



**CHRISTENSEN**  
REAL ESTATE GROUP

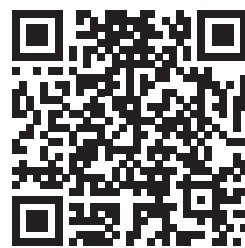


UNIT 308 | TORONTO

**2720 Dundas Street West**



# Welcome Home

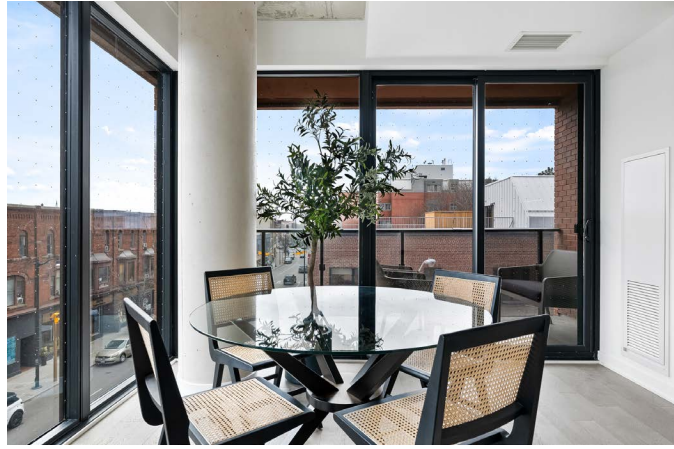


FOR MORE  
PHOTOS + DETAILS

A new-to-market, never-been-lived-in home, Unit 308 blends dynamic functionality with eye-catching design. Upon entry, this light-flooded corner unit boasts a bright and airy atmosphere, reinforced by large floor-to-ceiling windows and a striking 9-foot ceiling. Engineered hardwood flooring and luxury-influenced LED pot lights are found throughout the unit.

Stepping into the Scavolini 2-designed kitchen, an impressive collection of contemporary appliances awaits, including a stainless steel oven and microwave, in addition to an integrated refrigerator and dishwasher. Along with generously sized countertops and ample cupboard space, these appliances allow for easy, unrestricted cooking and dining.

Facing south, a covered private terrace (with a built-in natural gas connection) offers ample opportunities for relaxation and outdoor cooking or dining. Beyond the front door, Unit 308 includes a private parking spot.



### STAND OUT FEATURES

- Engineered hardwood flooring
- Corner unit
- Boutique low-rise building with incredible amenities
- Brand new unit never lived in
- Potlights

### MAIN ENTRANCE

- Engineered hardwood flooring
- Large double door closet with sliding doors
- Oversized storage with built in organizers
- Stacked LG oversized washer and dryer (White)
- Art gallery wall
- Potlights



### LIVING ROOM

- Open-concept
- Engineered hardwood floor
- Large floor-to-ceiling windows
- Sliding doors with walkout to 85 SF balcony with gas hookup
- Potlights

### DINING ROOM

- Open-concept
- Engineered hardwood floor
- Large floor-to-ceiling windows
- Sliding doors with walkout to balcony with gas hookup
- Potlights

### KITCHEN

- Engineered modern hardwood floor
- Upgraded kitchen
- Countertop
- Backsplash
- Stainless steel 5 gas burner Fulgor Milano cooktop
- Stainless steel Fulgor Milano built in oven
- Stainless steel built-in microwave
- Fulgor Milano fridge with matching kitchen cabinet panel
- Stainless steel hood fan
- Potlights

### EXTRAS

- Brand new unit never lived in
- Corner unit dripping in sunlight
- Exposed concrete ceiling
- Ceiling height
- Large balcony with gas BBQ hookup
- Tons of sunlight
- Scavolini kitchen
- Gas appliances

