

33 EMPRESS AVE SUITE 516

1 BEDROOM CONDO

UNDERGROUND PARKING

1 BED + 1 BATH

627 SQ.FT
+ 120 SQ.FT BALCONY

Listed by
Matthew Shapiro, Sales Representative





SPARK JOY! LOW-KEY LUXURY IN THE HEART OF WILLOWDALE: 33 EMPRESS, SUITE 516

Declutter your life! Live somewhere that works for you, not the other way around.

Wake-up to over 600 sq.ft of sunny and functional living space that's been fully renovated. No more D.I.Y projects, stressful shopping trips to Home Depot, or homeownership headaches. All the tough stuff is done. Your job?! Enjoy.

Take in views from your private balcony, entertain in your open concept space, cook in your kitchen with stainless steel appliances and breakfast bar or...just stay in. Living here is easy.

The best part? This 1 bedroom, 1 bathroom space isn't *just* about carefree living. It's also (super) convenient. Enjoy instant access to incredible amenities (gym, games room, party room, underground parking, onsite security) and the luxury of living right on Empress Walk—in the heart of Willowdale East.

So forget fixer-uppers or homeownership stress. Simplify your life and spark joy at 33 Empress, suite 516—low-key luxury in the heart of Willowdale.

Things we Love

- **The location** - Willowdale(East)/North York. Loblaws, Cineplex and LCBO are RIGHT there. Parks, schools (including Earl Haig where you're instantly 'grandfathered' in as a part of the school district while nearby buildings are NOT), shopping, and transit are all at your fingertips. A short drive to Bayview Village.
- **The condo building** - Royal Pinnacle condos. Exceptional amenities. Walking distance to...*everything*.
- **The details** - 9 ft. ceilings, private balcony, floor-to-ceiling windows, stainless steel appliances, fully renovated.
- **The layout** - Open-concept with loads of natural light.



33EmpressAve-516.com

WILLOWDALE

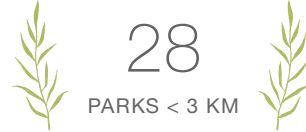
NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE



PARKS < 3 KM
GREEN SCENE



RAIL LINES < 1 KM



BUS LINES < 0.5 KM

COMMUTE



FIDO FACTOR

2 < 1 KM

GROCERY STORE



47+

CAFÉS < 1 KM



JAVA JOLT

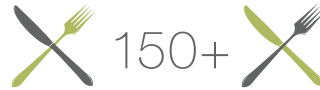
2

STARBUCKS < 1 KM



MAKING THE GRADE

MCKEE PS
BAYVIEW MS
EARL HAIG SS



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.

Matthew Shapiro
Sales Representative
office: 416.274.2068
direct: 647.501.5655
matt@getwhatyouwant.ca