

## 1300 Islington Avenue | Suite 1601

### Key Details

|              |                                    |               |                    |
|--------------|------------------------------------|---------------|--------------------|
| Area         | 1,485 Sq Ft♦                       | Heating       | Forced Air, Gas    |
| Bedrooms     | 2 + 1                              | Cooling       | Central Air        |
| Bathrooms    | 2 Full                             | Maintenance   | \$1,406.91 / Month |
| Possession   | 30-60 Days                         | Parking       | Level A, Unit 46   |
| Year Built   | 1987                               | Locker        | In-Suite           |
| Exposure     | North West                         | Laundry       | In-Suite           |
| Balcony      | Covered                            | Walk Score    | 80                 |
| Taxes        | \$3,702.57 (2025)♦                 | Transit Score | 91                 |
| Reserve Fund | \$1,371,336.00<br><i>unaudited</i> |               |                    |

### Welcome to 1300 Islington Avenue Suite 1601 | Barclay Terrace!

A 2-bedroom plus den, 2-bathroom corner suite spanning ~1,485 sq ft, offering panoramic golf course and sunset views in one of Etobicoke's most sought-after communities.

#### Suite Highlights:

- Bright combined living & dining rooms with walkout to a covered balcony
- Window-wrapped den – ideal for an office or reading nook
- Separate family room with passthrough to kitchen
- Eat-in kitchen with stainless steel appliances and ample cabinetry
- Spacious primary retreat with both a double and walk-in closet
- Ensuite bath featuring a large soaker tub, separate shower, and vanity
- In-suite laundry, in-suite locker, and one parking space

#### Additional Features:

- Maintenance fees include cable TV, A/C, heat, hydro, and water
- Resort-style amenities: indoor pool, fitness centre, squash and tennis courts, sauna, concierge, and visitor parking
- Steps to Islington Village shops, cafés, pubs, subway, Mimico Creek trails, and Montgomery's Inn with its beloved farmer's market

A rare opportunity to own a spacious, sunlit corner suite surrounded by the charm and convenience of beautiful Islington Village.

MAINTENANCE FEE \$1,406.91/MONTH:

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

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; stove, venthood, fridge, dishwasher; washer & dryer

## Management Contact

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## Schools

Islington JMS, Etobicoke CI | Complete list of schools with live links on [babiakteam.com](http://babiakteam.com)