### EXCLUSIONS

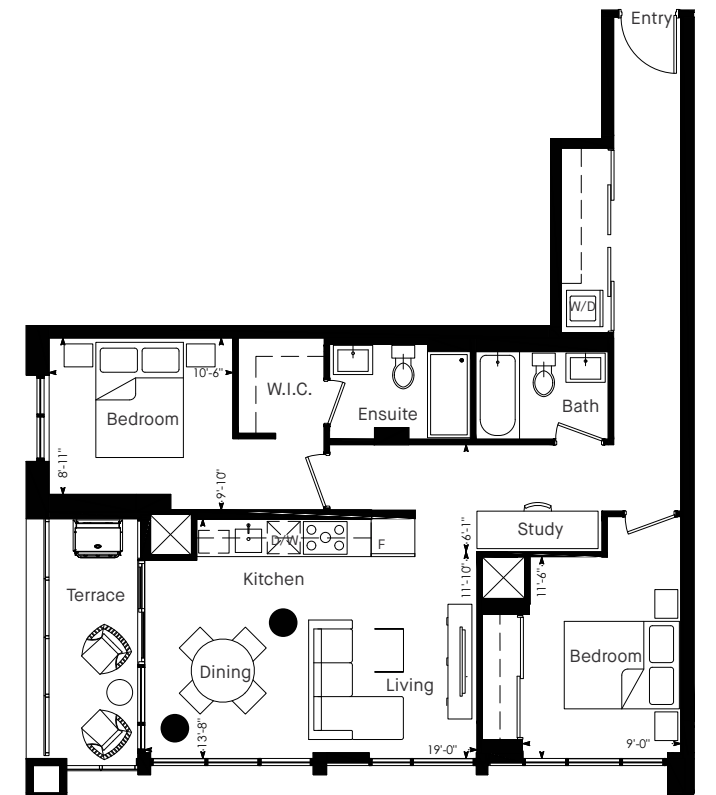
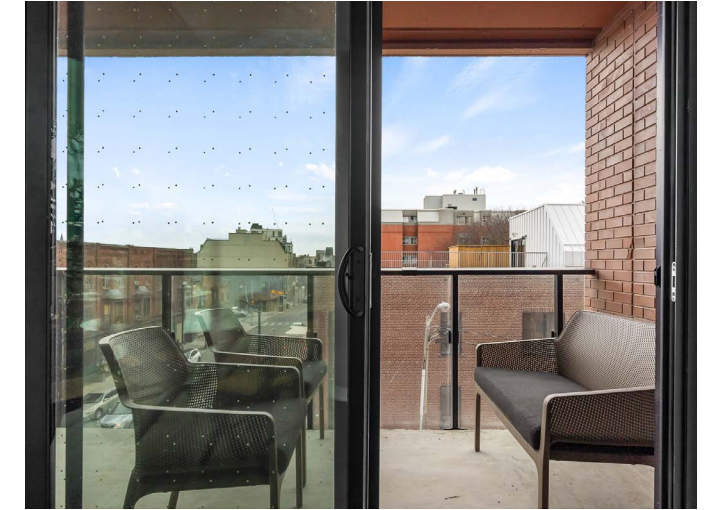
None

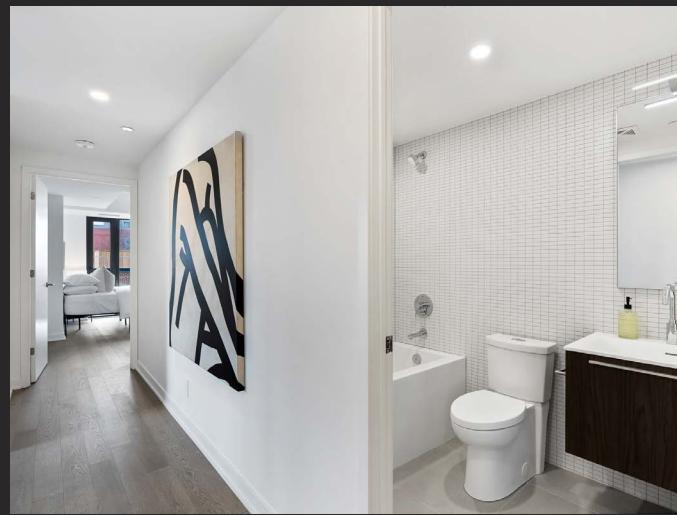
### MAINTENANCE FEE

~\$600/month

### SQUARE FOOTAGE

975 SF interior & 85 SF balcony





#### PRIMARY BEDROOM

- Engineer hardwood floors
- Floor-to-ceiling windows
- Walk-in closet with organiser
- Potlights

#### PRIMARY 3-PIECE ENSUITE

- Tile floor
- Pocket door
- Large shower with tile backsplash
- Floating vanity
- Chrome hardware
- Potlights

#### SECOND BEDROOM

- Engineer hardwood floors
- Large floor-to-ceiling window
- Large closet with organizer
- Potlights

#### FAMILY 4-PIECE BATHROOM

- Large tile floor
- Floating vanity with mirror
- Chrome hardware
- Potlights

## JUNCTION HOUSE

Redefining the West Toronto skyline, Junction House is a design-forward boutique condominium crafted with meticulous attention to detail. Piloted by first-rate firm Superkül, the building's functional design emphasizes convenience and lifestyle while taking direct inspiration from the surrounding neighbourhood.

