

15 SOUSA MENDES ST TH303

2 BED + 2 BATH

1,066 SQFT
+ 280 SQFT TERRACE

ROOF-TOP TERRACE

ONE PARKING SPOT

Listed by

Matthew Shapiro & Kristin Shensel, Sales Representatives



GetWhatYouWant.ca



EASE INTO FALL ON THE BEST TERRACE IN TOWN

Tucked-in among a row of neighbouring townhomes, in a quiet cul-de-sac with a communal garden, this is not just a property - but a community.

Inside, it's modern, sleek and compact (as is expected for a newer build) but this is a home that exceeds expectations.

Despite its crisp modernity, there's a palpable warmth here, in this Junction Triangle abode — and it's not just from the sun shining through floor-to-ceiling windows (everywhere).

\$25,000 in builder upgrades have resulted in a space that is not only functional and low maintenance, but beautifully designed for everyday living.

Built with inclusion in mind, the home opens up to accommodate guests, family, and friends. Inside, a guest room with private bathroom, extended kitchen with built-in pantry (equipped with a communal island), and expansive (private) rooftop terrace, make this an easy space for entertaining.

Steps to coffee shops, restaurants, shopping, parks, pubs, bakeries... you name it.

This is a townhouse that truly feels like a home — without the burdensome upkeep that often comes along with that.

FIVE THINGS WE LOVE MOST

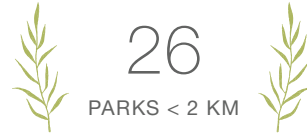
1. The design - A customized floor plan that makes the home feel larger than it is. Modern minimalist designer finished throughout. Loads of storage space. Tons of windows.
2. The epic top floor patio - This is a patio that is made for memorable fall nights with friends or curl up with a book (and a glass) and forget you live in the city — up there, you could be anywhere.
3. The natural light - I know, I know, Realtors say this all the time. But it's the truth. This house is brimming with light at every turn. Thank you, floor-to-ceiling windows...
4. The location - Junction Triangle. What more do we need to say? Everything is at your fingertips. Enough said!
5. The effortlessness - When you buy a newer build, especially this one, all the tough stuff has been done. There's no need to worry about electrical, or the flooring, the insulation... it's updated and it's built to last.

JUNCTION TRIANGLE

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



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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