

35 BRIAN PECK CRESCENT SUITE 504

LEASIDE





Welcome to Suite 504 at 35 Brian Peck Crescent, a bright and beautifully appointed two-bedroom, two-bathroom residence in the sought-after Scenic on Eglinton development by Aspen Ridge Homes. Perfectly situated in the east tower, this thoughtfully designed suite offers almost 1000 square feet of stylish interior living, paired with open north-facing views and an expansive balcony ideal for everyday enjoyment.

Situated perfectly in Leaside, this community is celebrated for its lush green spaces, easy access to the Don Valley trails, all the retail conveniences of Laird and Eglinton, and exceptional proximity to both Bayview and Eglinton transit corridors. Here, nature and convenience exist in perfect harmony.

The Suite

- A spacious foyer welcomes you with a dedicated laundry closet and a separate coat closet, adding practical comfort upon arrival.
- A full four-piece bathroom and a den offer versatility, ideal as a home office, reading nook, or dedicated dining space.
- The modern kitchen features a centre island with ample cabinet and counter space, perfect for daily living or casual entertaining.
- The open-concept living and dining area boasts floor-to-ceiling windows, bathing the space in natural light and providing seamless access to the balcony.
- The primary suite includes more floor-to-ceiling windows, a walk-in closet, and a three-piece ensuite.
- The second bedroom offers a functional layout with a closet
- The balcony provides ample space to sit and enjoy the gorgeous unobstructed Ravine views

Whether you're downsizing, upsizing, or simply looking for a well-connected and low-maintenance home with space to breathe, Suite 504 offers an exceptional opportunity to live in one of Toronto's most convenient and green neighbourhoods.

**Please Note Images Are Virtually Staged*



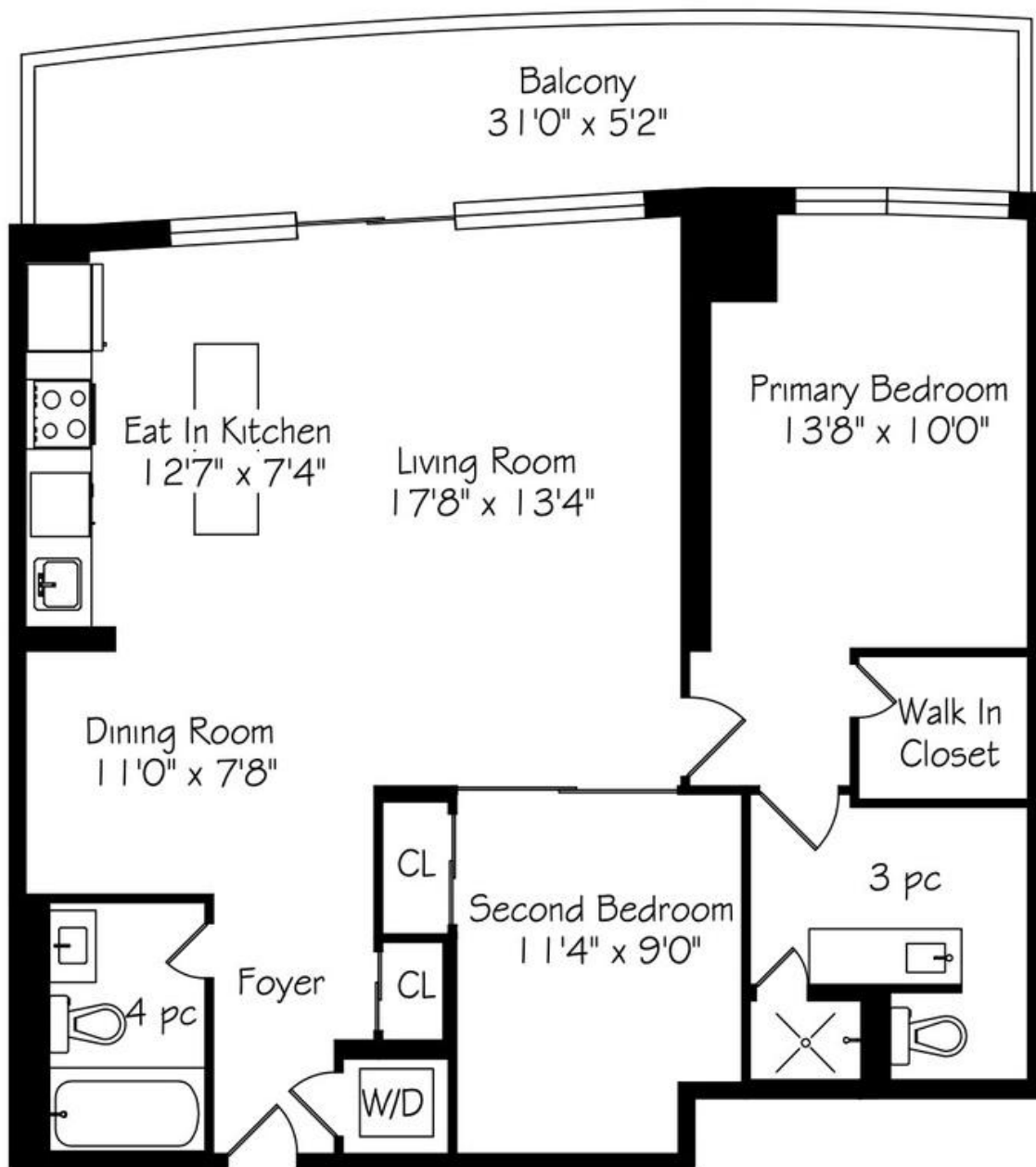






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FLOOR PLANS



MAINTENANCE FEES

- \$849.59/Month

PARKING

- Two Side-By-Side Parking Spots (P2 - #61 & #62)

LOCKER

- One Storage Locker - B131

TAXES

- \$3,588.66 (2024)

INCLUSIONS

- Frigidaire fridge/freezer
- Frigidaire stove/oven
- Frigidaire dishwasher
- Sakura hood range
- General Electric washer & dryer



ELEVATE YOUR EXPECTATIONS



SALLY PARADINE

Real Estate Agent

647.697.3291

sally@heapsestrin.com



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