

25 NEIGHBOURHOOD LANE SUITE #514

QUEENSWAY





Welcome to 25 Neighbourhood Lane; a thoughtfully constructed ten storey midrise condominium located next to the Humber River in the Stonegate-Queensway neighbourhood. This exceptionally functional two bedroom plus den, two bathroom suite features approximately 1,000 square feet of living space and two south facing balconies providing stunning views of the lush greenery, and Mimico skyline.

This home feels special from the moment you walk in. Engineered hardwood floors stretch through the entryway, setting the stage for what's ahead. Thoughtful open concept living starts with the dreamy kitchen, the kind that makes you want to cook more. Quartz countertops shine against custom cabinets, and the island in the middle is perfectly positioned to host friends or additional countertop space for cooking. Light fills the living room, making it feel bigger than it is. Glass doors open to a private balcony – a quiet spot that feels miles away from city life.

The primary bedroom is your own private escape, complete with a spa-like bathroom and a walk-in closet that actually fits your clothes. There's even a second private balcony with a sliding glass door. The second bedroom has huge windows with views of the Mimico skyline, while the sunny den makes working from home something to look forward to. Every room here serves a purpose, but it's how they flow together that makes this place feel like home.

25 Neighbourhood Lane hosts less than 140 suites and includes top of the line amenities such as a 24 hour state-of-the-art gym, party room, guest suites, and daily concierge services. Nearby, residents are directly across from shops, restaurants, and entertainment along the Queensway. Only a short drive up to Bloor Street to hop on the TTC, as well as being mere minutes away from the Gardiner Expressway to get to Downtown or west GTA.









FEATURES

- Approximately 1,000 square feet of living space, this two bedroom plus den features two bathrooms, and two balconies with open-split layout.
- Fully upgraded kitchen featuring built in storage solutions, full size appliances, and custom upgraded quartz centre island with drawers.
- Two spacious bedrooms, the primary suite hosts an oversized walk-in closet, four piece ensuite and private walk out balcony with beautiful views of the neighbourhood. The secondary bedroom boasts generous size along with a large closet, and fantastic views.
- A multifunctional den can be utilized as a terrific home office or peaceful retreat.
- Outstanding location within walking distance to various shops, restaurants, and grocers. A short trip to Bloor street to access TTC, as well as south to the Gardiner Expressway.
- Explore an outdoors dream location, with Humber river adjacent to the building, connecting various parks, trails, and walking paths across the city.

AMENITIES

- Daily Concierge
- Fitness Room
- Party & Meeting Room
- Guest Suites
- Visitor Parking

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Floor Plans



TAXES

- \$3,690.90 (2024)

HEATING

- Heat Pump

COOLING

- Central Air

PARKING

- 1 Car Privately Owned Parking Space (Level D #7)

LOCKER

- 1 Privately Owned Storage Locker (Level D #56)

MAINTENANCE FEES

- \$943 - Monthly (Includes Common Elements, Parking, Locker, and Building Insurance)

EXCLUSIONS

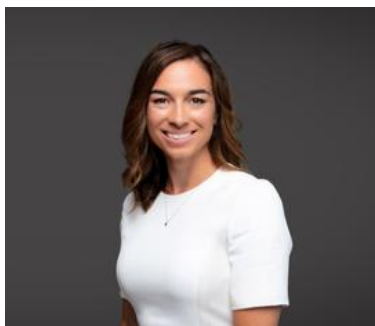
- None

INCLUSIONS

- Stainless Steel Oven/Stovetop
- Frigidaire Refrigerator & Freezer
- Frigidaire Microwave & Range Hood
- Frigidaire B/I Stainless Steel Dishwasher
- Whirlpool Washer and Dryer
- All electrical Light Fixtures
- 1 Car Underground Parking
- Storage Locker



ELEVATE YOUR EXPECTATIONS



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REAL ESTATE TEAM

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