

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 <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

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

Schools

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