



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



## 22 Wellesley Street East Unit #1408

Spectacular urban chic suite in the prestigious "22 Condominiums" building by Lanterra Developments. This exceptionally stylish condominium with 2 bedrooms and high-end finishes throughout, offers an amazing layout with approximately 915sf of stunning open concept contemporary living space and a desirable split bedroom design.

The gourmet chef's kitchen is an entertainer's dream and features granite countertops and stainless steel appliances. Relax and unwind in two spacious bedrooms each with a designated washroom & generous sized closets.

The exposed 9' ceilings and dramatic floor to ceiling windows create a stunning backdrop to the panoramic city views. The approximately 75sf NE facing balcony offers an outdoor space with rare gas BBQ hook-up from which to enjoy the city vistas equally dramatic both day and evening.

This well managed condominium also offers endless amenities including an outdoor terrace with hot tub, gym with locker room and sauna and a party room for larger scale entertaining. The building also offers a guest suite, meeting room just off of the lobby and top notch concierge staff available 24 hours/day.

Enjoy all that the city has to offer and all within walking distance along the Yonge and Church Street corridor including restaurants, movie theatres, parks & shopping galore. With a walk score of "99" this building is just steps away to the Wellesley subway, Yorkville, U of T, Dundas Square etc. Truly turnkey...just move in and enjoy!





- FOYER:
- Coat closet
  - Hardwood floor

- LIVING ROOM:
- Spacious and sun-filled overlooking the city with spectacular northeast exposure and dramatic floor to ceiling windows
  - Walkout to balcony with rare gas BBQ hook-up
  - Combined with dining room
  - Hardwood floor

- DINING ROOM:
- Combined with living room
  - Hardwood floor

- KITCHEN:
- Gourmet open concept kitchen
  - Granite countertop
  - Double stainless steel sink
  - Frigidaire stainless steel appliances
  - Hardwood floor





#### BALCONY:

- Approximately 75sf balcony with rare gas BBQ hook-up



#### MASTER BEDROOM:

- Spacious master suite
- His and her closets
- Dramatic window with north city view
- Hardwood floor
- 4-piece ensuite



SECOND BEDROOM:

- Spacious bedroom
- Large double closet
- Dramatic window with east city view
- Hardwood Floor
- 4-piece washroom with stacked washer and dryer





#### ADDITIONAL INFORMATION:

TAXES: \$3,198.15 in 2015

PARKING: One owned underground parking space (Level P4 #21)

MAINTENANCE: \$753.83/month (includes common elements, building insurance, parking, heat/AC and water)

POSSESSION: Mid August

#### UPGRADES AND INCLUSIONS:

- Whirlpool washer and dryer
- Frigidaire stainless steel refrigerator/ freezer combination
- Frigidaire stainless steel dishwasher
- Frigidaire stainless steel electric stove/ oven
- Stainless steel range hood
- Double stainless steel sink
- All electric light fixtures (except as excluded)
- All window coverings and hardware
- One car parking

#### EXCLUSIONS:

- Microwave
- Dining room chandelier



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