

## 5 Sousa Mendes Street #503

Square Footage	1,400 s.f. Above Grade	Heating	Combination System
Taxes	\$2,978.59 (2018)	Cooling	Central Air
Possession	90 Days	Plumbing	Plastic
Year Built	2015	Electrical	100 AMP
Bedrooms	2+1	Roof	Concrete Roof w/ Modified Bitumen
Bathrooms	2 Full, 1 Half	Maintenance	\$401.90/Month
Transit Score	100	Parking Spots	1
Walk Score	82		

### Welcome to 5 Sousa Mendes Street #503

Welcome to the highly sought after Wallace Walk Townhomes! Rarely available, contemporary 2 bedroom plus den, 2 ½ bath corner dwelling! 3 storeys with 1400 sq.ft of interior living. An additional 375 sq.ft of outdoor entertainment space. Highlights include an inviting open plan main level with walk-out to a balcony. Upgraded main floor kitchen with high end finishes includes granite counters, stainless steel appliances and a gas cooktop; hardwood floors throughout; 9 ft ceilings and floor to ceiling windows. Two generous size bedrooms. Master offers his/her closets with a 3 piece ensuite. 3rd storey features a dry bar with a stainless steel full size fridge with a walk-out to a private rooftop terrace (gas/water) with a splendid view of the skyline. 1 underground parking spot. Unbeatable location! Nestled in the Junction and only steps to all the amenities; the Up Express (8 minute ride to downtown Toronto, Union Station), subway, Railpath Trail, Roncesvalles Village cafes and restaurants, Steps to the largest park in the city 'High Park'. Easy access to major HWYs, Billy Bishop and Pearson Airport. One of a kind home, a must see!

#### GROUND LEVEL

- Open concept
- Storage area under staircase
- Living room with three windows
- Dining room with modern chandelier and pot lights
- Kitchen granite counters, stone backsplash, single oversized undermount sink, window, centre island with breakfast bar, centre light fixture, pendant light and stainless steel appliances: Samsung fridge with water dispenser, KitchenAid gas stove, Whirlpool dishwasher, Whirlpool exhaust hood
- Den with centre light fixture and sliding glass doors opening to 8'6" x 5' balcony
- Additional details: 9' ceiling height, powder room, double closet with mirrored sliding doors, hardwood floors

#### SECOND LEVEL

- Master bedroom with berber carpet, floor to ceiling windows, two double closets with sliding doors and three piece ensuite with tile floor, glass-enclosed shower stall, pot light, vanity light, vanity and toilet
- Second bedroom with berber carpet, sliding door walkout to 5' x 3' balcony and double closet
- Four piece bathroom with tile floor, bathtub with showerhead, vanity and toilet
- 9' ceiling height, stacked Whirlpool washer/dryer in laundry closet with tile floor

#### UPPER LEVEL

- Entertainment space with tile floor, cabinets, stone & tile backsplash, Whirlpool stainless steel fridge
- Two storage/utility rooms
- Sliding door walkout to 315 s.f. terrace with bbq area (gas)

#### EXTERIOR

- Ebony brick with wood accents

- Two balconies off of ground and second level
- Large, wrap around terrace off of upper level with BBQ area with gas line

#### UPDATES & FEATURES

- Professionally painted throughout (2017)
- Main Floor Kitchen Upgrades (2016): New Fridge, Gas Stove/Hood, Tile Backsplash and light fixtures over the island
- Third floor renovated to create custom entertainment space - new full size fridge, counters, cabinets & tile backsplash
- Upgrades from the builder (2015): Sellers spent an additional \$26,0000. Upgrades include: Oak staircase (3 levels), hardwood floor throughout, upgraded carpets in bedrooms (berber), kitchen cabinets and granite counters, waterline for fridge, upgraded hardware and bathroom sinks and tiles throughout.
- Visitor parking available

Inclusions: Samsung fridge with water dispenser, KitchenAid gas stove, Whirlpool dishwasher, Whirlpool exhaust hood and Whirlpool stainless steel fridge, stacked Whirlpool washer & dryer, electrical light fixtures, window coverings, furnace, central air conditioner.

Exclusions: All items on the 8' 6" x 5' balcony including propane BBQ and smoker, Wicker Seating Furniture on the Terrace including Chair and 2-Seater with cushions and storage, table and chairs (6) located on the terrace and umbrella on terrace.

Rental: Hot water heater (combination system)- \$59.89/month (Enercare).

Schools: Perth Avenue Junior Public School, Brock Public School, St. Luigi Catholic School, Bloor Collegiate Institute, Bishop Marrocco/Thomas Merton Catholic Secondary School. Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)

PROPERTY MANAGEMENT COMPANY: Cape Property Management- 416.704.0092

MAINTENANCE FEE \$401.90/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Landscaping and Snow Removal
- Water