

KING AND STRACHAN

80 WESTERN BATTERY RD.,
NO. 1206

ASKING PRICE: \$375,000

SELLING PRICE: \$346,000

TAXES: not yet assessed

DAYS ON THE MARKET: 49

LISTING AGENT: Boris Kholodov,
Royal LePage Real Estate
Services Ltd., Johnston and
Daniel Division

This corner suite is one of the first units to come up for resale in a brand-new building in the growing downtown Liberty Village neighbourhood.

Living here will put the buyer within steps of hip new shops, restaurants and cafes, as well as a supermarket and public transit, says agent Boris Kholodov.

Liberty Village "is one of the most popular areas for a young crowd these days," Mr. Kholodov says. "It's a booming area."

Completed on the 12th floor just last year, this 850-square-foot suite offers a practical floor plan with a living and dining area separating two bedrooms to create more privacy between occupants.

"It's one of the best layouts," says Mr. Kholodov. "It has very good living and entertaining space and an open kitchen."

The CN Tower is a scenic backdrop in every room through floor-to-ceiling windows throughout the unit. "It also has a very nice balcony with a view of the city," adds Mr. Kholodov.

Upgraded features include



hardwood floors, carpeting, granite kitchen countertops and stainless steel appliances.

Convenient amenities include a full bathroom, a private master ensuite and laundry machines.

The unit comes with a locker and parking spot, and a monthly fee of \$381 that covers heating costs.

As an extension of resident's living space, the building has a gym and indoor pool, as well as a party room, games room and media room for more social affairs. Guest suites are also available.

