



1093 KINGSTON ROAD, SUITE 102
HENLEY GARDENS

1093 Kingston Road, Suite 102

“Designer’s Own” stylishly renovated two bedroom suite in a boutique building with 1,085 square feet of luxurious living space just a short walk to the beach and boardwalk!

Just move in and relax as everything has been done for you in this spacious 2 bedroom/2 full bathroom suite in a fantastic boutique condo enclave in Kingston Road Village.

The open concept 1,085sf split bedroom floor plan has been renovated in 2021 with high quality, designer finishes! From the smooth ceilings to the gorgeous new flooring, redesigned kitchen and baths, new doors, hardware, lighting, custom blinds and high end appliances, there is nothing else to do!

Walk out from your spacious living room and enjoy private and tranquil south views overlooking green space from your 65sf balcony with glass railings. Low monthly maintenance includes all utilities. The suite comes with one parking space and one locker plus there is plenty of visitor parking!

Great amenities including 24/7 gatehouse/security, gym, party room, library, dog area & guest suites. Walk to Tim’s, Pharmacy, LCBO and stroll to the nearby beach/ boardwalk, golf courses and parks. TTC at your door with easy access to downtown.





PROPERTY DETAILS:

KITCHEN (renovated 2021):

- Custom refaced cabinetry with new internal drawers featuring slow/soft close
- Custom Caesarstone quartz countertop and white subway tile backsplash
- Whirlpool stainless steel 36” refrigerator/freezer
- KitchenAid stainless steel electric cooktop stove/oven
- KitchenAid built-in stainless steel microwave with hood fan
- KitchenAid built-in stainless steel dishwasher
- Yutong stainless steel double sink
- Contemporary pendant light
- “Crittall” style barn door

SPACIOUS OPEN CONCEPT LIVING/DINING ROOM:

- Walk out from living room to sunny and private three season recessed balcony with glass railing and south views of green space
- Dining room features wall-to-wall banquette seating with linen cushion and built-in storage below
- Custom wallpaper
- Contemporary pendant light
- Smooth ceilings (popcorn finish removed)







PROPERTY DETAILS:

PRIMARY BEDROOM:

- Picture windows with black out blinds and tranquil south views
- Wall to wall closet with custom organizers
- Contemporary pendant lighting and sconces

4-PIECE ENSUITE (renovated 2021):

- Composite stone counter with integrated sink
- Mosaic marble floor with radiant heating
- New mirrored medicine cabinet
- New Riobel faucet and rainfall shower head
- Combination shower/bathtub with glass door

SECOND BEDROOM:

- Picture window overlooking green space
- Double closet with organization system
- Contemporary pendant lighting
- Black out blinds

SECOND BATHROOM (renovated 2021):

- Walk-in shower
- Refaced vanity cabinet
- New composite stone counter with integrated sink
- New Mirrored medicine cabinet
- Contemporary light fixture
- Modern one-piece toilet

FOYER/LAUNDRY AREA:

- Double front hall closet
- Linen closet
- Contemporary lighting
- GE washer and dryer (2021)







ADDITIONAL INFORMATION

ADDITIONAL FEATURES:

- Building maintenance fee includes ALL UTILITIES
- Renovated kitchen and bathrooms (2021)
- New “Parador” wood flooring throughout
- Updated appliances and contemporary lighting
- Freshly painted throughout
- Popcorn finish on ceiling removed
- Black out blinds in both bedrooms
- One owned underground parking and one locker

AMENITIES AT HENLEY GARDENS:

- Gatehouse and Concierge are 24/7 for safety and convenience plus building security
- Three guest suites
- The “Henley Club” houses a fully equipped gym, a party room with a full kitchen and commercial dishwasher, a library, a billiards room, a hobby room, car wash and a designated dog area
- Visitor parking
- Award winning tranquil gardens with a gazebo and patio areas for relaxing

NEIGHBORHOOD HIGHLIGHTS:

- Incredible upper beaches living close to the beach and boardwalk!
- Shopping Galore at your doorstep and along the Queen Street East corridor
- Enjoy downtime at:
 - Blantyre Park with a baseball diamond, outdoor pool and playground
 - Glen Stewart ravine which is a picturesque ravine and natural scenic area with dirt trails, wooden fences and bridges
 - Glen Stewart Park with great walking area for kids and dogs with a small, winding stream
 - Rosetta McClean Gardens perched on the Bluffs with a bird’s eye panorama of Lake Ontario

