

TRENDY QUEEN/KING WEST NEIGHBORHOOD AT CITYSCAPE TERRACE
Spacious boutique condo living at 500 Richmond Street West, Suite #302
Fully Renovated Two-Storey, Two Bedroom Suite with 1,000SF+ of Luxurious Living Space

FOYER:

Tile floor
Closet

KITCHEN - Fully renovated with full sized appliances and featuring:

Spacious open concept kitchen with peninsula island featuring built-in storage
"Bosco" double sink & "Bosco" faucet
Cabinetry with slow/soft close and glass fronts
Custom granite countertops & tile backsplash
GE stainless steel refrigerator (full sized)
GE stainless steel electric cooktop stove/oven (full sized)
GE stainless steel built-in microwave with hood fan
Bosch stainless steel built-in dishwasher (full sized)
Tile flooring
Track lighting
Separate pantry room with shelving/storage

LIVING/DINING ROOM featuring:

Spacious open concept living room and dining area
Built-in shelves
French doors walk out to terrace with BBQ
Terrace overlooks quiet/private side of the building and the iconic street art of "Graffiti Alley"
Contemporary pendant light fixture
Draperies and hardware
Wood Floors

BATHROOM - Fully renovated featuring:

Custom vanity with marble countertop and soft close drawers
Deep soaker bathtub/shower with rainfall and handheld sprayer and decorative marble accents
Marble honeycomb floor
Vanity mirror
Flush mount contemporary light fixture

PRIMARY BEDROOM featuring:

Spacious room which can accommodate a king size bed
Primary bedroom overlooks quiet side of the building
"Waffle weave" broadloom
Large walk-in closet
Draperies/hardware and ceiling fan
Sitting area or work space for desk

SECOND BEDROOM featuring:

Overlooks the quiet side of the building
“Waffle weave” broadloom
Contemporary light fixture
Built-in shelving with desk
Double closet

SEPARATE LAUNDRY ROOM featuring:

LG stackable washer and dryer (full sized)
Storage shelves

ADDITIONAL FEATURES:

- 9 ft ceilings
- Walk out to terrace with BBQ on quiet side of the building overlooking the iconic street art of Toronto’s famous “Graffiti Alley”
- Fully renovated kitchen and bathroom
- Separate in-suite laundry room with LG washer and dryer
- Pantry area with shelving
- (1) **OWNED** underground parking (no monthly rental fee!) and (1) exclusive locker (locker is in the parking space)
- NEST thermostat
- **OWNED** Boiler/AC units so no monthly rental fees!

AMENITIES at 500 Richmond Street West:

- Security system
- Guest Suite
- Underground parking
- Guest parking
- BBQ’s allowed
- Pets allowed (may be subject to some restrictions)

Overview:

Nestled in the trendy Queen/King West neighborhood at 500 Richmond St West, this 6-storey building is home to 109 suites. “Cityscape Terrace” suites have generous square footage and are a great value with lower maintenance fees. The building has an underground parking garage, a guest suite, visitor parking and pets are permitted.

Queen West is one of the more desirable neighbourhoods in the city due to its convenient location and 500 Richmond Street West is a great choice for singles or couples who want to be near Toronto’s best attractions and hotspots, but who also appreciate the tranquility of this quieter downtown location.

A multitude of downtown attractions to explore:

Queen West is a lively neighbourhood known for boutique shopping, vibrant bars, bistros, cafes, and great restaurants with easy access to nightlife in King West and the Entertainment District. When you add in convenient streetcar service on Queen, Spadina and King, this neighbourhood provides residents with a true urban experience.

For entertainment and nightlife, there are lively venues like SPIN Toronto in King West, Bier Market King West, and Bar Hop. Plus, it is only a short ride to the Entertainment District where you can find live music, pubs, clubs and the theatre district. Sports fans can leave the car at home and take the streetcar to the Rogers Centre for Blue Jays games. There are also attractions throughout the downtown core like the CN Tower, Ripley's Aquarium of Canada, Roy Thomson Hall, the Theatre District, Steam Whistle Brewery, Kensington Market and the Toronto Convention Centre.

Leisure and Essentials:

Queen West has plenty of great green spaces in the area — you can walk to the popular and picturesque Trinity Bellwoods Park, Alexandra Park, St. Andrew's Market and Playground, Victoria Memorial Square or Stanley Park. For groceries and the essentials, there are choices galore including a Loblaws, Healthy Butcher and a Winston's Grocery on Queen.

Transportation:

500 Richmond Street West has an enviable Walk Score of "98" so you can easily accomplish your errands without public transit or a vehicle. For those who do rely on TTC, the transit score is "100" with streetcars on King, Queen, and Spadina — making it easy to connect to subway lines for fast travel around the city. Plus, there are several bus stops nearby for shorter trips. Drivers have a quick commute to the Gardiner Expressway, via Spadina Avenue.

INCLUSIONS:

GE stainless steel refrigerator
GE stainless steel electric cooktop stove/oven
GE stainless steel built-in microwave with hood fan
Bosch stainless steel built-in dishwasher
LG stacked washer and dryer
All electric light fixtures
All window coverings
Living room, second bedroom, laundry room and pantry shelves
Boiler and AC units
One owned parking spot and one exclusive locker (locker in parking space area)
Nest thermostat

OTHER INFORMATION:

TAXES 2020: \$3,112.46
MAINTENANCE FEE: \$ 639.05/month (water, bldg insurance, parking & common elements)
Status certificate available upon request