

Welcome to 1 Balmoral Avenue Suite 407!

Located on prestigious Balmoral Avenue, this beautifully renovated condo is 1 block from the subway and steps to upscale shopping. Upgrades include oak floors, custom drapes, granite counters, new lighting, and crown molding. Also includes a Juliet balcony, French doors, alarm system, 24-hour concierge, exercise room, guest suites, and visitor parking. This landmark building was recently named as one of the city's top designed buildings in the Toronto Star.

Inclusions

English-style hanging window boxes, custom drapes, and electric fireplace.

New Features and Additions

- New solid wood oak floors with cork underlay
- New custom drapery in master and living rooms
- New granite countertops in bathroom to complement kitchen
- New modern lighting throughout
- New crown molding throughout
- New subway tile backsplash
- New Samsung front-loading, energy efficient washer dryer (2011)
- New undermount porcelain sink in bathroom with new granite counter
- New stainless steel door handles throughout
- New stainless steel hinges throughout
- New chrome door handles in kitchen

Existing Features

- Marble entryway, kitchen and bathroom
- Mirrored closet doors
- Interior alarm system



1 Balmoral Building Features and Amenities

- One block from the subway
- Steps to upscale Rosedale and Deer Park shopping and dining, as well as grocery stores such as Loblaw's and Sobey's
- Walking distance to Mothercraft (free drop in child care for parents), and exceptional schools such as York, Brown, Deer Park, and Cottingham
- 24-hour concierge
- Professionally landscaped grounds
- Fully equipped exercise room
- Three guest suites
- Ample visitor parking
- 2 pet allowance
- Maintenance fees include utilities (hydro, air conditioning)
- Landmark building was recently named as one of the city's top designed buildings in the Toronto Star



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