

## 60 Heintzman Street | Suite 1714

### Key Details

|            |                      |              |                       |
|------------|----------------------|--------------|-----------------------|
| Area       | 785 Sq Ft            | Heating      | Forced Air, Electric  |
| Bedrooms   | 2                    | Cooling      | Central Air           |
| Bathrooms  | 1 Full               | Maintenance  | \$545.95/Month        |
| Possession | 30-60 Days/ Flexible | Taxes        | \$2,707.17 (2025)     |
| Year Built | 2011                 | Parking      | 1 - Level B, Unit 27  |
| Exposure   | South East           | Locker       | 1 - Level B, Unit 179 |
| Laundry    | In-Suite             | Reserve Fund | \$8,541,318.51        |
| Walk Score | 97                   | Balcony      | Open                  |

Welcome to loft-inspired living in the Heintzman! This south-east facing corner unit offers incredible unobstructed views of the CN tower, the lake and the Junction skyline. The stunning 2 bedroom + den features an excellent functional split plan layout of almost 800 sq ft. Tastefully updated, the kitchen features all stainless steel appliances including a Fisher Paykel fridge and brand new LG ThinQ microwave. Engineered hardwood floors throughout the bedrooms, living room and dining room create seamless flow and highlight the open concept of the unit. Each bedroom boasts a unique view of the city and both come with a built-in closet. The primary bedroom has its own private south-facing patio - a dream spot to wake up to and enjoy your morning coffee. The den offers a versatile space - ideal for a home office, cozy reading nook, creative studio or music room. Off the den, you will find a brand new washer dryer combo (LG ThinQ). Stroll to popular Junction independent shops, restaurants, organic grocery stores, The Junction Farmer's Market, Vine Avenue Playground, and excellent neighbourhood schools. Everything you need is close at hand! With a walk-score of 97, TTC steps away, & a short walk to the UP express/GO station, getting out and about has never been easier. Exceptional amenities include 24 hr concierge, BBQ terrace, gym, party room, library, pet wash station, visitor parking, bike storage and EV charging stations.

### SUITE DETAILS

- Living and dining room combined with large window, bamboo floors and centre light fixture
- Kitchen with breakfast bar, granite countertops, undermount stainless steel sink, pendant lighting, tile floor, tile backsplash and stainless steel appliances: Fisher&Paykel fridge, Maytag oven, Bosch dishwasher, new LG Thin Q microwave
- Primary bedroom with double closet, window, walk out to balcony, centre light fixture and bamboo floor
- Second bedroom with double closet, window, centre light fixture and bamboo floor
- Four piece bathroom with vanity, vanity light, tile floor, toilet and bathtub with rain and handheld shower head and tile wall surround

- Den with centre light fixture, tile floor and double closet with new white stacked LG ThinQ washer and dryer combo

## AREA FEATURES

- Heart of the Junction
- Close to TTC, UP, GO
- Vibrant restaurants, independent shops
- Close to Vine Park Playground & Baird Park
- Excellent school district
- Click on the following link to see condo height plans for new build immediately south 403 Keele St. There will be only 11 stories. The views from 1714 will be preserved.  
<https://urbantoronto.ca/database/projects/403-keele-street.46709>

## MAINTENANCE FEE \$545.95/MONTH

### INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Locker
- Water

## BUILDING FEATURES / AMENITIES

- Concierge
- Party Room
- Gym
- Bike room
- Rooftop Deck/Garden Area
- Visitor Parking

## Inclusions

Electrical light fixtures, window coverings, stainless steel appliances: Fisher&Paykel fridge, Maytag oven, Bosch dishwasher, new LG Thin Q microwave and white stacked LG ThinQ washer and dryer combo

## Exclusions

None.

## Management Contact

First Service Residential - HeintzmanPlace.on@fsrential.com