

HARBORD VILLAGE

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



53

PARKS < 2 KM

GREEN SCENE



FIDO FACTOR

1 < 1 KM

GROCERY STORE



66

CAFÉS < 1 KM



JAVA JOLT

4

STARBUCKS < 1 KM



MAKING THE GRADE

FOREST HILL JR & SR PUBLIC SCHOOL
FOREST HILL COLLEGIATE INSTITUTE
NORTHERN SECONDARY SCHOOL
TADDLE CREEK MONTESSORI



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the **BREL**team | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises.

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736 SPADINA AVE #1111

2 BED + 2 BATH

772 SQ.FT
+ 142 SQ.FT BALCONY

1 PARKING + 1 LOCKER

HARBORD VILLAGE

Listed by

Brendan Powell & Melanie Piché, Brokers



GetWhatYouWant.ca

WHOEVER TOLD YOU THAT YOU CAN'T HAVE IT ALL...LIED

736 SPADINA AVENUE, UNIT 1111

Start the day in your master bedroom with south-facing downtown Toronto and UofT views. Freshen up in your ensuite bathroom with frameless walk-in glass shower, & dress for the day with a large double closet that holds any shopaholic's loot.

Looking to share the space? Go for it, there's enough room plus a huge storage closet at the front of the condo—it's like a second locker for all your things!

Split bedroom floor plan for privacy, (both with floor-to-ceiling windows and south-facing views), two bathrooms, generous living area, modern kitchen, and epic balcony (extending the entire width of the unit) will make you—and any potential roomie—automatic hosts with the most.

Things We LOVE:

- 1. The location** – Harbord Village, sandwiched between the Annex & Little Italy, steps to anything-and-everything you could ever want (including both subway lines).
- 2. The balcony** – Wide with south-facing views—ideal for hosting & a true extension of the living space.
- 3. The layout** – 2 bed split floor plan, master ensuite plus an in-unit walk-in storage closet.
- 4. The design** – Granite counters & island, stainless steel appliances, frameless glass walk-in shower and floor-to-ceiling windows. The bloody dishwasher has Wi-Fi!
- 5. The building (Mosaic)** – Non-smoking, with a boutique feel & amenities.

736SpadinaAve-1111.com

