

Style, Sophistication & Convenience Awaits You at 1715-1333 Bloor Street!

Inviting quiet contemplation with Location; Features & Convenience all woven in one great home located in the sought-after Applewood Hills Community.

Greeting you is a generous 2 Bedroom / 1 Bath Condominium with a wonderful array of glorious spaces & features.... Combined Living/Dining Room boasting Classic Wood Floors, Some New Picture Windows and a Walk Out to the Balcony all with Unobstructed Views.....an entertainer's delight!!

Brimming with Convenience & Amenities including a 24 hr. Concierge....1715-1333 Bloor Street Awaits!!

Total Space: Over **1070 Sq. Ft.** *(per PLANiT Measuring)*

An Ideal location! ... 1715 – 1333 Bloor Street is conveniently close to:

- Great Schools
- Parks
- Accessible Public Transit
- Go Train (Dixie GO) is minutes away
- Shopping Malls (Sherway Gardens, Dixie Outlet & More)
- Trillium Health- Queensway Hospital
- Highways (403/407/401 and a short distance to QEW/427)

Convenience Plus ... Making this neighborhood the perfect area to call Home!

Take the first step into your new home!

- Exterior: 24hr. Concierge
- Underground Parking – As assigned By Condo Corp.

Come on over before it's too late!

Take time to admire the Unique Features within every room as they are sure to have something to offer. Enjoy your visit!

FOYER

- Single Front Door ...
- Coat Closet – Double Door

Finishing Touches:

- Light Fixtures:
 - o Overhead Lighting
 - Floors:
 - o Hardwood
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LIVING ROOM

Combined with The Dining Room, a great space to receive & welcome your guests.

- Bay Window:
 - Drapes, Rod, Hardware & Finials
 - Unobstructed Panoramic Views Towards Lake Ontario

Finishing Touches:

- Floor: Hardwood
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DINING ROOM

... Bright and Airy!

- Balcony Door:
 - Walk Out To Balcony
 - Drapes, Rod, Hardware & Finials
 - Unobstructed Panoramic Views Towards Lake Ontario

Finishing Touches:

- Floors: Hardwood
 - Light: Decorative Hanging *(included)*
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KITCHEN

The Kitchen is the heart of the home. Make your favourite meals that fuel your mind & body in this glorious space.

- Combined with Breakfast Area
- Cabinets, Drawers & Pantry with Butcher Block Top
- Misc:
 - Ceramic Backsplash

Kitchen Appliances:

- Fridge: Kenmore (*White*)
- Stove: Admiral (*White*)

Finishing Touches:

- Floor: Laminate
 - Lights:
 - o Overhead
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BREAKFAST AREA

Combined with Kitchen.....

- Moveable Island ... Plenty of Storage Space

Finishing Touches:

- Floor: Laminate
 - Lights:
 - o Decorative Overhead
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BALCONY

Perfect for those Summer Friends & Family Functions!!

Features:

- New Walls
 - New Railing
 - o Walk Out From Dining Room
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MASTER BEDROOM

Take a well-deserved break from your busy schedule in your Master Retreat.

- Windows: One
 - o Shears, Drapes & Hardware
- Closet:
 - o Sliding Double Doors

Finishing Touches:

- Floor: Wood
 - Light: Overhead
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Continue admiring this home when entering the Second Bedroom. This room is ideal for a Nursery, Child, Teen or a room to suit your needs!

BEDROOM 2

Features:

- Windows:
 - o Shears, Drapes & Hardware
- Closet:
 - o Double Door Closet

Finishing Touches:

- Floors: Hardwood Flooring
 - Light: Decorative Overhead
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MAIN 4-PIECE BATH

Oh & don't forget your 4 Piece Bath!

Features:

- Vanity:
 - All in One with Sink
- Bath Tub / Shower
- Toilet
 - Low Flow

Finishing Touches:

- Floor:
 - Ceramic

 - Misc:
 - Lights above Vanity
 - Decorative Mirror
 - 4 Drawer Cabinet
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LAUNDRY ROOM

- Two washer & Dryers Per Floor
 - exclusive use of the Residents of the floor on which they are located
 - "Pay per Use"
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STORAGE

- In Unit
 - Shelving
 - Over Head Light
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INCLUSIONS:

- All Existing:
 - Attached Electrical Light Fixtures
 - Pot Lights, Ceiling Fan with lights Decorative & Overhead Lights where existing
 - Window Coverings & Attachments
 - Blinds, Sheers, Valances, Hardware & Finials where applicable
 - Decorative Mirrors
 - In Bathrooms Only
- Kitchen Appliances: *All Existing*
 - Fridge: Kenmore
 - Stove: Admiral

EXCLUSIONS:

- None

NOTES

Major Components

- Heat Exchanger (*Owned*)
- Windows (*'17*)
- Balcony Door: (*'17*)
- Balcony Walls & Railing (*'17*)

All information contained herein has been supplied by the Vendor to the best of his/her knowledge & other sources deemed reliable & while deemed accurate is NOT guaranteed. All measurements are approximate. No guarantees are provided or warranted on the information given.