

CHRISTIE'S
INTERNATIONAL REAL ESTATE

5795
Yonge Street
SUITE 115



A spectacular ground floor suite with additional rare private entrance from front courtyard in the prestigious "Turnberry Court" condominium building located in the much sought after Yonge/Finch Corridor. Perfect for professionals and families alike, this unit is truly "move-in" ready and offers an amazing layout with approximately 900sf of open concept living space and a desirable split 2-bedroom design with an additional solarium/den.

This suite features two convenient entrances, engineered Jatoba hardwood floors, crown moulding and generous sized closets. In addition, the large windows throughout create a sun-filled space with sunny West exposure views.

This well managed condominium offers endless amenities including an outdoor pool and deck, fitness facilities, sauna and squash/ racquet courts. The building also offers visitor parking and top notch concierge staff.

Enjoy all that North York has to offer and all within walking distance along the Yonge and Finch Street corridor including restaurants, movie theatres, parks and shopping galore. With a walk score of "84" this building is just steps to the Finch subway, GO Station, schools and so much more. Truly turnkey...just move in and enjoy!



FOYER:

- Tile floor
- Double closet

RARE PRIVATE ENTRANCE:

- Additional rare private entrance from the front courtyard

POWDER ROOM:

- Two-piece
- Pedestal sink
- Mechanical closet

LIVING ROOM:

- Spacious and sun-filled with West exposure providing abundant natural sunlight
- Hardwood floor
- Crown moulding
- Combined with dining room and open to adjacent solarium/ den

DINING ROOM:

- Spacious and sun-filled with West exposure providing abundant natural sunlight
- Hardwood floor
- Crown moulding
- Combined with living room



SOLARIUM/DEN:

- Large windows with West exposure providing abundant natural sunlight
- Hardwood floor
- Crown moulding
- Open to adjacent living/dining room area but can easily be closed off by adding doors or curtains
- Rare private entrance from the front courtyard



KITCHEN:

- Stainless steel refrigerator/ freezer
- Stainless steel electric stove/ oven with hood fan above
- Stainless steel dishwasher
- Stainless steel sink
- Tile floor for durability and easy maintenance



MASTER BEDROOM:

- Spacious and private master suite with ample clearance
- Large window with sunny west exposure
- Double closet
- Linen closet
- Hardwood floor
- Crown moulding



FOUR-PIECE WASHROOM:

- Glass enclosed shower
- Pedestal sink
- Soaker tub
- Medicine cabinet



SECOND BEDROOM:

- Large window with North view
- Hardwood Floor
- Crown moulding



LAUNDRY:

- Stacked washer and dryer



ADDITIONAL INFORMATION:

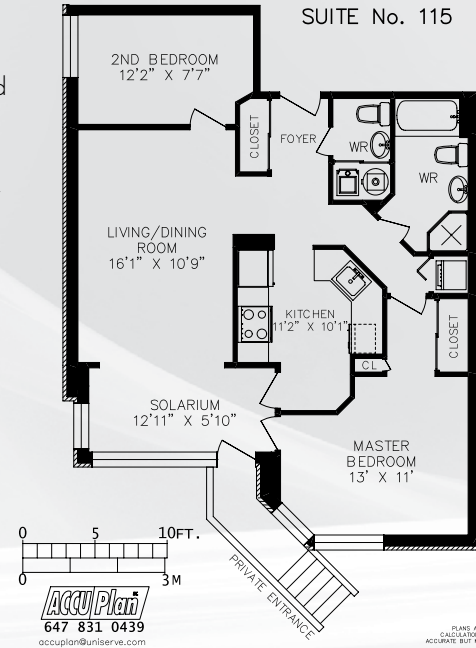
TAXES: \$1,835.40 in 2017
 PARKING: One exclusive underground parking space (P2, #70)
 MAINTENANCE: \$568.38/month (includes common elements, building insurance, parking, water)
 POSSESSION: To be determined

ADDITIONAL FEATURES:

- Rare additional private entrance from courtyard
- Approximately 900sf of pure luxury
- Sun-filled unit with West exposure
- Split 2+1 bedroom design
- Engineered Jatoba hardwood floors throughout
- Top-notch concierge
- Fitness facilities
- Outdoor swimming pool/ deck
- Squash/ racquet court
- Indoor sauna
- Visitor parking
- Courtyard

APPLIANCES & INCLUSIONS

- Stacked washer and dryer
- Stainless steel refrigerator/ freezer
- Stainless steel dishwasher
- Stainless steel electric stove and oven
- Stainless steel sink
- All electric light fixtures
- All window coverings
- One exclusive parking space (P2, #70)



OFFERED FOR SALE AT \$459,000

Seller kindly requests certified cheque or bank draft to accompany offer

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nearby Schools

Lillian Public School
 Grades PK to 5 (Assigned)
 1059 Lillian St
 1.6 KM

Commer Valley Middle School
 Grades 6 to 8 (Assigned)
 70 Maxome Ave
 1.27 KM

Newtonbrook Secondary School
 Grades 9 to 12 (Assigned)
 155 Hilda Ave
 1.37 KM

Claude Watson School for the Arts
 Grades 1 to 8
 130 Doris Ave
 2.12 KM

Henderson Avenue PS
 Grades PK to 8
 66 Henderson Ave
 2.33 KM

Thornhill SS
 Grades 9 to 12
 167 Dudley Ave
 2.88 KM

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Silverview Park
 23 Silverview Dr
 0.26 KM

Bishop Park
 45 Bishop Ave
 0.31 KM

Hendon Park
 40 Eldora Ave
 0.38 KM

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Wading Pool
4 Tennis Courts	1 Splash Pad
3 Ball Diamonds	1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 5 minute walk away.

Nearest Rail Transit Stop
 Finch Station
 5 min

Nearest Street Level Transit Stop
 5800 Yonge St
 1 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 4.4km.

North York General Hospital
 4001 Leslie St
 4.4 KM

Fire Station
 12 Canterbury Pl
 1.31 KM

Police Station
 30 Ellerslie Ave
 1.4 KM

CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 4 amenities within a 8 minute walk from this home.

Coffee 0.3 KM

Gym 0.5 KM

Grocery 0.3 KM

Gas Station 0.6 KM

THE ASHBY POOLE TEAM TOP 3 TEAM at Chestnut Park Real Estate Limited, Brokerage in 2016 & 2017 ***Gross Commission Earned



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