

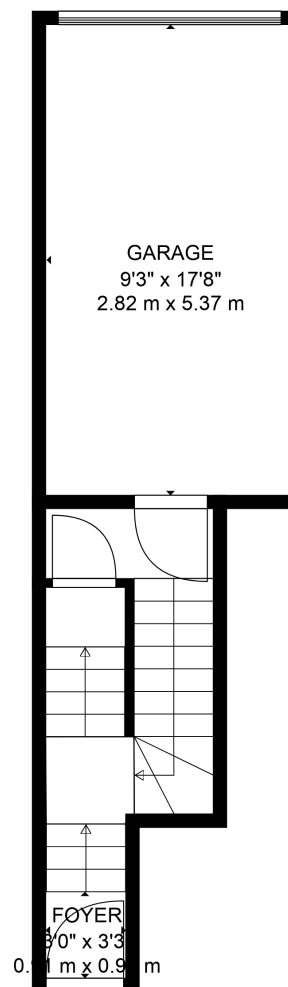


CHRISTENSEN
REAL ESTATE GROUP



UNIT 1206 | TORONTO

12 Sudbury Street



Welcome Home

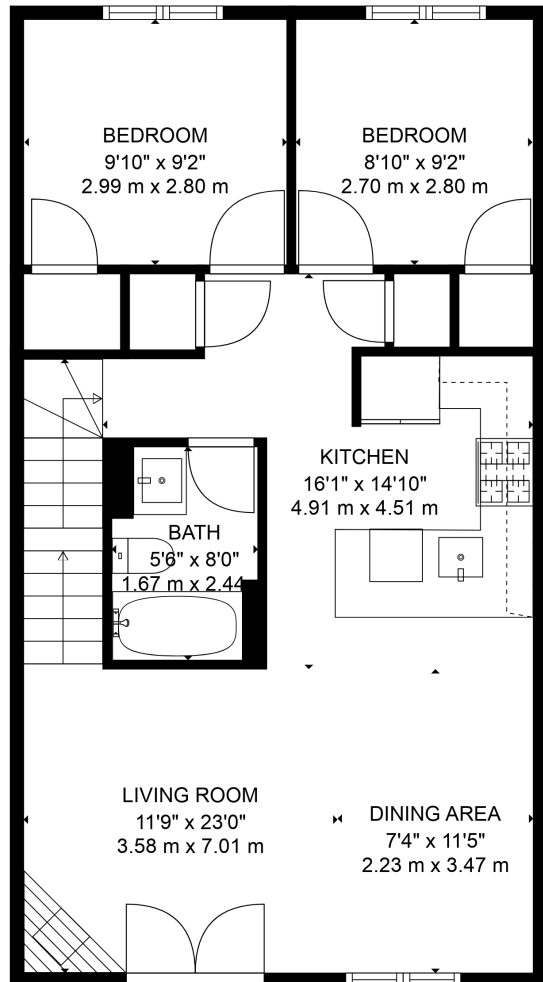


FOR MORE
PHOTOS + DETAILS

The perfect townhouse does exist! This three-bedroom sunlit home boasts over 1325 Sq Ft Of Interior Living Space which features a Modern Kitchen Design With brick faced backsplash, a beveled granite countertop with breakfast bar seating for three, and Stainless Steel Appliances including a four-burner gas stove. Dine al fresco on the convenient balcony located off the main floor living room. Serenity awaits in the Upper-Level

Master Suite With a beautifully finished three-piece ensuite and Walk-Out To A Large South East Facing Rooftop Terrace That's Perfect For Entertaining.

The lower level has extra Storage And an Attached Garage. Great Transit Access is a few steps away on King West and a short walk to Queen W And Popular Trinity Bellwoods Park! You'll want to move quickly on this one!



