

**WELCOME TO “TERRACES IN THE VILLAGE”
SUITE 101 – 5070 FAIRVIEW STREET**



For more photos visit:
<https://www.edwinhamphotography.com/p539941360/slideshow>

WELCOME TO SUITE 101 – 5070 FAIRVIEW STREET

... AN IMPECCABLE SUITE

A spacious, entertainment-sized main floor unit – cleverly designed to practically integrate living, working and dining areas separated from the large, private master suite

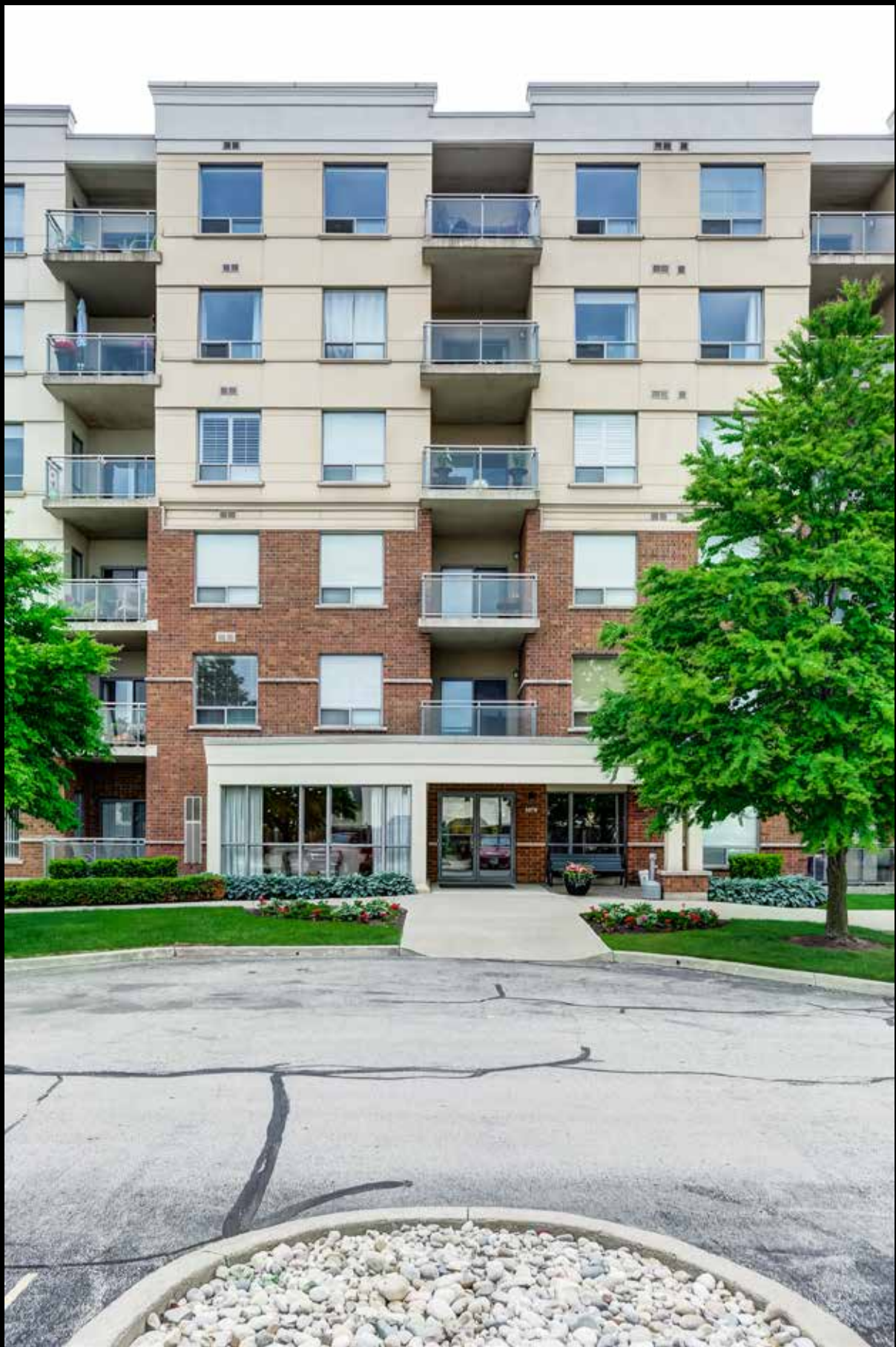
... AN INTIMATE 6-STOREY COMPLEX

A collection of only 72 units with modern open concept layouts and spacious balconies by high quality / high value builder Branthaven, supported by superb property management

... A PRIME LOCATION

Excellent for commuters' walking distance to the Appleby GO Station and easy access to the QEW, numerous nearby shopping and dining options, Sherwood Forest Park and extensive walking / biking paths to accommodate an active lifestyle





BY THE NUMBERS

- BUILDING – 6 floors, 72 units, large party/meeting room, lots of visitor parking
- SUITE – 1 bedroom w/ 4-piece en-suite bathroom, 1 powder room
- APPLIANCES – 4 stainless steel, 1 set of stacker laundry appliances
- SQFT – approximately 920 sf including a 10' x 10' terrace
- TAXES / YEAR – \$2,373.21 / 2022
- MAINTENANCE – \$427 / month
- HYDRO – \$50 / month (approximately)
- GARAGE – 1 underground parking space, bike storage, car wash station
- LOCKER – 1 owned locker











