

PROPERTY OVERVIEW

Co-Op Apartment "200% Shares" in the Property,
Craigleigh Apartments Limited
Built 1956
Zoning: RD(f13.5;d0.6*1437)
Corner Penthouse
2 Bedrooms
1 Washrooms
1 Underground Parking
1 Storage Locker
WR updated in 2018
Kitchen fully reconstructed Aug 2022
Taxes 2021 \$3,188.06 B/I to Maint Fee
Maintenance Fee \$1,241.07 (2019)
958SF plus 61SF Balcony

ROOM BY ROOM DETAILS

Front Foyer

1.64 m x 3.47 m

- Connects to hallway with double closet and separate linen closet
- Track lighting
- Open to kitchen

Kitchen

4.03 m x 3.05 m, L-shaped

- Fully renovated
- Tile floor
- Task lighting
- Floor to ceiling white subway tile backsplash
- Ultra deep recessed large single basin with faucet and extension nozzle
- Fisher & Paykel fridge
- Bosch glass cooktop range
- Work area
- Quartz counters
- Custom kitchen with wall-to-wall pantry
- Pot lights
- South facing awning windows with recessed sill
- Bosch dishwasher
- Tile floor
- All new, all crisp white and never used

Dining Area

3.15 m x 2.53 m

- Modern chandelier with plaster medallion
- Large casement windows, safe pacing with roller shades and recessed quartz sill
- Hardwood flooring
- Open concept and combined with living
- Crown moldings
- Radiant baseboard heating

Living/Office

4.922 m x 4.43 m

- Crown moldings
- Ductless air-conditioning
- Large West facing window with casement and roller shade window coverings
- Walk out to private deck Overlooking the treetops with an amazing sunset skyline view
- Radiant baseboard heating
- Switch receptacle
- Hardwood flooring

Primary Bedroom

3.66 m x 4.3 m

- Large double closet
- Radiant baseboard heating
- Large West facing casement windows
- Antique Ceiling fixture
- Crown moldings
- Solid wood entry door
- Hardwood flooring
- Ductless air conditioning

Second Bedroom

2.85 m x 4.3 m

- Large double closet
- Wainscoting
- Track lighting
- Ductless air conditioner
- Radiant baseboard heat
- Large West facing awning windows
- Hardwood flooring
- Crown moldings
- Solid wood entry door

3 Pc Washroom

2.33 m x 1.45 m

- Floating vanity and mirror
- Elongated toilet
- Wall mount European radiator/towel warmer
- Glass shower entry
- Rain head
- Toe tester
- Grab bars
- All tile surround and ceiling
- Medicine cabinet
- Tile floor

Common Areas

- Book ended stairwells, one adjacent to unit with classic Terrazzo flooring, art deco handrails and newly replaced multi story thermal-pane glass
- On-site superintendent
- Common laundry facilities
- Recreation and library facilities
- Classic buzzer entry system
- Individual mailboxes in entrance
- Entrance foyer
- Refurbished elevators
- Lush gardens, well-kept grounds with mature trees, well managed
- Directly across from the main entrance to Craigleigh Gardens Park
- In the heart of Toronto's premier neighbourhood, Rosedale.