

# Property Information

Nestled in a well-maintained 14-floor high-rise, this spacious two-bedroom, two-bathroom corner unit at 1008-95 La Rose Avenue offers a comfortable and convenient living experience in a serene residential neighborhood. Facing northwest, the unit enjoys abundant natural light and an open balcony with an unobstructed city view.

The primary bedroom features a generous walk-in closet and a private four-piece ensuite, while the second bathroom is a well-appointed three-piece. The convenience of ensuite laundry enhances everyday living. Central air conditioning ensures year-round comfort.

Residents benefit from excellent building amenities, including a recreation and party room, sauna, and exercise facility. Visitor parking is available for guests, and the unit comes with an exclusive parking space and locker for additional storage.

Situated in a desirable location, this home offers the perfect balance of tranquility and accessibility, making it an excellent choice for those seeking a relaxed yet connected lifestyle in Toronto.

# Property Details

**ADDRESS:** 1008 - 95 LA ROSE AVE, ETOBICOKE

**TYPE:** Condominium

**LEGAL DESCRIPTION:** UNIT 8, LEVEL 10, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 599, PART LT 17 CON C FRONTING THE HUMBER PT 1 66R13111 AS IN SCHEDULE 'A' OF DECLARATION B765742 AMENDED IN B996021 ETOBICOKE, CITY OF TORONTO

SQ. FT:	1,142 (MPAC)
BEDROOMS:	2, primary with an ensuite bathroom and a walk-in closet
BATHS:	2;1-3 pieces; 1-4 pieces ensuite
LAUNDRY:	Ensuite
AGE:	43 Y.O. (1982)
ELECTRICAL:	Breaker panel
FLOORS:	Tiles, carpet
CEILINGS:	Plaster
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall
GARAGE:	One underground garage spot #71 (exclusive).
ZONING:	R6
TAXES:	\$2,504 (MPAC 2024)
CONDO FEES:	\$1,223.15/mo.

MANAGEMENT CO:	Y.L.Hendler Property Management 416-249-7544
STORAGE UNIT:	Level P #77 (exclusive)
PET FRIENDLY:	Restricted
ROLL #:	191902401000780
PIN #:	115990078
HIGH SPEED INTERNET:	Available
HEATING:	Forced air, baseboard
COOLING:	Central air
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available at: <a href="http://www.gogordons.com">www.gogordons.com</a>
AMENITIES:	Exercise room, party room, visitor parking, sauna, laundry room
CONDO FEE INCLUDES:	Heating, Hydro, Water, Cable TV, CAC, Building Insurance, Parking
CHATELS INCLUDED:	Fridge, over-the-hood exhaust, stove, dishwasher, washer and dryer
FIXTURES EXCLUDED:	none
SUGGESTED DEPOSIT:	5% of the sale price
SUGGESTED CLOSING:	15-30 days