



25 Maitland Street

Unit # 1501

A spectacular, urban and renovated suite in the prestigious "Cosmopolitan" building located in the much sought after Church-Yonge Corridor. Perfect for professionals, this unit is truly "move-in" ready and offers an amazing layout with 845sf of open concept living space and a desirable 2-bedroom design.

This renovated suite (2016) features brand new 5" engineered hardwood floors, freshly painted walls, ceilings and cabinetry, a new bathroom vanity counter and toilet, generous sized closets and many new electric light fixtures.

The dramatic wall-to-wall windows throughout create a stunning backdrop in this sun-filled unit with south and east city views equally dramatic both day and evening.

This well managed condominium also offers endless amenities including a rooftop pool and deck, fitness facilities, running track, sauna and a newly renovated party room for larger scale entertaining. The building also offers guest suites, a games and billiards room, an indoor whirlpool, visitor parking and top notch concierge staff available 24 hours/day. Additionally, the building is undergoing a common area refurbishment that will include an updated design and replacement of all hallway carpets, walls and lighting.

Enjoy all that the city has to offer and all within walking distance along the Yonge and Church Street corridor including restaurants, movie theatres, parks and shopping galore. With a walk score of "99" this building is just steps to the Wellesley subway, Ryerson, U of T and Hospital.

Truly turnkey . . . Just move in and enjoy!

FOYER:

