



60 MONTCLAIR AVENUE UNIT 202
FOREST HILL



WELCOME TO 60 MONTCLAIR AVENUE UNIT 202.

Ideally located steps to the heart of Forest Hill Village, Suite 202 at 60 Montclair is an unrivalled opportunity to be immersed in one of Midtown Toronto's most desirable and exclusive communities.

Suite 202 offers two generously sized bedrooms, a well-appointed washroom and bright open concept living area spanning over 1000 square feet. The front hall features a large, mirrored coat closet, and flows seamlessly into the kitchen with tiered counters and extensive storage. The dining and living room are well-proportioned offering plenty of flexibility to arrange based on your personal needs. The bedrooms, washroom and wet bar (which can be readily converted into an ensuite laundry closet) are located off a hallway from the living area, ensuring privacy and solitude for personal space.

60 Montclair Avenue is a uniquely positioned co-ownership property, wherein owners are entitled to a percentage ownership of the building and rights to occupy a unit, differing from a condominium or co-operative. Suite 202 offers an unrivalled opportunity to call the highly desirable Forest Hill community home, and being just steps to St Clair West station, Cedarvale Ravine, Winston Churchill Park and the shops of Forest Hill Village, this rare offering is not to be missed.







INCLUSIONS

- LG Refrigerator
- Frigidaire Oven
- Bosch Dishwasher
- Microwave
- All Electrical Light Fixtures
- All Window Coverings

EXCLUSIONS

- None

SQUARE FT

- 1,094 SQ FT

POSSESSION

- 30/60/90 Days

MAINTENANCE FEES

\$1,209.95 (Building Insurance, Property Tax, Water, Heat, & Parking)

HEATING

- Wall Unit & Radiators

COOLING

- Wall Unit

STORAGE LOCKER

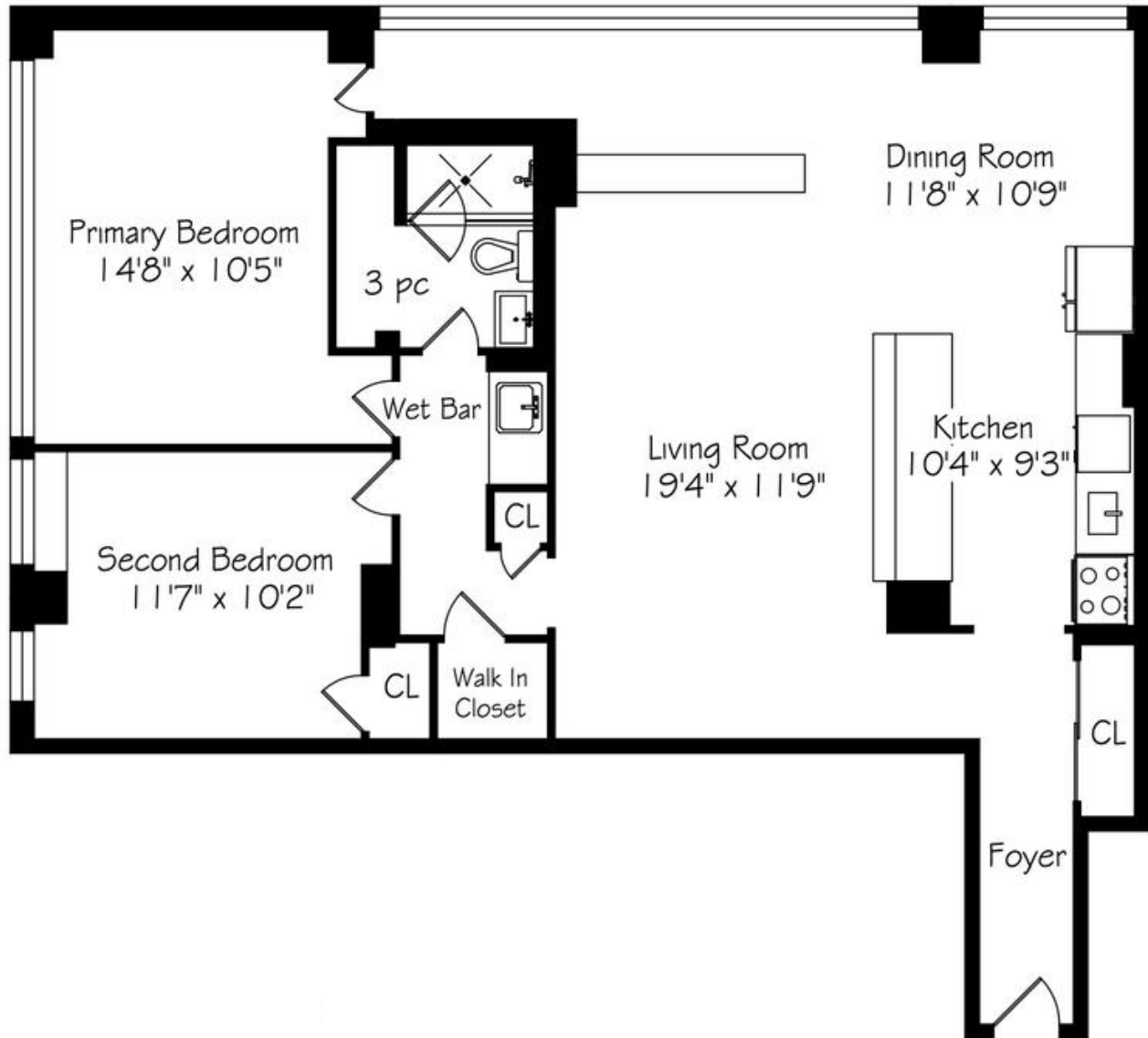
- One Dedicated Use Storage Locker

PARKING

- One Dedicated Underground Parking Spot (P3 - C062)

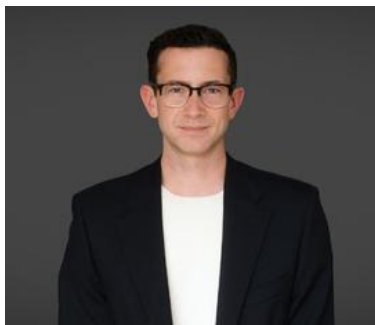
60 MONTCLAIR AVENUE UNIT 202

FLOOR PLANS





ELEVATE YOUR EXPECTATIONS



ALEX COREY

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HEAPS ESTRIN

REAL ESTATE TEAM

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