

2191 Yonge Street, Suite L12

The Building:	Quantum 2 is the north tower of the midtown development completed by Minto in 2008 and very much a landmark building for the neighborhood. Described as a full-service building, residents enjoy the best in modern amenities and convenience. Fitness facilities, screening room, event room with caterer's kitchen and outdoor terrace with BBQs. The building has a 24hour concierge and Starbucks steps from the entrance.
The Location:	Yonge and Eglinton is the heart of Midtown. It's evolution over the past decade with respect to access to public transportation, restaurants, shops and two movie theatres, has made it one of the most sought after locations for buying real estate in Toronto. Easy to get uptown, easy to get downtown with everything at your doorstep.
The Loft:	Soaring ceiling heights of just under 11' and hardwood floors throughout the principal rooms create a contemporary setting for loft living. West facing floor-to-ceiling windows allow for natural light throughout. Modern kitchen with granite counter tops, subway tile backsplash, breakfast bar and stainless-steel appliances. Open and airy combined living and dining room perfect for entertaining. Master bedroom with walk-in closet and ensuite bathroom. The second bedroom can also be set up as a home office or den. One parking spot and one locker. Turn-key living at Yonge and Eglinton.
Foyer:	Hardwood Floors Coat closet
Second Bathroom/ Powder Room	4-piece bathroom Single vanity with storage Full bathtub with showerhead Tile flooring
Laundry Closet:	Maytag Washer & Dryer

Living/Dining Room: Floor-to-ceiling windows
Hardwood floor
Combined with kitchen
Built-in storage below TV
Walk-out to west facing balcony

Kitchen: Stainless-steel oven and cooktop
Stainless-steel microwave
Stainless-steel fridge with freezer drawer
Double sink
Stainless-steel dishwasher
Excellent storage
Granite counter tops
Subway tile backsplash
Breakfast bar
Hardwood Floors

Master Bedroom: Broadloom
Walk-in closet
3-piece ensuite bathroom
Pocket doors

Master Bathroom: 3-piece
Tile floor
Large glass shower stall with subway tile
Single vanity with good storage

**Second Bedroom/
Den** Broadloom
Pocket doors

Additional Information:

Parking:	Underground Garage 1 Parking Spot Available with Suite Level P2, Spot #145
Locker:	1 Locker – P1L3 – Legal description Level A, Unit 3
Legal Description:	Level 5, Unit Suite No. 1904 in Toronto Standard Condominium Corporation (TSCC) No. 1965
Property Taxes:	2019 - \$3,919.17
Maintenance Fees:	\$704.09/MO Includes – Heat, Building Insurance, Common Elements, Central Air, Parking and Locker
Building Amenities:	Concierge Fitness Room Entertainment/Meeting Room Indoor Pool Common Outdoor Space with BBQ Paid Guest Parking
Condo Corporation:	Toronto Standard Condominium Corporation No. 1965
Status Certificate:	Current – Dated February 2020 - Available Upon Request
Property Management:	Wilson Blanchard Management Inc.
Property Manager:	Frank Puchiele 2191 Yonge Street, Toronto, ON M4S 3H8 416-596-6610

Inclusions: All Electric Light Fixtures
Broadloom where Laid
All kitchen appliances
Washer & Dryer
Wall mounted credenza with storage in hallway
Wall mounted credenza below TV in living room
Wall mounted wood backsplash behind television
Mirrors in bathrooms

Exclusions: Television & bracket
All freestanding storage and bookshelves in second bedroom/office
Hanging/Storage rack in the entry/foyer
Lighting under kitchen cupboards
All Artwork, mirrors NOT in bathrooms

Possession: March 1, 2020 - To Be Arranged

**Listed for Sale
with
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