroom

Exclusions

- Nelson Saucer Lamp in the Dining Room

Errors And Omissions Can Happen,
Please Confirm Any Critical Information.

Features Attributes

- End Unit, private with additional natural light
- Fronts Adelaide, with higher elevation and better sight lines
- Dimmable halogen flood pot lights (ultra quiet) throughout
- Remote dimmers in kitchen, living room and master bedroom
- Interior closet lighting
- Slate floor front door entry with shoe storage
- Three flat screen wall mounts with concealed wiring
- Hunter Douglas Silhouette blinds throughout
- Matching solid hardwood on the upper floors
- New carpeting on stairs
- Private top floor Terrace, Extra large, equal to the footprint of the unit
- Newly applied roof membrane on Terrace
- Extra large storage locker in the garage
- One underground parking spot

Fully renovated, no popcorn ceilings and all builder originals have been removed/replaced including adding 60SF of floor space by removing the window boxes. Upgrades include, but are not limited to:

BOSLEY
REAL ESTATE



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Kitchen

- Bespoke Quartz-counter Island with waterfall edges, pull-out drawer storage and breakfast bar with four comfortable stools
- Floor to ceiling pantries with pull-out drawers in white gloss cabinets
- Black granite counters surround a striking black granite sink
- Built-in Kitchen Aid garbage disposal
- Stainless steel 30" counter depth Liebherr Fridge
- Stainless steel Fisher and Paykel drawer dishwashers
- Stainless steel Panasonic microwave located in butler's pantry
- Stainless steel Bosch four burner gas range
- TV mount
- Under-counter dual-level task lighting
- Cabinet valances
- Full wall Carrara Marble back splash
- Engineered hardwood on kitchen and living room floors

Laundry

- Stackable European AEG in laundry room

Powder Room

- Customized shelving
- Upgraded chrome hardware, lighting
- Grigio carnico marble counter surface
- Mirrored medicine chest
- Under-mount sink and Italian chrome faucet
- Matching hardwood to kitchen area

Master and En Suite (summer 2016)

- Master closet doors, feather-light touch hardware
- Solid hardwood with chrome transition to en suite flooring
- Italian porcelain floor tiles
- High gloss white rectified tiles matching in both the bath surround and shower stall
- Deep soaker tub
- Chrome hardware
- Glass tub shield
- Shower stall 10mm glass door on heavy chrome hinges
- Hard-wired vanity mirror with back lighting
- Hard-wired towel heater
- Matching Caesarstone counter surface and shower step
- White resin vanity
- Italian chrome faucet
- Halogen pendant lighting

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Local Haunts

- King Town Drycleaners (at the end of the development)
- Davido Afnani (bespoke luxury men's wear)
- Delysees (authentic French patisserie)
- Shoppers Drug Mart with a post office (at the end of the development)
- Studio Kim (fabulous local tailor for alterations)
- Thompson Hotel Diner
- Buca
- Buca Bar
- Spoke Club
- Portland Variety
- Lee
- Edulis
- Forno Cultura (Italian bakery)
- Valhalla (cards and gifts)
- Quasi Modo (modern furniture)
- Urban Barn
- Morba (modern furniture)
- BYOB (cocktail accessories)
- Fred Perry
- Ben Sherman
- Penguin
- Blundstone
- John Fluevog
- Warby Parker (their first international store, just steps from our front door)
- CB2
- Living Lighting King Street
- Gusto
- Weslodge
- Soma Chocolate
- Brassaii
- West Elm
- Lee Valley
- Dukes Bikes
- LCBO and Loblaws at Queen and Portland
- Nadege
- County General (restaurant)
- Fresh
- Thor
- The Keg King Street
- Goodlife Liberty Village
- Goodlife Richmond and Bathurst
- Pretty Sweet bakery
- Jimmy's coffee
- Frank & Oak

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