

## **77 CARLTON STREET SUITE #1602**

This hip & luxurious condo is set apart by impressive proportions with 1,425 sf of updated living space in the heart of downtown Toronto within a 15-minute walk to Yorkville, the Eaton Centre and the St. Lawrence Market.

The stunning renovated white lacquer kitchen has Caesarstone counters, white marble backsplash and stone flooring. The large centre island with storage & breakfast bar seating overlooks an expansive open concept dining room, living room and elevated seating area with in-floor accent lighting providing breathtaking city views from your main living area both day & evening.

The sumptuous & private master suite has a renovated 5-pc bathroom complete with a double vanity & Caesarstone countertop, a soaker tub, a glass enclosed shower & a custom walk-in closet. In addition, a second bedroom with a double closet, a 3-pc washroom & a separate office provides you with both "sanctuary & space" at an unparalleled price point range of \$800/sf. This is a family friendly midrise building with great amenities including an updated library & games room that is 88% owner occupied!

Perfectly situated for those who value the conveniences of a metropolitan lifestyle, this unique & expansive condo is great for urban professionals, young families and downsizers alike. Fabulous amenities include a concierge, an updated library & games room, squash court, party room, gym & a lush private courtyard.

This is truly a unique opportunity to buy a 2+1 bedroom suite with 2 full bathrooms, one exclusive parking & one exclusive locker providing you with incredible value for this updated and spacious condo.

Monthly maintenance includes water, central air conditioning, heat, exclusive parking & locker, building insurance & common element charges. Pets restricted (no dogs but cats and other pets allowed). Status certificate is available upon request.

### **Inclusions:**

Stainless steel GE Profile refrigerator/freezer

GE Profile electric cooktop & hood fan

Stainless steel GE Profile oven

Stainless steel GE Profile dishwasher

Stainless steel Panasonic microwave

Kenmore stackable washer/dryer

All electric light fixtures & window coverings

Sliding glass door in office in "as-is" condition

One exclusive parking and one exclusive locker

Exclude any window treatments/items belonging to stager