

# WELCOME TO 19 COLE STREET

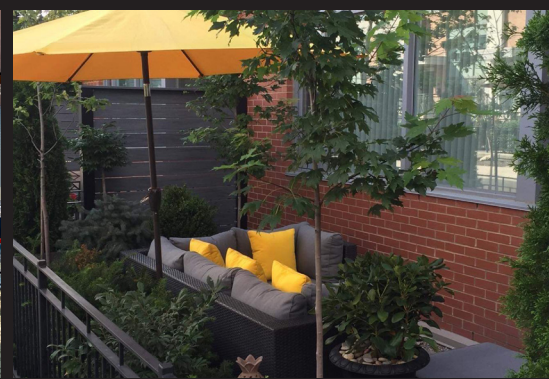
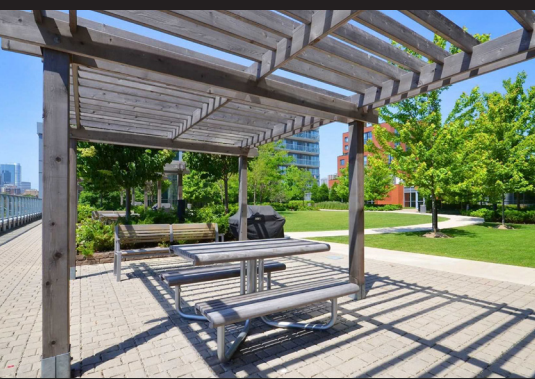


## SIMPLY STUNNING

Welcome to 19 Cole Street, a stunning townhome located in downtown Toronto, and walking distance to some of the best destinations that the city has to offer.

This family-sized home features two levels of spacious, modern living, with 3 bedrooms and 2.5 bathrooms. The open concept living area, dining area, and kitchen present the perfect space to entertain or kick back after a long day. The chef's kitchen with granite breakfast bar features ample cabinet space and stainless steel appliances. A lovely patio is yours to enjoy all year round. The principal bedroom on the second floor offers all your favourite creature comforts: walk-in closet, ensuite bath, and a private balcony to soak up the sun. The other two bedrooms are versatile and can easily double as a media/entertainment room, office, library, and more.

19 Cole Street enjoys amenities such as 24-hour concierge, wi-fi lounge, outdoor barbecues, gym, and party/recreation room. Two parking spaces and two lockers included.





# 19 COLE STREET AT A GLANCE

**TAXES** \$3,351.59 (2020) **BEDROOMS** 3 **BATHROOMS** 1x2, 1x3 and 1x4 **APPROXIMATE SIZE** 1155 sq feet  
**PARKING** Underground parking (2) **LOCKER** Owned (2) **EXPOSURE** north **HEAT** forced air / gas  
**MAINTENANCE FEES** \$931.22

(includes water, heat, building insurance, parking, and common elements)

**INCLUSIONS** stainless steel fridge, stove, dishwasher, washer and dryer; furniture can also be for sale

## LIVING ROOM

18.50 x 11.61 feet

Open concept, laminate floor, combined with dining room



## DINING ROOM

18.50 x 12.00 feet

Open concept, laminate floor, combined with living room



## KITCHEN

8.89 x 8.59 feet

Stainless steel appliances, granite counter, breakfast bar



## BEDROOM

9.32 x 10.99 feet

Laminate floor, closet



## BEDROOM

11.28 x 9.28 feet

Walk-in closet, laminate floor, large window



## PRINCIPAL BEDROOM

11.87 x 10.99 feet

Ensuite bath, walk-in closet, balcony



SWEET HOME



SMART MOVES



GROWTH

YOUR CHOICE FOR DOWNTOWN CONDOS & LOFTS  
**BAYSTREETCONDOS.CA**  
 REFINED REAL ESTATE SERVICE

**Shaun Hsu & Scott Garnett**

Broker

416.786.5168

shsu@trebnet.com

Sales Representative

647.407.4168

sgarnett@trebnet.com



Sutton Group - Associates Realty Inc., Brokerage  
 358 Davenport Road Toronto Ontario M5R 1K6 Bus: 416.966.0300 Fax: 416.966.0080  
 Each Office Is Independently Owned And Operated.