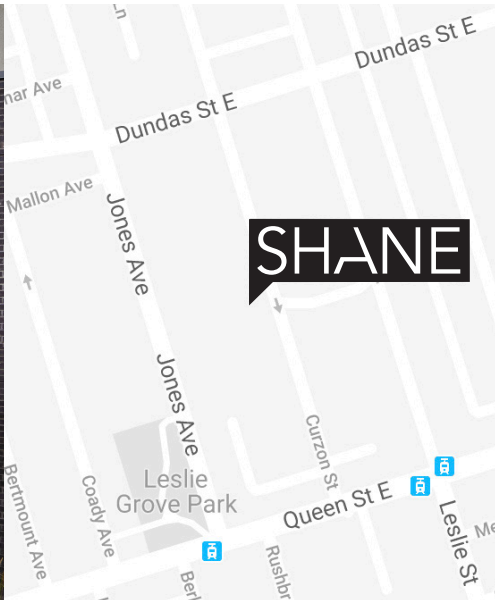
518-50 CURZON ST
LESLIEVILLE

$1,449,000

FOR SALE
TOWNHOUSE CONDO



ESSENTIALS

Bedrooms / Bathrooms	3+1 / 3
Approx. Sq. Ft.	2,453 (Total Living)
Corp.	TSCC 2669
Property Taxes	To Be Assesed
Maintenance Fees	578.86
Parking	1 Underground W/ Direct Access

KEY FEATURES

Sun Deck	Outdoor Terrace
Oversized Windows	Security System
Fireplace	Urban Garden
Gas BBQ Connection	Smart Home
Tarion Warranty	Visitor Parking
Storage Locker	Central Vacuum

A brilliantly completed modern luxury townhouse in Leslieville. Ideal for the discerning single executive or busy professional family, who desires an easy-to-care-for urban residence, with 2,453 Sq. Ft. of total living space.

The main level offers the ideal layout for either comfortable casual living, or for entertaining friends and family. Walkout to the backyard and terrace with a gas BBQ connection. At the center of the home, the kitchen is fitted with upgraded Bosch / Fisher & Paykel stainless steel appliances, high-end cabinetry with soft close, and under cabinet lighting. With ease, control the built-in Bose system, lighting, AC/heat, and more in this smart home with an included iPad.

One floor higher brings you to two spacious bedrooms with great closet space, expansive windows, and a 4-piece bathroom. Additionally, there is a generous linen closet, and an open library or home office space.

The third-floor master suite is sensational, with an impressive walk-in closet. A lush 5-piece spa-like en-suite with a rich double vanity, oversized shower, and deep soaker tub bathed in natural sun light.

A rooftop Duradek terrace retreat (Approx. 550 Sq. Ft.) with sun-soaked tanning chaises, and a large lounge space, is impressive. With views of the city as leaves fall from the mature treed backdrop in Autumn.

In the finished basement, there is a family room, laundry closet, and mud room. With direct access to the heated underground parking, as well as visitor parking.

INCLUSIONS

Ceiling Speakers & Integrated Bose Sound System, Bosch Built-In Dishwasher, Fisher & Paykel Double Door Fridge, Bosch Built-In Microwave Hood, Bosch Gas Range & Oven, G.E. Stacking Front Load Washer / Dryer, Fireplace, BBQ Gas Line Hookup, 2 Water Connections On Decks, Nilfisk Central Vacuum, CAT6E Data Wires, Under Kitchen Cabinet LED Lighting, iPad Home Control System Including iPad2, All Electric Light Fixtures, Riobel Faucets, All Custom Window Coverings & Blinds, All Built-In Cabinetry / Attached Shelves & Closet Organizers, Bathroom Vanity Mirrors, Security System With LCD Screen (Monitoring Extra), Energy Efficient GeoComfort Geothermal Heating & Cooling System, MAXAIR High Velocity Air Handler, FLOWMAX-90 Condensing Water Heater (Rental)

EXCLUSIONS

Any & All Artwork, All Household & Patio Furniture, BBQ

NEARBY TTC

502 503 506 306 83 31 72 325

OPEN HOUSE

SATURDAY	FROM 2 PM TO 5 PM
SUNDAY	FROM 2 PM TO 5 PM

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