

100 QUEBEC AVE, UNIT 1512

3 BED & 2 BATH

CONDO APARTMENT

HIGH PARK NORTH

2 PARKING SPOTS

Listed by

Lisa Bednarski, Sales Representative





CANADIAN FAMILY ROBINSON

No, it's not a treehouse but it is family-friendly condo living in what feels like a treehouse. Just atop the High Park North tree canopy is 100 Quebec Ave #1512, just waiting for a family's first (or next) adventure.

Whether it's about bringing home the first (or second) baby OR having room for the kids when they come home from university, this rarely-available corner unit has the right layout and square footage (almost 1,200 of it) to do it with ease. Offering 3-bedrooms, 2-bathrooms, 2 parking spaces and a ridiculous amount of outdoor space just above the trees, this condo offers everything you'd find in a High Park family home.

This is west-end Toronto living at its finest. Steps to High Park subway station, the playgrounds of High Park, great schools and the shops of Bloor Street West. You can get away without having a car but you don't have to because there's also not one but TWO parking spaces.

But it's inside where this living space truly shines. We mentioned it has 3 bedrooms, right? What we haven't talked about yet is the master bedroom — with his and hers closets, an ensuite and walk-out to a terrace that runs almost the entire length of the unit, faces unobstructed views west (the sunsets are AMAZING) and has a view of Lake Ontario too.

That terrace is also accessed through the eat-in kitchen from where you can see all the way to the Mississauga cityscape while you sip your morning coffee. But wait, there's more - ANOTHER terrace off the living and dining area AND ANOTHER terrace off the 2nd bedroom.

Tough to compete with High Park as your backyard, but the building also features an outdoor pool and tennis courts for more family adventures.

THINGS WE'RE OBSESSED WITH

1. **The views** - From three of four compass points - north, south and, especially, west.
2. **The potential** - It's had a refresh but there's still a canvas for the adventurous family to make its mark.
3. **The floor plan** - 3 beds and 2 baths in 1,192 square feet that feels bigger than some semis.
4. **The location** - High Park is, literally, your playground and great schools abound.
5. **The building** - Premier, well-managed, building with all-inclusive maintenance fees (including hydro and basic cable).

100QuebecAve-1512.com

HIGH PARK

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



RAIL LINES < 1.5 KM BUS LINES < 1.5 KM

COMMUTE



16

PARKS < 2 KM



GREEN SCENE



FIDO FACTOR

2 < 1 KM

GROCERY STORE



16

CAFÉS < 1 KM



JAVA JOLT

2

STARBUCKS < 1 KM



MAKING THE GRADE
KEELE STREET PUBLIC SCHOOL
HUMBERSIDE COLLEGIATE INSTITUTE
WESTERN TECHNICAL-COMMERCIAL SCHOOL



30+



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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