

## 38 Joe Shuster Way #1208

Area	420 sq ft	Heating	Forced Air, Gas
Bedrooms	1	Cooling	Central Air
Bathrooms	1	Maintenance	\$289.46
Possession	30 Days	Taxes	\$1,265.38 (2020)
Year Built	2012	Reserve Fund	Refer to Status Certificate
Exposure	West	Balcony	Open
Walk Score	89		

### Welcome to 38 Joe Shuster Way #1208

Welcome to The Bridge! Attention to all first time home buyers and young professionals! Professionally painted, bright, 1 bedroom 1 bathroom suite offering unobstructed west views. Well designed space to live and work. Open-concept layout featuring sleek kitchen with stainless steel appliances, master with wall-to-wall closets, large windows offer ample light and walk-out to a balcony to enjoy the beautiful sunsets. Upscale building amenities include party/media room, fitness centre, swimming pool and more. Unbeatable location! In Liberty Village, Ideally situated between Trendy King and Queen W, steps to a variety of shops, cafes and restaurants, Lakefront trails and local parks. Easy access to GO train, TTC, Gardiner, Billy Bishop and Pearson Airport. Walk score of 89!

- Foyer with laminate floor, centre light fixture and closet
- Living area combined with dining with sliding door walk out to balcony and laminate floor
- Open concept kitchen with track lights, single stainless steel sink, granite countertops, tile backsplash and stainless steel Frigidaire appliances: fridge, dishwasher, electric oven and microwave hood fan
- Master bedroom with wall to wall mirrored closets, laminate floor and large window
- Four piece bathroom with tile floor, vanity, vanity light, toilet and bathtub with tile surround and standup showerhead
- Laundry closet with stacked washer and dryer
- 8' ceiling height

**INCLUSIONS:** Stainless steel Frigidaire appliances: fridge, stove, dishwasher, microwave hood fan, stacked washer & dryer, electrical light fixtures and window coverings

**\*\*the buyer can decide to include the following if they want in addition to the above inclusions:**  
Mirrored drawer in bedroom, patio table and chairs, kitchen table and chairs, front hallway table and mirror, all glassware and dishes, pots and pans, the plastic drawers in the closet, paint, ironing board, shoe racks, laundry hamper, front mat, wood shelf, black shelf in kitchen, green wicker chair, all cleaning products under the sink and shower curtain\*\*

**EXCLUSIONS:** None.

**RENTAL:** Heat pump rental approximately \$54.24 per month

**MAINTENANCE FEE \$289.46/MONTH INCLUDES**

- Common Elements

- Building Insurance

#### BUILDING AMENITIES

- Visitor Parking
- Concierge/security
- Guest Suites
- Gym
- Indoor Pool
- Sauna
- Hot Tub
- Library
- Party Room
- Media/Theatre Room
- Common Garden

Property Management Company: Goldview Property Management - 647-344-7109

Schools: Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)