

# 55 Harrison Garden Blvd., Suite 307

Asking Price: **\$310,000**



Toronto, North York

Condo fee: \$420.59/mo  
Property tax: \$1,746.96  
Sq.ft: 560 sq.ft.  
Year Built: 2003



## Luxury One-bedroom Suite in Prestigious Shane Baghai Condominium "The Mansions of Avondale" in Quiet Neighbourhood in Desirable Yonge-Sheppard area

- Fully renovated luxurious one bedroom suite in Shane Baghai condominium
- Extensive upgrades throughout, Parking Space and Locker included
- Facing a quiet garden with a view at Avondale park
- Located in an exceptional neighbourhood in Yonge-Sheppard area
- Surrounded by luxury townhouses and high-end condominiums
- Short walk to Yonge Street, Yonge-Sheppard Subway, shopping and dining
- Close to HWY 401 and other major transportation routes



[www.HelenRiabinin.com/Avondale/VirtualTour](http://www.HelenRiabinin.com/Avondale/VirtualTour)  
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**Completely renovated 1-bedroom suite. Almost everything is new (see list of upgrades).**

**The balcony is facing the inside garden courtyard with trees, and is secluded and quite. The unit is bright with high ceilings, large windows, open concept.**

**The condominium has been built by Shane Baghai with its traditions of quality and luxury. The suite is in mint condition, freshly painted, crispy clean, ready to move in and enjoy!**

Year built: **2003**  
Sq.ft.: **560 ft.**  
Property tax (2013): **\$1,746.96**  
Condo fee: **\$420.59 /mo**

## Rooms:

Living	19.03 x 11.15 ft.
Dining	19.03 x 11.15 ft.
Kitchen	8.69 x 8.69 ft.
Bedroom	13.94 x 10.66 ft.

## Living and Dining rooms

Living and dining rooms are combined in one space of a good size and shape. The unit is open and bright due to high 9' ceiling, a large window and an extra walk-out from living room to the balcony.

New floor has been installed with high quality materials of modern grey colour and texture. The underlayment material, 4 mm QuietCORK™, is formulated from specific sized natural cork grains that substantially exceed established standards and sound-deadening requirements as specified by building codes. It was selected according to the Condo Corporation requirements and has been approved by the Condo Corporation Management.

## Bedroom

Bedroom has a large floor to ceiling window and a walk-out to the balcony. The balcony faces a nice and quite inner garden courtyard. It overlooks the treed area that gives you a sense of seclusion.

This room has also been completely renovated with new floor installed and all walls freshly painted. It has mirrored closet with built-in shelves.

## Kitchen

Kitchen has undergone a substantial renovation and upgrading. A plastic countertop has been replaced with beautiful Black Pearl granite. The granite countertop has an extended side facing the living room that can be used as a breakfast bar. A new stainless steel sink has been installed along with the granite countertop. And a new high-end Faucet (of German brand GROHE) has been added.

Two new modern light fixtures of Italian make have been installed in the kitchen and right at the entrance.

## Upgrades:

- New floors: High quality Mykono Grey laminate
- High efficiency sound proof underlay: 4 mm QuiteCork (Portugal) approved by Condo Corporation
- New granite countertop: Black Pearl
- New stainless steel sink
- New high quality GROHE kitchen faucet (Germany)
- New light fixtures in kitchen and hall (Italy)
- New shower head
- Freshly painted walls, ceiling, boards with high quality Benjamin Moor paints

## Extras:

- All kitchen appliances: fridge, stove, B/I microwave, dishwasher
- Stacked washer and dryer
- All electric light fixtures
- All window coverings
- Built-in cherry kitchen cabinets
- Mirrored closet in bedroom

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## Location

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**When you buy a property to live in, you acquire not only an actual space within the four walls, but you buy it together with the entire neighbourhood. And the neighbourhood for this particular property is outstanding!**

The 55 Harrison Garden Blvd. building is located inside a complex of luxury townhouses and condominiums. It is adjacent to Avondale park with nice and safe children playground.

The whole complex of buildings is located in one of the most desirable intersection of Yonge Street and Sheppard Avenue.

First and foremost: the building is steps away from a subway line, or to be more accurate, from an interchange of two subway lines: Yonge-University line and Sheppard line.

Secondly, the whole area around Yonge & Sheppard has been completely re-vitalized. A newly built Hullmark Centre that is set to be opened this Fall will become a major attraction of this part of North York, with convenient direct access to subway lines, first class shopping centre, a famous brand food store - the Whole Foods Market, and much more.

North York Centre is also close by with a full range of downtown-like attractions: theatres, restaurants, shopping, sport complexes and libraries.

## Entertainment / Recreation / Sports

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### Toronto Centre for the Arts

The Toronto Centre for the Arts, previously known as the Ford Centre for the Performing Arts, is a performing arts center in Toronto. It opened in 1993 as the North York Performing Arts Centre for musicals, theatre productions and other performing arts.

It houses three theatres:

- the Main Stage Theatre with 1727 seats
- the George Weston Recital Hall with 1036 seats
- a multi-purpose 200-seat studio theatre

### North York Central Library

North York Central Library is one of the two libraries in Toronto considered to be "Research and Reference Libraries", the other being the Toronto Reference Library downtown. Research and Reference Libraries are the largest libraries in Toronto and have the most extensive collections. It is the largest library in the former city of North York. The library building has six floors.

### Douglas Snow Aquatic Centre

The centre boasts a 50 metre pool which offers recreational swim programs for all ages including lap swimming, leisure swim and therapy times in the whirlpool. Douglas Snow Aquatic Centre offers a wide range of instructional programming from guardian (parent and tot) to senior learn to swim programs. It has a great aquafit program.

### Mel Lastman Square

Mel Lastman Square is a busy and influential area, that offers activities year round. Summer events include: outdoor concerts, a farmer's market, cultural festivals, family events, Canada Day festivities. Winter events include: ice skating, Winterfest and numerous family events.

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## Schools

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### Public Schools

- Earl Haig High School
- Avondale Alternative Elementary School
- Avondale Alternative Secondary School
- Claude Watson School for the Arts
- Avondale Public School
- Hollywood Public School
- McKee Public School
- Cameron Public School

### Catholic Schools

- St. Gabriel Catholic School

### Private Schools

- Don Valley Academy (Grade 9-12)
- Clinton International College (Grade 9-12)
- Little Owl Preschool Elementary
- Central Montessori Schools - Sheppard Campus
- Central Montessori Schools - Willowdale/Maplehurst
- Toronto French Montessori

## Shopping

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- Hullmark Centre
- Whole Foods Market
- Empress Walk
- Loblaws
- Numerous stores along Yonge Street

## Commute

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- Yonge-University Subway line
- Sheppard Subway line
- Extensive bus transit systems on Yonge St.
- Close to Hwy 401, DVP and Allen Rd.