

36 Lisgar Street, Unit 607W

Area	600-699 Sq Ft	Heating	Forced Air, Gas
Bedrooms	1+1	Cooling	Central Air
Bathrooms	1 Full	Maintenance	\$656.11/Month
Possession	30 days	Taxes	\$2,274.62 (2024)
Year Built	2014	Parking	1 - Underground
Exposure	West	Locker	1 - Owned
Balcony	Open	Walk Score	98
Laundry	In-Suite		

[Status certificate available upon request](#)

A wonderful opportunity to own a bright one bedroom plus den in the heart of Queen West! Offering 600 square feet of functional living space, this exceptionally well maintained suite features, floor to ceiling windows; contemporary kitchen with stone countertops, tile backsplash, stainless steel appliances; bedroom features a double closet and sleek frosted glass sliding doors; a separate den space offering the perfect work from home set-up or guest room; open concept living/dining room with walk-out to an oversized balcony. Stacked washer and dryer. One underground parking spot and a locker.

The building is pet friendly and boasts terrific amenities: an exercise room, party room, games room, concierge/security, visitor parking and more!

A walker's paradise - 98 walk score! Walk To Queen and King West, Liberty Village & Trinity Bellwoods. Conveniently situated nearby many major Toronto hot spots, eateries, bars, cafes and shops! Nearby parks, TTC and great access to major highways. A move-in ready condo in a highly sought-after west Toronto neighbourhood!

SUITE DETAILS

- Foyer with three flush mount ceiling lights, double closet and stacked GE washer and dryer in closet.
- Living room with ceiling to floor windows, sliding glass doors walkout to spacious west-facing balcony, connected to kitchen.
- Sleek and modern kitchen with stone counters, tile backsplash, stainless steel GE stove, exhaust hood, GE microwave, stainless steel GE dishwasher, stainless steel fridge.
- Primary bedroom with frosted glass sliding doors and double closet
- Spacious den / bedroom space with sliding door
- Four piece bathroom with tile flooring, vanity, mirror, vanity light, stone counter, toilet and large tub with tile surround.

INCLUSIONS: Light fixtures, appliances: stainless steel GE stove, exhaust hood, GE microwave, stainless steel GE dishwasher, stainless steel fridge, stacked GE washer and dryer

MAINTENANCE FEE \$/MONTH INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Locker

BUILDING AMENITIES

- Concierge/Security
- Gym
- Games Room
- Meeting Room
- Party Room

Rental: Water Pump Heater @\$61.02/month

Property Management Company: DEL Property Management Inc., (416) 661-3151