

WELCOME TO 80 WESTERN BATTERY ROAD **SUITE 104**



Condo living doesn't have to be stuffy.

Welcome to this unique ground floor loft at Zip Condos! Featuring towering floor-to-ceiling windows, Suite 104 is exceptionally airy and bright, with an open concept floor plan that is fresh and functional. Modern yet timeless finishes abound here, with contemporary laminate flooring and dark-stained cabinetry. Tasteful upgrades include oak kitchen cabinets, glass tile kitchen backsplash, and Caesarstone countertops.

Enjoy convenient street-level access from the sunny and spacious private patio. This versatile space is great for relaxing, entertaining, exercising your green thumb, and everything in between.

This is Liberty Village at its best! Be steps to Metro, LCBO, banks, Goodlife Fitness, restaurants, banks, transit, and much more. Easily catch a game at the BMO Field or take a stroll down to Fort York and the Bentway.



SUITE 104 AT A GLANCE

BEDROOMS 1 **BATHROOMS** 1x4 **APPROXIMATE SIZE** 585 square feet (as per builder's plan)

TAXES \$2,329.12 (2018) **PARKING** underground (1) **LOCKER** owned

EXPOSURE west **HEAT** forced air / gas **MAINTENANCE FEES** \$434.36 (includes heat, water, central air conditioning, building insurance, parking, and common elements)

INCLUSIONS stainless steel fridge, stove, dishwasher; washer, and dryer, custom linen window coverings

LIVING ROOM

Laminate flooring, open concept, walk-out to patio



LIVING ROOM

Laminate flooring, open concept, walk-out to patio



KITCHEN

Laminate flooring, open concept, walk-out to patio



KITCHEN

Laminate flooring, open concept, walk-out to patio



MASTER BEDROOM

Laminate flooring, closet



BATH ROOM

Four piece bathroom



SWEET HOME



SMART MOVES



GROWTH

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