

45 SOUSA MENDES ST #303

2 BED + 2 BATH

1,300 SQUARE FEET
+ 280 SQUARE FOOT TERRACE

ROOF-TOP TERRACE

ONE PARKING SPOT

*Listed by
Matthew Shapiro & Kristin Shensel, Sales Representatives*



GetWhatYouWant.ca



COME FOR THE TOWNHOUSE, STAY FOR THE TERRACE

Sometimes you find a house that checks all the boxes. This townhouse gets checks, happy faces and gold stars. It's gorgeous with designer-eye high end finishes throughout - over \$25k in builder upgrades. It's bright thanks to floor-to-ceiling windows. It's green, with smart thermostat and energy efficient laundry and more. It has lots and lots of space, including a den on the main floor. Don't forget the spa-like master bathroom. The kitchen? Swoon. This townhouse has more usable floor space than others in the complex - YAY for custom floor plans!

And then... there's the terrace. Sigh. The terrace is huge. It has lovely custom built cedar planter boxes & AC cover box. Plus there's an unfinished bonus area beside the terrace that could be turned into a den or office - or stay as-is for on-site storage. This is stress-free, minimalist living at it's very best.

FIVE THINGS WE LOVE, LOVE, LOVE ABOUT THIS HOUSE

1. The roof-top terrace is to die for.
2. Amazing open floor plan with floor to ceiling windows for natural light for days.
3. Bonus den area on main living floor.
4. Second bathroom for guests.
5. Extra bonus area adjacent to terrace with potential - turn it into a den or enjoy it unfinished as fancy storage on-site.

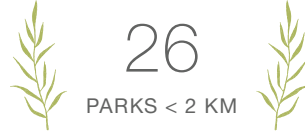
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JUNCTION TRIANGLE

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



26
PARKS < 2 KM
GREEN SCENE



RAIL LINES < 1 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

2 < 1 KM

GROCERY STORE



30

CAFÉS < 1 KM



JAVA JOLT

2

STARBUCKS < 1 KM



MAKING THE GRADE

PERTH AVENUE JUNIOR PUBLIC SCHOOL,
BROCK PUBLIC SCHOOL,
BLOOR COLLEGIATE INSTITUTE,
WESTERN TECHNICAL SCHOOL



60



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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