

4208 Dundas St West | Suite 809

Area	670 Sq Ft	Heating	Forced Air, Gas
Bedrooms	1 + 1	Cooling	Central Air
Bathrooms	2 Full	Maintenance	\$515.66/Month*
Possession	60-90 days	Taxes	\$2,560.74 (2024)*
Year Built	2022	Parking	1 - Owned, Unit 1 Level B
Exposure	West	Locker	1 - Owned, Unit 126 Level B
Balcony	Open	Reserve Fund	\$132,976.22
Laundry	In-Suite		

Status certificate available

Discover an exceptional urban retreat at 4208 Dundas St W, Suite #809, nestled in the highly desirable Edenbridge-Humber Valley neighbourhood of Toronto. This modern west-facing condo boasts approximately 653 sq ft of stylish living space, featuring 1+1 bedrooms and 2 bathrooms, perfectly designed for comfort and convenience.

The suite welcomes you with 9'9" ceilings and wide plank laminate flooring that flows seamlessly throughout the living areas and bedrooms. The foyer, featuring a double closet, leads you into a sleek and modern kitchen. The kitchen is equipped with stone countertops, newer stainless steel appliances, and a built-in Blomberg fridge and dishwasher.

The inviting living room is highlighted by expansive floor-to-ceiling windows that lead to your spacious balcony, an ideal spot for enjoying morning coffee or evening sunsets. Adjacent to the kitchen is a versatile den offering the perfect space for a home office, and could be converted into an additional bedroom. The primary retreat is a cozy and serene space with a double closet, large floor-to-ceiling windows, and three-piece ensuite bathroom complete with a vanity, tile floor, and a walk-in stand-up shower with a tile wall surround and glass door. The second and main bathroom is equally impressive, featuring a vanity, large mirror with lighting, tile floor, and a spacious tub.

Situated in an eight-story building, residents enjoy a range of premium amenities, including a fitness centre, multi-purpose lounge with a bar, formal dining area and terrace, library, common garden, outdoor BBQ station with dining tables, visitor parking, and 24-hour concierge/security.

The location is unbeatable, offering direct access to Humber River trails and lush greenery. For outdoor enthusiasts, Lambton Woods and James Gardens are perfect for nature walks and recreation. Nearby amenities include the Kingsway Mills Shopping Centre, featuring Bruno's Fine Foods and Starbucks. Adding to the convenience, Marche Leo's Market is scheduled to open this summer on the main floor of the condo.

Nearby you'll find easy access to public transportation hubs, Hwy 427, and top-rated schools such as Lambton-Kingsway Junior Middle School and Etobicoke Collegiate High School.

SUITE DETAILS

- 9'9" ceiling height throughout (exclusive to the 8th floor)
- Wide plank laminate flooring in all living areas and bedrooms
- Solid core custom designed suite entry doors
- Foyer with double closet
- Living room with large floor-to-ceiling windows and walkout to spacious west-facing balcony
- Sleek and modern kitchen design with stone counters, newer stainless steel GE stove, GE microwave, and built-in Blomberg fridge and dishwasher
- Closet with stacked Blomberg washer and dryer
- Spacious den / bedroom space
- Primary bedroom with double closet, large floor-to-ceiling window, three piece ensuite with vanity, tile floor, walk-in stand up shower with tile wall surround and glass door
- Second four piece bathroom with vanity, large mirror with lighting, tile floor, large tub

INCLUSIONS | Electrical light fixtures, window coverings (rolling blinds), appliances: built-in Blomberg fridge, GE stove, exhaust hood, GE microwave, Blomberg dishwasher, Blomberg washer and dryer.

EXCLUSIONS | Shelves in primary bathroom, and any staging items.

MAINTENANCE FEE \$515.66/MONTH

INCLUDES*:

- Parking
- Locker
- Common Elements
- Building Insurance

APPROXIMATE UTILITIES COSTS VIA PROVIDENT ENERGY MANAGEMENT SYSTEMS FOR HEAT, HYDRO, WATER | ~\$58/month**

NOTE: Energy efficient in-suite HVAC system with energy recovery ventilator (ERV) reduces heating and cooling costs and brings fresh air directly into the suite

PROPERTY MANAGEMENT COMPANY

Melbourne Property Management Inc. | Direct: Jessica Gunawardana (416) 546-2126 x110
Email: jessica.gunawardana@melbournepm.ca

SCHOOLS

Complete list of schools with live links on babiakteam.com

*Buyer to verify maintenance fees and taxes

BUILDING AMENITIES

- Visitor Parking
- Fitness Centre
- Multi Purpose Lounge with Bar, Formal Dining, and Terrace (*rental fee required*)
- Bike Storage
- Common Garden (*behind Brin condo*)
- Outdoor BBQ Station & Dining Tables
- Children's playground
- Concierge/Security at 20 Brin Drive
- Newer entry system with facial recognition software

**Provident Energy Management monthly costs for 1 person

Listing Representatives



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RANKED **TOP 1%**
REAL ESTATE BROKERAGE
IN TORONTO[†]

[†] Based on 2023 TRREB MLS units sold. This feature sheet is for informational purposes only and provides general guidance about the property. Although information provided is deemed to be accurate, buyers and their representatives are responsible for verifying all information. Please note information may contain errors, omissions or be subject to change without prior notice.