

62 Wellesley Street West

Suite 1702

~ Bay/Bloor ~ Queen's Park ~ U of T ~ Yorkville ~

Presented by **Janet Lindsay**, Sales Representative 416-925-9191

Unparalleled Vibrant Location – Steps to Queen's Park, U of T, Ryerson, UHN Hospitals (4), Parks, Museums, Galleries, Groceries & 2 Subways. Downtown And The Financial District Are Walkable!

Approximately 1560 Square Feet - 2 Bedrooms, 2 Sunrooms/Solariums, 2 Bathrooms, Separate Laundry Room & Locker, Both Ensuite – Wonderfully Spacious – Even For A Grand Piano!

Walls Of Windows For Dazzling Open Views By Daylight With Magical Illuminated Night Skyline Drama

Gleaming Wood Floors In Living / Great Room, Solariums, Bedrooms & Halls.

Light Filled Open Concept Living / Dining / Great Room With Sensational Views Makes Entertaining A Breeze

Excellent Ceiling Height & Expansive Walls Perfect For Art And Breathtaking Panoramas

*Modernized Open Concept Kitchen, Stainless Steel Appliances
– So Essential For Today's Relaxed Living*

Ensuite Pantry / Locker For Tons Of Easy Access Storage!

Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in these feature sheets. This information is provided by sources we believe to be reliable, but which may not be, and which we cannot therefore guarantee. This is not a representation of Chestnut Park Real Estate Limited.

Ideal Second Bedroom Or Home Office

Amazing King Size Primary Suite

2 Sunrooms/Solariums For Extra Guest Or Home Office Space – Lots Of Sitting Arrangement Potential

Rare Separate Laundry Room

Vibrant & Elegant Luxury Building With Ultra Chic Newly Renovated Hallways (All New Lighting, Millwork, Wallcoverings, Carpets And Hardware)

Outstanding Amenities Include: Executive 24/7 Concierge Services, Indoor Salt Water Pool, Gym, Squash / Racquet Court, Library, Rec Room & Glorious Big Rooftop Sun Terrace

1 Parking Space Included (Owned)

In Demand Location, Minutes To Financial District And Short Stroll To 2 Subways!

Immediately Adjacent To Queen's Park, "Mink Mile" And It's High End Shops (Holt Renfrew, Louis Vitton, Gucci, Hermes), Top Restaurants, U Of T, Renowned Bloor Street Art Galleries, World Class Museums, Indoor Food Shopping, Popular Restaurants, Theatre, LCBO, Indigo And The New Eataly! Ryerson And The Downtown Financial Hub Are Walkable. Simply The Very Best In Quality & Convenience For An Unmatched & Sophisticated Urban Lifestyle In A Unique Setting Offering Lots Of Serenity!

Come And Make This Your Dream Home!

FOYER

- Crown moulding
- Double closet with sliding doors
- Large, walk-in storage locker / pantry
- Tile floor

LIVING ROOM

(Open concept – includes Solarium)

- Crown moulding
- Light filled, open concept
- Expansive walls for art
- Wood floor

SOLARIUM

(Extra conservatory style makes ideal sitting or office space retreat)

- Wall of wrap around windows with fabulous city views
- Wood floor

DINING ROOM

(Open concept – overlooks the Living Room)

- Crown moulding
- Light filled
- Tile floor

KITCHEN

(Modern, open concept)

- Halogen track lighting
- Custom cabinetry with lots of storage, pull out drawers, lazy susan, frosted glass doors, display shelves for cookbooks, double stainless-steel sink with vegetable spray and granite countertop.
- Generous preparation space
- Built-in appliances
- Tile floor

BREAKFAST AREA

- Open Kitchen suits small table space and overlooks Living Room/ Dining Room
- Custom cabinetry with lots of storage. Glass fronted uppers for display and an airy feeling.
- Crown moulding
- Tile floor

PRIMARY BEDROOM

- King size
- Crown moulding
- Expansive walls for art
- Wall of windows for amazing light and romantic city views through Solarium
- 2 double closets with mirrored sliding doors, custom shelves and hanging rods
- Wood floors

SOLARIUM

(Makes lovely Sitting Room / Library / Desk or extra sleeping retreat)

- Wall of windows for amazing light and romantic city views through Solarium
- Roll-down privacy blinds
- Wood floors

ENSUITE 4-Piece

- Halogen track lighting
- Pedestal sink with wall-to-wall mirrored toiletry cabinet and built-in shelf for easy morning prep
- Glass and tile framed walk-in shower with removable showerhead and glass shelf
- Stone floor

SECOND BEDROOM

(Overlooks Solarium)

- Queen or twin bed size
- Crown moulding
- Double closet with mirrored sliding doors, custom shelves and hanging rods
- Large window
- Hardwood floor

BATHROOM 4-Piece

- Halogen track lighting
- Pedestal sink with wall-to-wall mirrored toiletry cabinet and built-in shelf for easy morning prep
- Glass and tile framed shower and soaker tub with removable showerhead and handy towel bar
- Stone floor

LAUNDRY ROOM

(Separate room)

- Stacked washer and dryer
- Ample storage space for mops, brooms etc
- Tile floor

AMENITIES

- Executive 24/7 Concierge Services
- Salt Water Indoor pool
- Gym
- Big Rooftop Sun Terrace
- Library / Party Room
- Squash / Racquet Court
- Recreation Room with Table Tennis
- Bicycle storage
- Visitor parking!

PARKING: 1 Parking Space
Level B, 56

MAINTENANCE: \$1,143.06 / month
Includes Water, Parking, Building Insurance and Common Element Costs

TAXES: Approximately \$3,910.48 (2021)

CLOSING: 30 Days / TBD

Offers: For Additional Information, Offer Clauses, Inclusions and Exclusions please see **MLS for Schedule 'B'**