

816 Lansdowne Avenue, Unit 517

Area	794 Sq Ft	Heating	Forced Air, Electric
Bedrooms	2 +1	Cooling	Central Air
Bathrooms	1 Full	Maintenance	\$579.53/Month
Possession	30-60 days/Flex	Taxes	\$2,532.12 (2024)
Year Built	2013	Locker	1 - Owned
Exposure	South-West	Reserve Fund	\$2,117,577
Balcony	Open	Walk Score	93
Laundry	In-Suite		

Welcome to 816 Lansdowne Avenue, Unit 517

Bright and spacious 2+1 bedroom corner suite with open views and south-west exposure, located in a well-managed boutique style condominium near the Junction Triangle! With an excellent floor plan of almost 800 square feet, two airy bedrooms each with double closets, a completely separate den/office, and an approximately 18' by 5' balcony, this home provides an amazing opportunity.

Key features include an open concept kitchen with sizeable breakfast bar, granite counters and stainless steel appliances, a generously sized south-facing living/dining room with sliding glass door to the large balcony, two primary-worthy bedrooms each with double windows, and a tucked away den perfect for working from home.

Additional features include an owned locker, ample storage, an oversized laundry closet, tasteful updates, and an abundance of natural light with unobstructed west views. Upgrades include brand new high-end wool broadloom in both bedrooms (2025), all new light fixtures except for bath (2025), and premium full-sized LG washer and LG dryer (2021). This property is not to be missed! Bike storage and generous visitor parking. Monthly parking spots available through building management for \$125/month. Heating, air conditioning and water all included in the maintenance fees.

Located in a wonderful neighbourhood with many conveniences, close to TTC, the UP Express, shopping, restaurants and parks. Impressive Walk Score of 93!

[Status certificate available upon request](#)

SUITE DETAILS

- Living room with sliding glass doors leading to open balcony, flush mount ceiling light fixture, and laminate floor
- Kitchen with track lighting, double stainless steel sink with gooseneck faucet, tile backsplash, tile floor, and stainless steel appliances: Frigidaire fridge, Frigidaire oven, Frigidaire dishwasher, and Frigidaire microwave
- Dining room with flush mount ceiling light fixture
- Primary bedroom with double closet with sliding doors, large double window with open west views, ceiling light fixture, and new wool broadloom (May 2025)
- Second bedroom with double closet with sliding doors, large double window with open west views, ceiling light fixture, and new wool broadloom (May 2025).
- Den with flush mount ceiling light fixture and tile floor
- Four piece bathroom with vanity, vanity lighting, bathtub with tile wall surround, new shower head, and tile floor
- Oversized laundry closet with large LG washer and LG dryer (2021)

INCLUSIONS: LG washer and LG dryer (2021), all electrical light fixtures, and stainless steel appliances: Frigidaire fridge, Frigidaire oven, Frigidaire dishwasher, and Frigidaire microwave

EXCLUSIONS: None

MAINTENANCE FEE \$579.53/MONTH

INCLUDES:

- Common Elements
- Building Insurance
- Locker
- Water
- Heat
- Central Air Conditioning

BUILDING AMENITIES

- Gym
- Sauna
- Library
- Bike Storage
- Yoga/Pilates/Dance Studio
- Common Garden
- Games Room
- Basketball Court
- Fibre Optic Internet Available
- Party Room
- Visitor Parking

Property Management Company: DEL Property Management Inc.
816lansdowne.pm@delcondo.com, (647)- 352-8066

Schools: Complete list of schools with live links on babiakteam.com