



**• Inclusions:**

Crosley Stainless Steel Type Fridge and Stove, Hood Fan, Microwave, Portable Air Conditioner, Window Coverings, Kitchen and Bathroom Decorative Shelving, Bedroom Mirror.

• The laundry room is located one floor below in separate laundry room with two washers (\$2.00 per load) and two dryers (\$1.75 per load) Smart Card Laundry. Also located in the laundry room is a bike rack.

• Locker # 201, located in the lower level.



**The RossSisters And Associates**

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The RossSisters and Associates Team

Century 21® Canada -#7 Team in Canada for Units Sold in 2015

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Welcome Home To

# 201-118 Scott Street

## Osborne Village



• Osborne Village was Designated Canada's greatest neighbourhood in 2012 by the Canadian Institute of Planners

• 520 SF

• Monthly Condo Fee \$282.95

• 2016 Taxes: \$1,924.89

• 4.94% Owners Interest

• Built in 1956

• Stevenson Property Management

• Contact: Karri Melnyk  
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• The Corporation has had a Reserve Fund Study done by Pinchin Environmental February 26, 2010

• Located mid block on the East side of Stradbrook between Stradbrook and River Avenue

This is a great opportunity to purchase an affordable bright and well laid out second floor, one bedroom, end unit condo. Perfect for the student, young professional, snow bird or as an investment property this renovated condominium is a concrete and brick building and comes complete with an outside parking stall (which is viewable from the condo) and a storage locker on the lower level.

This condo is located just steps away from restaurants, popular nightspots, shopping, public transportation and Rapid Transit.

The unit exudes an abundance of warmth and charm and offers an open floor plan, a contemporary paint palette, and gleaming hardwood floors. The bright and spacious living and dining room open to the kitchen by way of a functional cantilevered peninsula offering a plenitude of counter space, dining area and built-in storage space. The updated maple kitchen with Stainless Steel type "Crosley" Fridge and Stove and large window complete the living area will make great conversations conducive. Its time to call 201-118 Scott Street your new home.



### **Entrance To The Building**

You enter this secured building through the spacious foyer and are gained access into the building through the intercom system. Just one short flight of stairs up and turn to your right you will be at the door of 201-118 Scott Street.

You enter the condo and are greeted by a generous foyer complete with coat closet and door hook. The door includes a deadbolt, and privacy viewer. The gleaming hardwood flooring, contemporary paint palette and newer overhead light fixture complete the space.

### **Hallway**

Gleaming hardwood flooring, overhead light fixture, a contemporary paint palette, and linen closet finish off the space. The hallway opens to the bathroom, bedroom and hallway to kitchen area.

### **Living Room 17.38 X 10.95**

The living room feature gleaming hardwood flooring, a contemporary paint palette, newer laminate countertop and a large South facing window with sash opening. The peninsula offers a wonderful dining area, extra counter space and storage. The window coverings are included with the purchase price.



### **Kitchen 8.41 X 7.19**

The kitchen offers newer contemporary vinyl flooring, laminate counter tops, single stainless steel sink, deep window with horizontal blinds, pot hanger, microwave with stand, "Crosley" (Stainless steel type) stove, "Crosley" (Stainless steel type) fridge, modern cabinetry with drawers and pewter type knobs, newer overhead light with three bulbs, decorative shelving. The circuit breaker panel is located in the kitchen.

### **Bedroom 13.64 X 9.68**

This spacious bedroom features gleaming hardwood flooring, a contemporary paint palette, a newer window with two sliding opening windows, a large single clothes closet, a ceiling fan with light, Decora switch covers, and a full length mirror. The bedroom opens to the hallway.

### **Bathroom**

This updated bathroom offers newer vinyl flooring, a tub with moulded surround, telephone shower, single lever temperature control. a newer vanity with sink and newer taps, a mirrored medicine cabinet, newer modern paint palette, a three-bulb modern light fixture, a GFCI electrical outlet and a towel hook.

### **Linen/Storage Closet (door available)**

This convenient space is located adjacent to the bathroom, it offers vinyl flooring and shelving.

