

### ADDITIONAL INFORMATION

#### CLOSING

- To be arranged / 60 days

#### INCLUSIONS

- Appliances:
  - o Stainless steel GE Profile Fridge
  - o Stainless steel GE Profile Stove
  - o Stainless steel GE Profile Built-in microwave
  - o Stainless steel GE Profile Built-in dishwasher
  - o Full size stacked washer & dryer
- All electric light fixtures
- All custom window treatments (curtains in living room + blackout blinds in bedroom)

#### EXCLUSIONS

- None

#### MAINTENANCE FEES

- \$348.92/month

#### PROPERTY TAXES

- \$2,216.03 for 2014

#### RENTAL ITEMS

- None

#### LOCKER

- One owned locker

#### PRICE

- \$389,000



ALL INFORMATION CONTAINED IN THIS FEATURE SHEET HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE AND ASSUMED CORRECT BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO ITS ACCURACY.

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

# 30 GRAND TRUNK CRESCENT #2703



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### 30 GRAND TRUNK CRESCENT #2703

The moment you step into this stunning, north-facing 651 square foot upgraded 27th floor suite at Infinity I featuring one bedroom, a den, 4-piece bath, high ceilings, and ideal open concept layout in addition to a north-facing balcony and expansive floor-to-ceiling windows, you will realize just how special this offering is.

Retreat home to an extra-wide combination living and dining room area featuring premium upgraded espresso hardwood flooring, upgraded designer lighting and custom window treatments. The living and dining rooms overlook a spacious, open-concept kitchen featuring sleek white cabinets, stainless steel appliances, ample granite countertop space & extra large breakfast bar – the ideal backdrop for unwinding and entertaining!

The serene master bedroom oasis features large windows with north views. The master bedroom also boasts a large closet with custom closet organizers by Simply Closets.

The den features premium upgraded espresso hardwood flooring and can be used as an office, guest room, or a combination of the two.

The building features a 24-hour concierge, card access security system, and an elegant lobby. The building's recreation and entertainment centre includes a fitness club, luxurious indoor pool, sauna and whirlpool, cinema, party room and more.

A rare opportunity to own this upgraded, intelligently-designed, open and inviting suite, just minutes to the financial district, TTC subway, Union Station, world-class restaurants, and the hottest sports events in the City at the Rogers Centre and Air Canada Centre. Steps to the CN Tower, Convention Centre and vibrant Toronto waterfront. Be in the heart of it all. This would be the perfect space for discriminating urban professionals. Included is storage (1 owned locker).



#### FOYER

- Tile flooring
- Custom closet organizers by Simply Closets

#### LIVING ROOM

- Espresso engineered hardwood flooring
- Open concept overlooking dining room & kitchen
- Overlooks north-facing floor-to-ceiling windows
- Custom window treatments
- Recessed lighting
- Walk out to north-facing balcony

#### DINING ROOM

- Espresso engineered hardwood flooring
- Extra wide open concept overlooks living room & kitchen
- Harco Looor (Dutch designer) light fixture (retail value \$6,000)

#### KITCHEN

- Espresso engineered hardwood flooring
- Halogen lighting
- White sleek cabinets
- Double sink
- Ample granite countertop space

- Extra large breakfast bar
- Stainless steel GE Profile appliances:
  - o Fridge
  - o Stove
  - o Built-in microwave
  - o Built-in dishwasher
- Spacious open-concept kitchen overlooks living and dining rooms

#### MASTER BEDROOM

- Broadloom
- North-facing large window
- Custom window treatment (blackout blinds)
- Custom closet organizers by Simply Closets (retail value \$3,500)

#### DEN

- Espresso engineered hardwood flooring
- Open concept
- Can be used as an office or a guest room

#### MAIN BATHROOM

- Tile flooring
- 4-piece bathroom
- Granite counters

#### BALCONY

- Concrete
- North facing
- Wide balcony