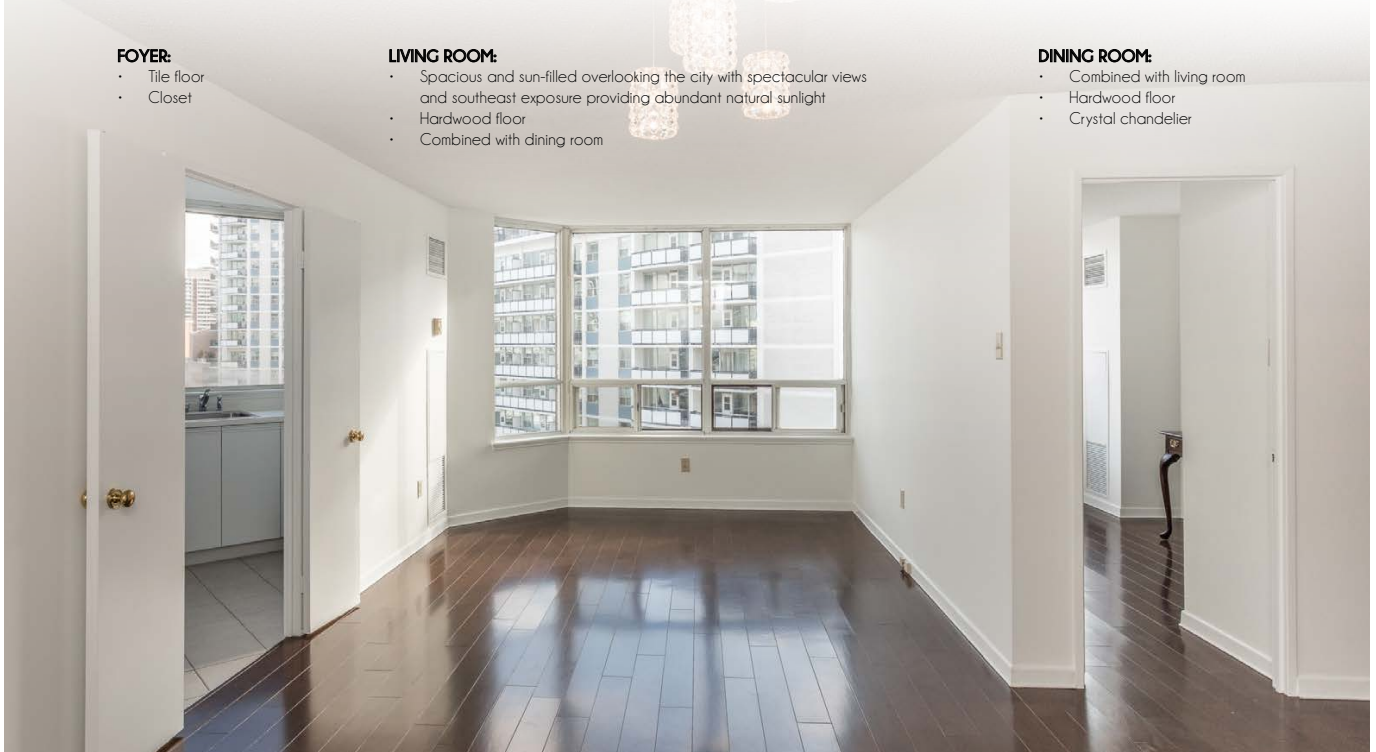
- Tile floor
- Closet

LIVING ROOM:

- Spacious and sun-filled overlooking the city with spectacular views and southeast exposure providing abundant natural sunlight
- Hardwood floor
- Combined with dining room

DINING ROOM:

- Combined with living room
- Hardwood floor
- Crystal chandelier

**KITCHEN:**

- Southeast exposure providing abundant natural sunlight
- Extra deep stainless steel sink
- Newly painted cabinetry
- Tile floor for durability and easy maintenance

**MASTER BEDROOM:**

- Spacious and private master suite with ample clearance
- Double closet
- Dramatic wall-to-wall windows with southeast city view
- Hardwood floor



SECOND BEDROOM:

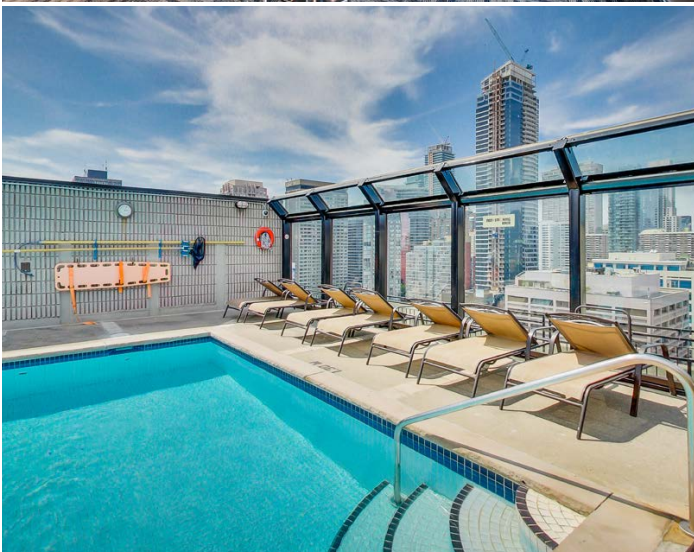
- Dramatic wall-to-wall windows with southeast city view
- Closet
- Hardwood Floor

**FOUR-PIECE WASHROOM:**

- Shower with marble surround
- Oversized wall-to-wall vanity with new countertop
- Brand new American Standard toilet
- Drop-in soaker tub
- Medicine cabinet

**LAUNDRY:**

- GE washer and dryer and new vinyl floor



SCHOOLS

Public schools near this home are good and very close. There are also 2 Catholic schools and 2 private schools within 0.71km of this address.



Church Street Junior Public School

Grades JK to 6
0.27 KM

Jesse Ketchum Junior and Senior Public School

Grades JK to 8
1.24 KM

Jarvis Collegiate Institute

Grades 9 to 12
0.46 KM

PARKS & REC.

This home is located in park heaven, with 9 parks and a long list of recreation facilities within a 11 minute walk from this address.



YOUR CLOSEST PARKS:

James Canning Gardens
15 Gloucester St
0.25 KM

3 min

College Park
420 Yonge St
0.44 KM

6 min

Barbara Hall Park
519 Church St
0.3 KM

4 min



FACILITIES WITHIN A 15 MIN WALK

2 Dog Parks	4 Playgrounds
2 Wading Pools	1 Splash Pad
1 Ball Diamond	2 Rinks
1 Community Centre	1 Trail
1 Botanical Garden	2 Fitness/Weight Rooms
1 Gym	1 Kitchen

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 2 minute walk away.

