

1300 Islington Avenue | Suite 1604

Key Details

Area	1,360 Sq Ft✦	Heating	Forced Air
Bedrooms	2	Cooling	Central Air
Bathrooms	1 Full, 1 Half	Maintenance	\$1,291.69 / Month
Possession	60+ Days	Parking	Level A, Unit 82
Year Built	1987	Locker	In-Suite
Exposure	North West	Laundry	In-Suite
Taxes	\$3,939.39 (2024)✦	Walk Score	80
Reserve Fund	\$1,371,336.00 <i>unaudited</i>	Transit Score	91

Welcome to 1300 Islington Avenue Suite 1604 | Barclay Terrace!

Welcome to this exceptionally well-maintained 2-bedroom, 1.5-bath suite in the highly sought-after Barclay Terrace community! Offering approximately 1,360 sq. ft. of bright, well-designed living space, this expansive suite features a sunny west-facing exposure with glimpses of the Islington Golf Course.

Residents enjoy an impressive selection of resort-style amenities, including an indoor pool, tennis courts, fitness facilities, and concierge services. Ideally situated just steps from Islington Subway Station, the shops and restaurants of Bloor Street, Thomas Riley Park, Mimico Creek, and Montgomery's Inn.

Maintenance fees include all utilities, and the suite also offers one underground parking space, in-suite laundry and an in-suite walk-in storage closet. Experience comfort, convenience, and a superb lifestyle at Barclay Terrace.

SUITE DETAILS

- Large northwest-facing windows fill the living space with natural light
- Enter into vestibule with large double closet with mirrored doors, chandelier and French doors
- Expansive living and dining area ideal for entertaining
- Spacious primary bedroom with walkthrough closet and private ensuite with new shower and separate soaker tub
- Convenient powder room for guests with pedestal sink
- In-suite laundry and storage locker; and 1 owned parking spot
- All-inclusive maintenance fees, including cable TV, for effortless living
- Open-concept living and dining area with seamless flow and ample room for entertaining
- Large galley-style kitchen with ample cabinetry, double sink, full-size appliances, exhaust fan (built-in) and a comfortable breakfast nook
- Central air conditioning and forced-air heating
- Brand new shower with tile surround; recently painted throughout; and newer carpet in both bedrooms

MAINTENANCE FEE \$1,291.69/MONTH:

- Common Elements
- Building Insurance
- Parking
- Heat
- Hydro
- Water
- Cable TV

BUILDING FEATURES / AMENITIES

- 24-hour concierge and security
- Indoor pool, hot tub, and sauna
- Fully equipped fitness centre with tennis, squash, and racquet courts
- Party and meeting rooms
- Visitor parking and resident garage with car wash
- Billiard room and library
- Beautifully landscaped gardens, patios, and BBQ area

Inclusions

Electrical light fixtures; existing window coverings; GE stove, Beaumark fridge, Panasonic microwave, GE dishwasher; Maytag washer & dryer; two heat pumps/AC units

Management Contact

Direct: Simran Kaur | barclayterrace@andrejsmanagement.com ; (416) 239-2961

Schools

Islington JMS, Etobicoke CI | Complete list of schools with live links on babiakteam.com

✧ Buyer to verify ; sq ft as per floor plans, not MPAC