

39 Shank Street TH 118

Square Footage	1,000 s.f. Above Grade	Heating	Fan Coil
Taxes	\$3,118.98 (2018)	Cooling	Fan Coil
Possession	60-90 Days/TBA	Plumbing	Copper
Year Built	2001	Electrical	100 AMP
Bedrooms	2	Maintenance	\$452.60/Month
Bathrooms	2 Full	Parking Spots	1 Owned- PA-080
Walk Score	93	Reserve Fund	\$666,446.14
Transit Score	100	Locker	Ensuite

Welcome to Massey Square - 39 Shank Street TH 118

Recently renovated two-level condo townhome in the heart of neighbourly and trendy Niagara - King West! This two bedroom, two bath offers 1,000 sq ft of living space. Private entrance to open plan main level with extra large kitchen with granite counters, stainless steel appliances and breakfast bar. Living room with beautiful exposed brick and walkout to treed front terrace. Second level with master suite with private balcony, walkthrough double closets with organizers, and three piece bath. Additional bedroom and main bath. Easily accessible parking spot on P1 with an option to add a bike rack. Access to 1000 King West's amenities - gym, library and party room. Walkable location to Toronto's best: Trinity Bellwoods, Ossington, Queen West, Liberty Village. No shortage of restos, cafes, bars, shops and greenspaces, all within reach. Unbeatable transit options = 100! Off-leash dog park and multi-recreational facility just southeast in Stanley Park. Short distance to the Exhibition Place, Billy Bishop Airport, Raptors and Jays. Perfect for young professionals, growing families, pied-a-terres or as an investment.

MAIN LEVEL

- Entryway with decorative tile floor, window and coat closet
- Living room with exposed brick wall and sliding door walkout to patio
- Dining room with chandelier
- Extra large kitchen with tile floor, granite counters, mini tile backsplash, breakfast bar, double sink and GE stainless appliances: fridge, stove, microwave and dishwasher
- Stacked LG front loading washer & dryer in laundry closet, in-suite storage room

SECOND LEVEL

- Master bedroom with sliding door walkout to 7' x 7' balcony, two closets with built-in organizers with sliding doors and three piece ensuite with tile floor, glass enclosed shower stall with rain showerhead and hand wand, toilet and vanity
- Second bedroom with two windows and closet with built-in organizer
- Three piece bathroom with glass enclosed shower stall, tile floor, toilet and vanity

EXTERIOR

- Brick exterior
- Covered entry
- Large front patio with cedars
- 7' x 7' balcony off of second level

UPDATES & FEATURES

- New paint (2019)
- Kitchen renovated and new GE appliances (2013)~ \$30,000
- Bathrooms renovated (2013)~ \$20,000
- Updated engineered hardwood flooring (2013)~ \$7,000

UTILITIES (2018)

- Hydro ~\$1,000

Inclusions: GE stove, GE fridge, GE microwave, GE dishwasher, LG washer, LG dryer, electrical light fixtures, built-in shelving and storage in living room, built-in units in master bedroom.

Exclusions: Dining room mirror, living room TV, Sonos sound system, espresso machine, BBQ grill.

Schools: Niagara Street Junior Public School, Ryerson Community School, Pope Francis Catholic School, Parkdale Collegiate Institute, St. Mary Catholic Academy. Complete list of schools with live links on babiakteam.com

PROPERTY MANAGEMENT COMPANY: First Service Residential Ontario - 416.293.5900

MAINTENANCE FEE \$452.60/MONTH INCLUDES:

- 1 Parking Spot
- Building Insurance
- Common Elements
- Snow Removal
- Water
- Heat / Central AC

AMENITIES:

- Exercise Room
- Library
- Party Room
- Visitor Parking