

3212 Dundas Street West - Upper

Area	2285 s.f.	Heating	Hydronic in-floor
Bathrooms	1 x 6 pc; 1 x 3 pc, 1 x 2 pc	Cooling	3 x ductless
Bedrooms	3	Parking	2 (tandem)
Terrace	1 (20' x 7')	Possession	Flexible
Walk Score	86	Exposure	South and North
Security	Video doorbell		

Welcome to 3212 Dundas Street West - The ultimate in loft living in the heart of the Junction!

This two-level 3 bedroom, 2.5 bathroom suite offers over 2200 square feet of luxurious living space, with southern exposure and total privacy. Features include heated concrete floors, large windows, laundry room and a private walkout to large third floor deck. Dream kitchen with high-end appliances, quartz counters and island open to dining and living areas, perfect for entertaining.

The inspired and flexible design of the bright upper floor family room will capture the attention of artists or those who require a large home office. The king-size master suite includes dual walk-in closets and a deluxe 6 piece ensuite bath with steam shower. Includes 2 tandem parking spots off lane. Stroll to some of the best shops and restaurants in the city. Steps to parks, organic grocers and cafes.

IN GENERAL

- 8'10" ceiling height
- Heated, polished concrete floors

ENTRY

- Private entrance and walk-up to unit
- 3 PIECE BATHROOM
 - Tile floor & surround
 - Standing shower
 - Glass door
 - Potlight

LIVING/DINING ROOM

- Combined with kitchen
- Floor-to-ceiling sliding glass door walkout to Balcony (9' x 7')
- Pot lights

KITCHEN

- High-end appliances:
 - Liebherr fridge
 - Wolf built-in stove
 - Wolf built-in oven
 - Miele dishwasher
 - Integrated range hood
- Quartz backsplash
- Open to living/dining room
- Island with double undermount sink and quartz counters with waterfall on both sides

MASTER

- Two large windows
- Two walk-in closet with swing doors
- 6 PIECE ENSUITE BATHROOM
 - Marble tile floor
 - Custom double vanity & mirror backsplash
 - Large format tiled shower with custom glass door
 - Deep soaker tub with handheld faucet
 - 16" rain head and handheld shower

2nd BEDROOM

- Double closet with sliding doors
- Large tilt and turn window

3rd BEDROOM

- Double closet with sliding doors
- Large tilt and turn window

UPDATES & FEATURES

- Completely rebuilt in 2017