Nearest Street Level Transit Stop
Yonge St At Grosvenor St 2 min

Nearest Rail Transit Stop
Wellesley Station 2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 0.74km.

University Health Network - Toronto General Hospital
Eaton Building
0.74 KM

Police Station
0.34 KM

Fire Station
0.16 KM

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

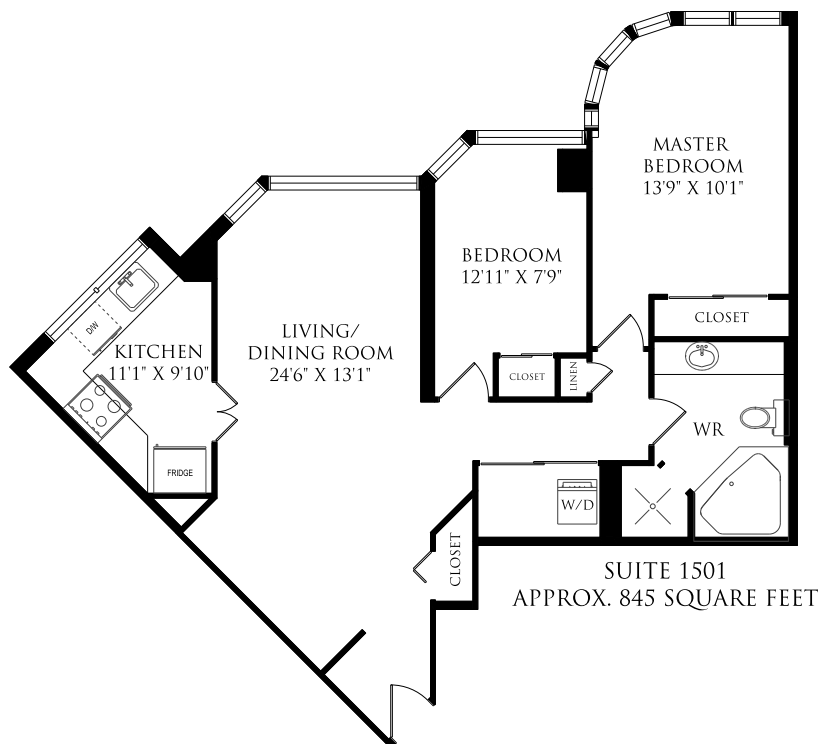
Grocery
0.1 KM

Coffee
0.1 KM

Pharmacy
0.1 KM

Gym
0.1 KM

Gas Station
0.4 KM



TAXES: \$2,250.88 in 2015

PARKING: One owned underground parking space (B63)

MAINTENANCE: \$774.04/month
(Includes all utilities and basic cable)

POSSESSION: Immediate or to be determined

APPLIANCES & INCLUSIONS:

- GE washer and dryer
- Maytag refrigerator/ freezer combination
- GE dishwasher
- Maytag electric cook top and oven
- Sonyo microwave
- Extra deep stainless steel sink
- All electric light fixtures
- One parking space

OFFERED FOR SALE AT \$395,000.00

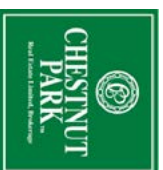
[Seller Kindly requests Certified Deposit To Be Attached To Offer]

ADDITIONAL INFORMATION:

- 845 sq.ft. of open concept living space
- Renovated in 2016
- Sun-filled unit with southeast exposure
- Desirable 2 bedroom design
- Brand new 5" engineered hardwood floors throughout
- Freshly painted walls, ceiling and cabinetry
- New light fixtures
- Top-notch on-site property management, well managed condo board with healthy reserve
- 24-hour concierge
- Fitness facilities
- Rooftop swimming pool and deck
- Running track
- Indoor whirlpool and sauna
- Guest suites
- Visitor parking
- Newly renovated party room
- Billiards room
- Library
- Cobblestone courtyard
- Newly painted building exterior
- Common element overhaul renovation underway (updated design and replacement of hallway carpet, walls, lights etc.)
- Walk score of "99" with Wellesley Station, BVS, Ryerson, U of T, Eaton Centre, Yorkville, Hospital and Restaurants only steps away



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