

# Welcome to 1657 Bathurst St Suite 4A • Forest Hill South

## HOME FEATURES & UPGRADES

- Rare Find 3Bed 2Bath Penthouse Condo With Parking & Locker In Boutique Building By Circa
- Open Concept Penthouse Suite With Approx. 1185 Sq Feet Of Living Space
- Elevator Access With Only One Other Apartment On The Floor
- Spacious Dining Overlooking Living & Kitchen With Walk-Out To Sunlit Balcony
- Hard To Find 10 Ft Ceilings Give A Open & Airy Feel To The Space
- Large South/West Facing Windows Allow Plenty Of Natural Light Throughout Day/Afternoon
- Modern, Luxury Scavolini Designed Kitchen With Quartz Counters & Large Sit In Island
- Large Premium Stainless Steel Appliances Including 36" Bertazoni Gas Range
- S/S Fisher & Paykel Fridge/Freezer, S/S Bertazoni Gas Stove & Oven, S/S Bosch Dishwasher
- Large Sunlit Balcony Off Kitchen/Dining With Gas Line For BBQ
- Blonde Hardwood Floors Throughout
- Efficient Radiant Floor Heating Throughout Home Including Bathrooms
- 3 Large Bedrooms, All With Closets, A Rare Find In Today's Condos, Ideal For Family Living
- Large 3Pc Ensuite Bathroom With Premium Finishes In Primary Room
- Large Walk In Closet In Primary Room
- Plenty Of Closet Storage Throughout
- 1 Owned Above Ground Parking Spot Included

## NEIGHBOURHOOD & BUILDING AMENITIES

- Located in Forest Hill South, One Of Toronto's Most Sought After Neighbourhoods
- Very Convenient to Get to Downtown Core, Yonge & Eglinton or Most Parts of The City
- Highly Rated Forest Hill Jr & Sr Public School Catchment is a 10 Min Walk
- 20 - 25 Min Walk To Upper Canada College and Bishop Strachen Private Schools
- Great Selection of Top Rated Montessori Schools In The Area
- Close to Cedarvale Trails & Ravine, Parks & Community Centres
- Quick Access To Allen Road to 401 Highways
- 10 Min Walk To Forest Hill LRT Subway Transit Line On Eglinton
- 12 Min Walk To St. Clair West Subway Station
- Walk To Shopping, Services, Groceries & Restaurants On Eglinton Ave Or St. Clair
- Walk To Forest Hill Village To Browse Boutiques, Services, Forest Hill Taekwondo, Forest Hill Pets, & Most Major Canadian Banks

## INCLUSIONS WITH SALE

All Window Blinds, Electrical Light Fixtures (Except Excluded), B/I Gas Range And Hood Vent , S/ S Fridge, Built In Stove, B/I Dishwasher, Microwave, Washer & Dryer.

## EXCLUSIONS

All Curtains & Rods, Light Fixtures In Dining, First Bedroom, Primary Rm including 2 Nightstand Lights & 2 Pendant Lights Above Kitchen Island. All Will Be Replaced.

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