

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

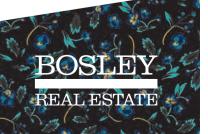
Nelson Saucer Lamp in the Dining Room

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:





169 Danforth Ave. Toronto,ON M4K 1N2 o(416) 465-7527 m(416) 357-7177 Trevor@TrevorBond.ca

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

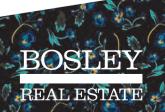
Powder Room

- 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

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





Local Haunts

King Town Drycleaners (at the end of the development)

169 Danforth Ave.

Toronto,ON M4K 1N2 o(416) 465-7527 m(416) 357-7177 Trevor@TrevorBond.ca

- 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
- Portand 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

