



RIGHT AT HOME REALTY, Brokerage

FOR SALE

CONDO APARTMENT

MLS# W13632282

# 1461 Lawrence Avenue W 1511, Toronto, ON M6L 0A6

Brookhaven-Amesbury, Toronto · M6L 0A6

C\$ 398,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 1        | 1         | 250   | 0       | 0-5       | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

Exceptional opportunity for first-time buyers or investors! This bright and spacious 1-bedroom, 1-bathroom suite at 7 On The Park is located in a modern four-year-old building and is freshly painted throughout. Complete with a locker, this move-in-ready unit features a smart, open-concept layout, floor-to-ceiling windows with window coverings, and an oversized balcony. The stylish European-inspired kitchen offers stone countertops, a centre island with a built-in dining table, and contemporary finishes. Enjoy quality construction, modern design, and low-maintenance living. Conveniently located minutes from Highway 401, the Allen Expressway, the UP Express, TTC transit, Eglinton Crosstown LRT. Steps to the Toronto Public Library, Amesbury Park, LCBO, Walmart, Dining & more. Easy access to downtown Toronto, parks, shopping, and everyday amenities makes this an ideal home for young professionals, couples, or savvy investors. Ultra low maintenance fees at \$0.79/sq.ft! Includes heat.

### FEATURES

✔ New Build

### PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Condo Apartment     |
| LISTING STATUS | For Sale            |
| STYLE          | Apartment           |
| PROPERTY TYPE  | Condo Apartment     |
| AGE            | 0-5 years           |
| AREA RANGE     | 0-499 sqft          |
| ANNUAL TAX     | \$1,389             |
| POSTAL CODE    | M6L 0A6             |
| NEIGHBOURHOOD  | Brookhaven-Amesbury |

## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                            |
|-----------------|-------|------------|-----------------------------------------------------|
| Kitchen         | Main  | —          | Stainless Steel Appl, Centre Island, W/O To Balcony |
| Living Room     | Main  | —          | Laminate, Open Concept, Combined w/Dining           |
| Dining Room     | Main  | —          | Laminate, Open Concept, Combined w/Living           |
| Primary Bedroom | Main  | —          | Laminate, Large Closet, Window                      |
| —               | Main  | —          | —                                                   |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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