

# 35 HAYDEN ST SUITE 1314

1 BED + 1 BATH

463 SQ FT AS PER BUILDER PLAN

YONGE & BLOOR

CONDO

Listed by  
*Halina Bucchino, Sales Representative*



# WORK AND LIFE, PERFECTLY BALANCED AT YONGE AND BLOOR

Whether you live or work, or work to live, you'll find what you need in this quiet Hayden St. condo. With one bedroom, one bath, surprising storage AND balcony, you have just what you need to live a big life in the city. It may be on the smaller side, but thanks to some serious design thinking, it feels and functions like a much larger space. Steps from everything the city has to offer, this home is perfect for someone looking to move out on their own or buy for the first time. You can save on your gym membership, splurge on some of the finest restaurants in the city, and the subway is pretty much in your backyard.

There's lots to love – inside and out.

## HERE'S 5 REASONS YOU'LL WANT TO CALL 35 HAYDEN HOME

- Location! 100 walk score, come on – it literally doesn't get better than this.
- Great layout, NO wasted space. Like none.
- There is some actual storage space in this small unit and it comes with a locker.
- Movie night gets a serious upgrade. There's a projector mount and a vintage projector screen that can remain with the property. Grab a tablet projector and forget the TV for a theatre feel at home!
- This one seems small to everyone who doesn't own a flat iron, but there is great counter space in the bathroom for a small-space unit. And at the end of the day, it's those little things that make all the difference.

[35HaydenSt-1314.com](http://35HaydenSt-1314.com)

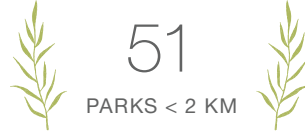


# YONGE & BLOOR

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



51  
PARKS < 2 KM  
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

6 < 1 KM

GROCERY STORE



120+

CAFÉS < 1 KM



JAVA JOLT

8

STARBUCKS < 1 KM



MAKING THE GRADE

CHURCH ST JR PS

JESSE KETCHUM JR & SR PS

JARVIS CI



290+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the  
**BRELteam** | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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