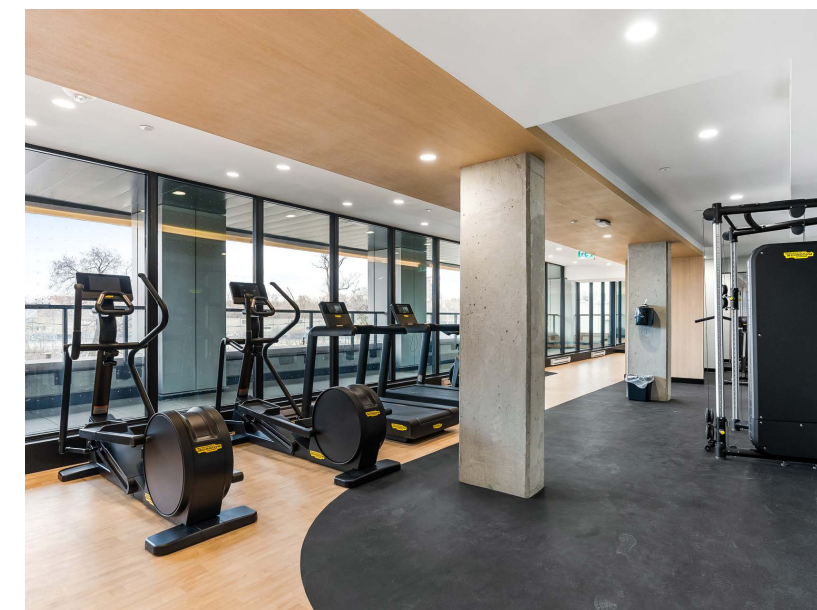
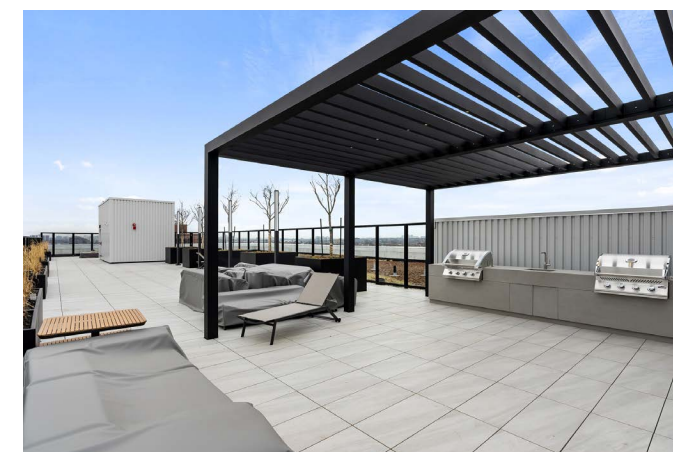
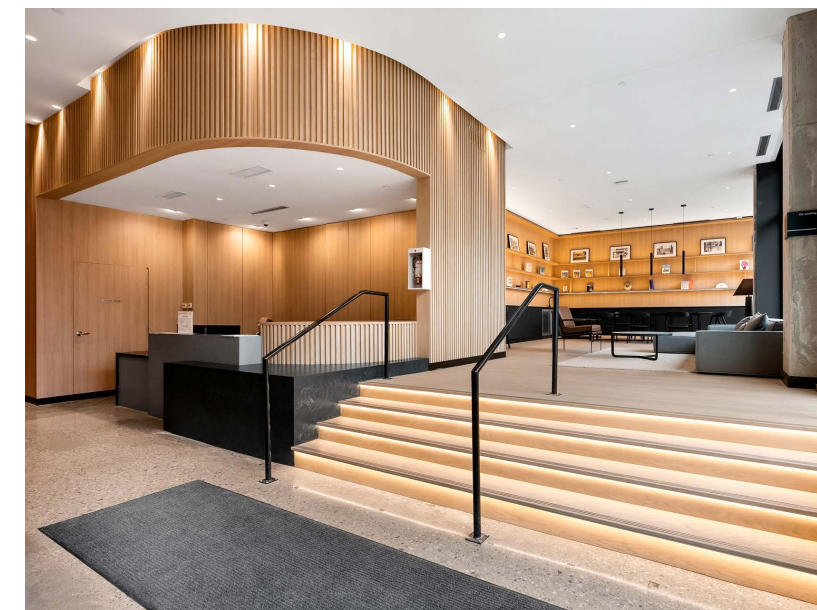
Accompanying a collection of meticulously crafted suites, Junction House's on-site amenities include a dedicated co-working and community space, a state-of-the-art fitness facility, a yoga studio, and a rooftop terrace with uncompromising views of the city.

## THE NEIGHBOURHOOD

Once an up-and-coming community, The Junction has emerged as one of West Toronto's most sought-after neighbourhoods in recent years. Vibrant and eclectic yet down to earth, The Junction's distinct ambience draws in residents of all backgrounds. Along the active retail strip of Dundas Street West, exciting amenities including independent mom-and-pop retailers, charming restaurants and cafes, organic grocers, and entertainment venues offer an extraordinary degree of convenience for residents.

Beyond a refined array of local amenities, The Junction's penchant for the arts further elevates the local lifestyle. Across the neighbourhood, many once-vacant lofts and properties have been converted into thriving creative spaces, reinforcing the community's bohemian-influenced atmosphere.

Further, The Junction's quaint side streets, lush green spaces (including nearby High Park), and a strong selection of schools also make the neighbourhood particularly suitable for discerning families.





**CHRISTENSEN**  
REAL ESTATE GROUP



# Ready to Reach Out?

Christensen Real Estate Group  
[christensengroup.ca](http://christensengroup.ca)

Evan Christensen Broker 416-722-4723  
Niels Christensen Broker 416-315-4480



Harvey Kalles Real Estate Ltd., Brokerage  
2316 Bloor Street West, Toronto, ON M6S 1P2  
This is not intended to solicit buyers or sellers currently under contract.