FEATURES

- Ceiling height just under 9 feet.
- Spacious foyer with access to walk-in laundry, pantry and utility room, powder room and large closet.
- Luxurious finishes including frosted glass paneled doors throughout, lovely dark wood, wide plank flooring in living, dining and bedroom; porcelain floor tiles in foyer, kitchen and bathrooms.
- Contemporary kitchen with high-end cabinetry and quartz countertops, plentiful cupboard space, four stainless steel appliances and over-sized peninsula overlooking the open concept living and dining space.
- Entertainment-sized dining room space with double sliding door access to your intimate ground level terrace.
- Great, window-lined work-from-home office space.
- Well-appointed master bedroom retreat with large walk-in closet and spacious en-suite bathroom.



HoodQ Address Report™

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Frontenac PS

Designated Catchment School
Grades PK to 8
5140 Pinedale Ave

Pineland PS

Designated Catchment School
Grades 2 to 8
5121 Meadowhill Rd

É Élém Renaissance

Designated Catchment School
Grades PK to 6
1226 Lockhart Rd

Nelson HS

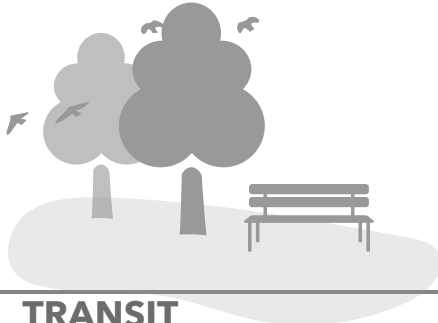
Designated Catchment School
Grades 9 to 12
4181 New St

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Sheraton Park

594 Sheraton Drive



5 min

Frontenac Park

520 Parkside Crescent



10 min

Longmoor Park

4501 Longmoor Drive



10 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Pool	3 Playgrounds
4 Sports Fields	1 Basketball Court
1 Track	1 Multi-Use Pad

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 7 minute walk away.



Nearest Rail Transit Stop

Appleby GO



7 min



Nearest Street Level Transit Stop

5031 Fairview



2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 7.33km.



Joseph Brant Memorial Hospital

1245 North Shore Blvd E



Fire Station

711 Appleby Line



Police Station

2485 North Service Rd W

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym

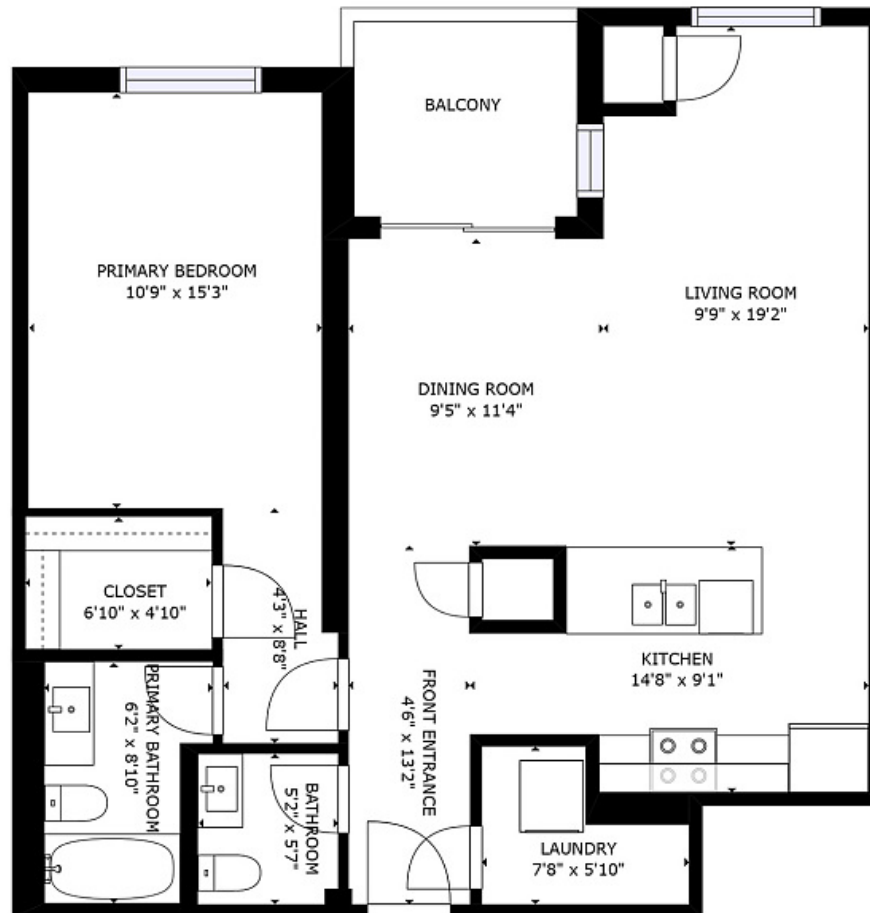


Grocery



Gas Station

Floor Plan



APPROXIMATELY 920 SF, INCLUDING BALCONY

(THESE MEASUREMENTS ARE ESTIMATES ONLY)