Main level

ENTRYWAY TO LOWER & MAIN LEVELS

- Wrought iron light fixture
- Hardwood bannister & pickets
- Hardwood stairs to main level living space and lower level single car garage with garage door opener, 3 remotes and under staircase storage

MIAN LEVEL ENTRYWAY

- Light fixture
- Coat closet & storage
- Hardwood floor
- Laundry Closet
- Stacked GE front load washer and dryer
- Built-in storage shelves
- Tile floor

DINING ROOM

- Matte black pendant light fixture
- Pot lights
- Window with casement
- Custom privacy blinds
- Baseboard
- Hardwood floor

FOUR-PIECE BATHROOM

- Vanity light fixture
- Framed vanity mirror
- Porcelain vanity sink with brushed nickel widespread faucet
- Oak finished cabinetry
- Oak finished wall mounted medicine cabinet
- Bathtub with subway style ceramic tile and nickel finished shower head and faucet
- Ceramic tile floor

KITCHEN

- Pot lights
- Ceiling light fixture
- Abundance of Walnut finished cabinetry and shelves
- Brick faced backsplash
- Granite countertop with breakfast bar and seating for three, undermount stainless
- steel sink and matte black faucet with sprayer
- Stainless steel GE Profile French door refrigerator and undermount freezer drawers
- Stainless steel KitchenAid stove
- Stainless steel Panasonic microwave/hood range,
- Stainless steel Maytag dishwasher
- Hardwood floor

LIVING ROOM

- Pot lights
- French food walkout to front balcony with barbeque
- Custom privacy blinds
- Gas fireplace with wood mantle and surround
- Television wall mount
- Baseboard
- Hardwood floor

SECOND BEDROOM

- Pot lights
- Large window with casement
- Custom privacy blinds
- Closet with custom built-in shelving
- Baseboard
- Hardwood floor

THIRD BEDROOM

- Pot lights
- Large window with casement
- Custom privacy blinds
- Closet with custom built-in shelving & organizer
- Baseboard
- Hardwood floor





Upper level

UPGRADES & IMPROVEMENTS

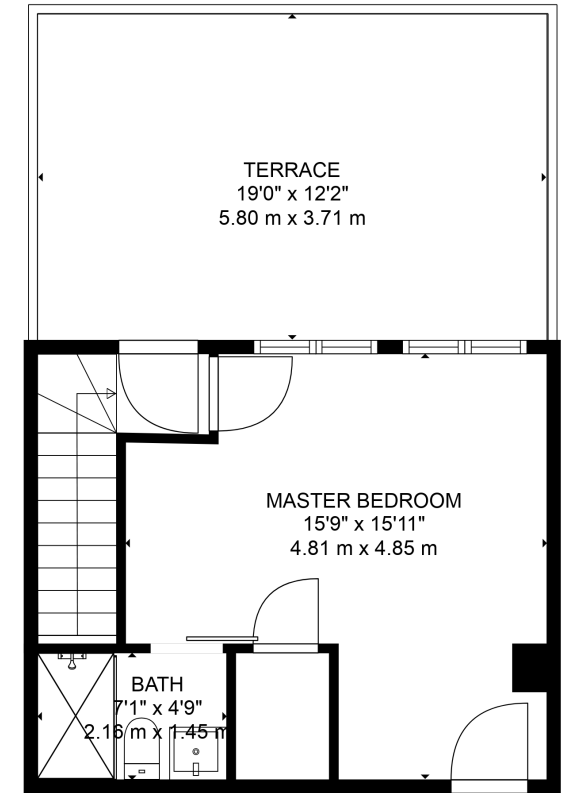
- Kitec Removal (April 2020)
- Roof and deck replacement (2021)
- New Maytag Dishwasher (October 2021)
- Garage door replaced (April 2022)
- New Air Conditioning unit + fan coil (July 2022)
- Pot lights installation and popcorn ceiling removal (November 2022)
- New stairs (Jan 2023)
- Professionally painted May 2023

ADDITIONAL INCLUSIONS

- Barbeque
- Garage door opener with 3 remotes
- Television mount in living room

EXCLUSIONS

- Curtains in Primary Bedroom and Third Bedroom



- Hardwood stairs to upper level and expansive rear terrace

PRIMARY BEDROOM

- Pot lights
- Matte black ceiling fan and light fixture
- Large casement windows
- Sitting area with brushed chrome light fixture
- Walk-in closet with ample storage space
- Baseboard
- Hardwood floor



PRIMARY BEDROOM THREE-PIECE ENSUITE

- Barn door entry
- Matte black modern vanity lighting
- Circular bevelled vanity mirror
- White lacquer finished medicine cabinet
- Porcelain sink and countertop with matte black wide-spread faucet
- Floating vanity with drawers
- Frameless tempered glass shower with wide plank style tile surround, built-in shower shelf, mosaic tile floor and matte black shower head
- Baseboard
- Ceramic tile floor





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Ready to Reach Out?

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