

1300 Islington Avenue | Suite 303

Key Details

Area	1,340 Sq Ft✦	Heating	Forced Air, Gas
Bedrooms	2	Cooling	Central Air
Bathrooms	1 Full, 1 Half	Maintenance	\$1,272.92 / Month
Possession	30 Days	Parking	Level B, Unit 81
Year Built	1987	Locker	In-Suite
Exposure	North East	Laundry	In-Suite
Taxes	\$3,370.77 (2025)✦	Walk Score	80
Reserve Fund	\$1,548,531.00✦	Transit Score	91

Welcome to 1300 Islington Avenue Suite 303 | Barclay Terrace!

Welcome to this beautifully maintained 3rd-floor suite in the Barclay Terrace community. Offering 2 bedrooms + den and 1.5 bathrooms across approximately 1,340 sq. ft., this bright and spacious home enjoys a sunny east-facing exposure.

Resort-style living with incredible amenities including an indoor pool, tennis courts, fitness facilities, and 24-hour concierge. Ideally located just steps to Islington Subway Station, Bloor Street and Islington Village shops and restaurants, Thomas Riley Park, Mimico Creek, and Montgomery's Inn – this is convenience at its best.

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 northeast-facing windows fill the living space with natural light
- Enter into vestibule with in-suite locker and separate walk-in storage closet
- Expansive living and dining area ideal for entertaining
- Spacious primary bedroom with walkthrough closet and 4-piece semi-ensuite
- 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 plan living and dining area with seamless flow and ample room for entertaining
- Large eat-in galley kitchen with ample cabinetry, stone counters, double sink, full-size appliances, and a comfortable breakfast nook
- Adjacent sunroom
- Central air conditioning and forced-air heating
- New carpet and paint throughout (2026)
- New counters in Kitchen, and new counters and fixtures in Full Bathroom (2021/2022)

MAINTENANCE FEE \$1,272.92/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 racquetball 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; existing kitchen appliances: stove, range hood, dishwasher, fridge; washer and 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

✦ Buyer to verify ; sq ft as per floor plans not MPAC ; Reserve Fund balance at the beginning of the fiscal year