INCLUSIONS:

- Whirlpool stainless steel 36” refrigerator/freezer (2021/counter depth)
- KitchenAid stainless steel electric cooktop stove/oven (2021)
- KitchenAid built-in stainless steel microwave with hood fan (2021)
- KitchenAid built-in stainless steel dishwasher (2021)
- GE washer and dryer (2021)
- Wall mount TV and hardware in living room
- All electric light fixtures and sconces
- All window coverings including black out blinds
- Built in banquette with 100% linen custom cushion
- Closet organizers
- One owned parking spot and one owned locker

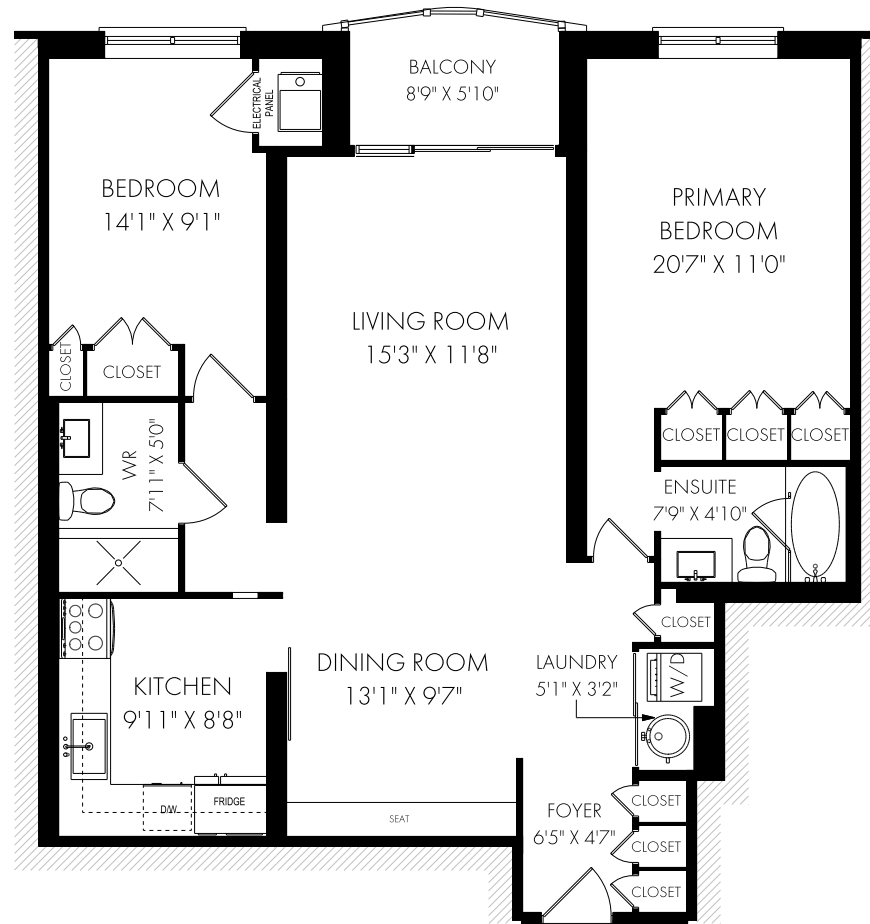
OTHER INFORMATION:

TAXES: \$2,957.30 (2021)

MAINTENANCE FEE: \$808.50/month (includes all utilities)

Status certificate available upon request.

FLOOR PLAN



CEILING HEIGHT 8'0"

SUITE #102 - APPROX. 1085 SQUARE FEET





THE ASHBY POOLE TEAM

Erin Ashby + Brittany Poole

Sales Representatives

Erin - D: 416 276 4849 | ErinAshby.com

Brittany - D: 647 822 5730 | BrittanyPoole.com

Chestnut Park® Real Estate Limited, Brokerage

www.chestnutpark.com | O: 416 925 9191

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Baker Street Home Inspection Available Upon Request

Seller does not have a current survey and kindly requests bank draft or certified deposit to be attached to offer

The information in this feature sheet and seller's home inspection has been provided by principals and sources we believe are reliable.

Prospective Purchasers should satisfy themselves regarding its accuracy. All measurements are approximate.