



**Wow! Attention 1st Time Buyers and Investors**

- Just when you thought living a fabulous, beautifully updated space exuding charm and character was unattainable....
- Welcome to this 610 sq ft south-west corner suite in Forest Hill / Cedarvale
- This classic New York - style boutique Co-Op is an amazingly affordable Condo alternative
- Enjoy hardwood floors, an updated kitchen with granite counters and stainless steel appliances - on the sought-after quiet and sunny side of the building
- 24-hour TTC stop at your door
- Walk to the St Clair West subway station
- Stroll to shops & restaurants in Forest Hill Village, and along Eglinton Ave W and St Clair Ave W
- Walk to groceries and nearby parks
- Monthly maintenance fee includes property taxes and utilities
- Rental parking space available @ \$40/month



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THE MILLS TEAM

is proud to present

1648 BATHURST STREET  
SUITE 5



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## ADDITIONAL INFO

- Possession:** 30-60 days or to be arranged
- Locker:** One exclusive use locker - #13
- Parking:** At the option of the Buyer, the buyer may negotiate to lease surface level parking space #20 for \$40/month with its current owner
- Maintenance Fee:** \$659.88 (monthly 2020)
- Includes:** Property taxes, water, heat, hydro, common elements and building insurance
- Heating:** Radiant hot water gas
- Square Footage:** Approximately 610 sq ft as per floor plan
- Pet restrictions:** All pets must be approved by the board - no dogs allowed other than guide dogs
- Exposure:** South West exposure
- Property Manager:** Peer Property Management 416-960-0144
- Inclusions:** Stainless steel refrigerator/freezer, stainless steel stove, stainless steel built-in microwave, stainless steel dishwasher, all attached shelving and cabinetry, all window coverings and blinds, all electric light fixtures

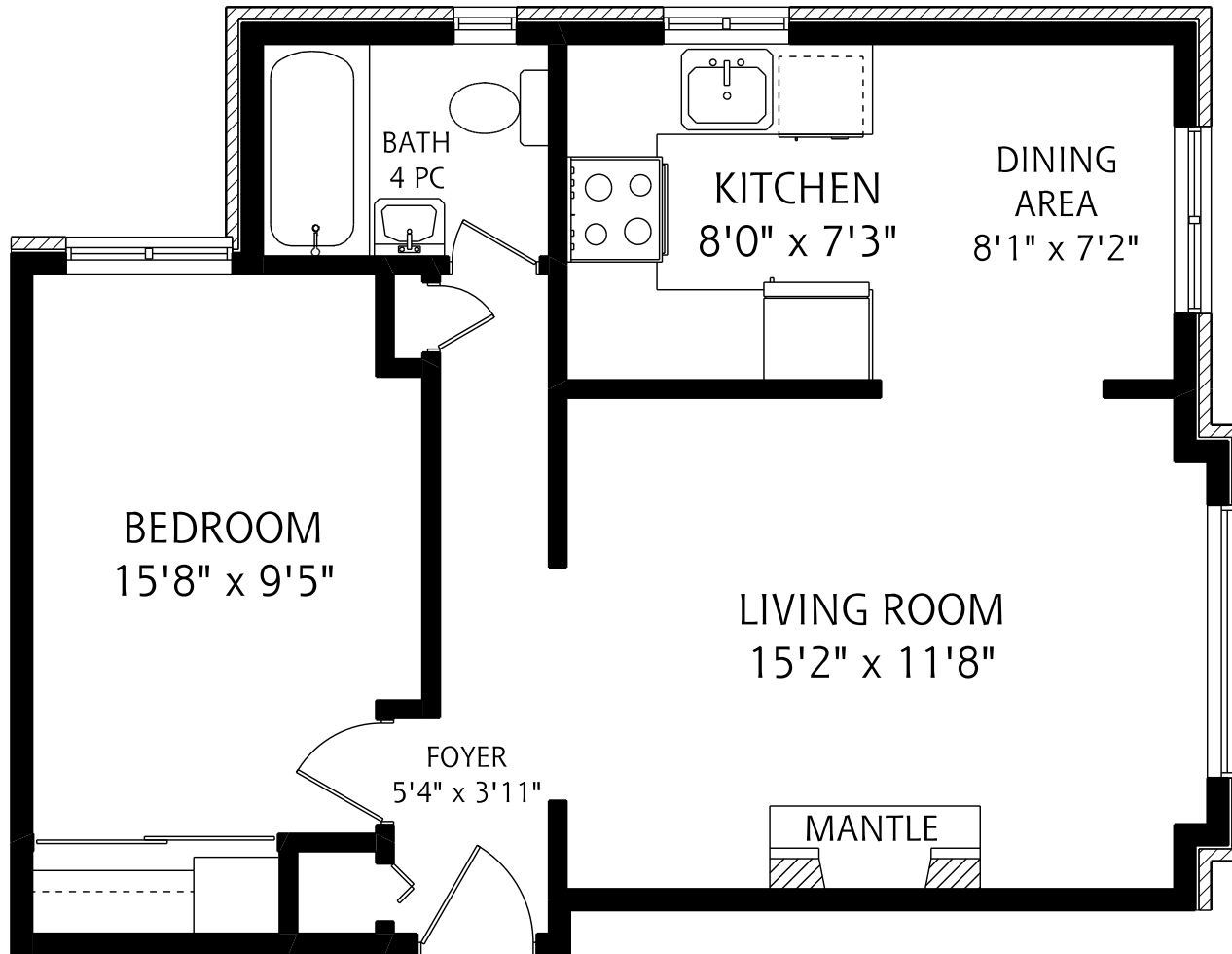


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# 1648 BATHURST STREET

## SUITE #5



610 SQUARE FEET

ALL MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE

