

FOR SALE | CONDO APARTMENT | MLS# W14151530

9 Four Winds Drive 907, Toronto, ON M3J 2S8

York University Heights, Toronto · M3J 2S8

C$ 495,000

3	2	1,300	1	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Bring your ideas to Suite 907 at 9 Four Winds Drive, where 1,253 sq. ft. of sunlit living space, 3 bedrooms & 2 balconies give you plenty of room to create a home of your own in Toronto's York University Heights. This east-facing fixer-upper features tile & parquet flooring throughout. The eat-in kitchen has a ceramic backsplash & overlooks the living space. From the open dining area, step down into the spacious sunken living room, where floor-to-ceiling windows welcome the morning light & a walkout leads to a balcony with panoramic city views. The primary bedroom features a walk-in closet, a 2-piece ensuite & its own walkout to a second, private balcony. The 2 additional bedrooms each have a large double closet & a large window. A 4-piece bathroom & a separate in-suite laundry room with a laundry sink complete the layout. Residents enjoy indoor & outdoor pools, a squash court, an exercise room, a recreation room, a party room & ample visitor parking. The suite includes 1 exclusive underground parking space & 1 exclusive locker. Monthly maintenance fees cover heat, hydro, water, cable TV, parking, common elements & building insurance. Perfect for first-time buyers, families, investors, or students, this unbeatable location is just steps to Finch West TTC Station, the new Finch West LRT, York University, and Seneca College, with nearby schools such as James Cardinal McGuigan Catholic High School and C.W. Jefferys Collegiate Institute, plus easy access to Four Winds Community Garden, Fountainhead Park, shopping centres, grocery stores, and everyday conveniences all within walking distance. Close to Highways 400, 401 & 407 for everyday GTA commuting.

FEATURES

- ✓ Garage
- ✓ Public Transit
- ✓ School
- ✓ Park
- ✓ Library
- ✓ Rec./Commun.Centre
- ✓ Place Of Worship

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	51-99 years
AREA RANGE	1200-1399 sqft
PARKING	1 spaces
ANNUAL TAX	$1,660
POSTAL CODE	M3J 2S8
NEIGHBOURHOOD	York University Heights

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	5.50 x 3.70	Ceramic Floor, Sunken Room, W/O To Balcony

ROOM	LEVEL	DIMENSIONS	FEATURES
Dining Room	Flat	4.40 x 3.00	Ceramic Floor, Overlooks Living, Open Concept
Kitchen	Flat	4.50 x 2.45	Ceramic Backsplash, Overlooks Living, Eat-in Kitchen
Primary Bedroom	Flat	5.00 x 3.30	Walk-In Closet(s), 2 Pc Ensuite, W/O To Balcony
Bathroom	Flat	—	2 Pc Bath, Ceramic Floor, B/I Vanity
Bedroom 2	Flat	4.20 x 2.80	Parquet, Double Closet, Large Window
Bedroom 3	Flat	3.55 x 2.60	Parquet, Double Closet, Large Window
Bathroom	Flat	—	4 Pc Bath, Ceramic Floor, B/I Vanity
Laundry	Flat	2.00 x 1.75	Ceramic Floor, Laundry Sink, Separate Room
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GALLERY


SUTTON GROUP-ADMIRAL REALTY INC., Brokerage


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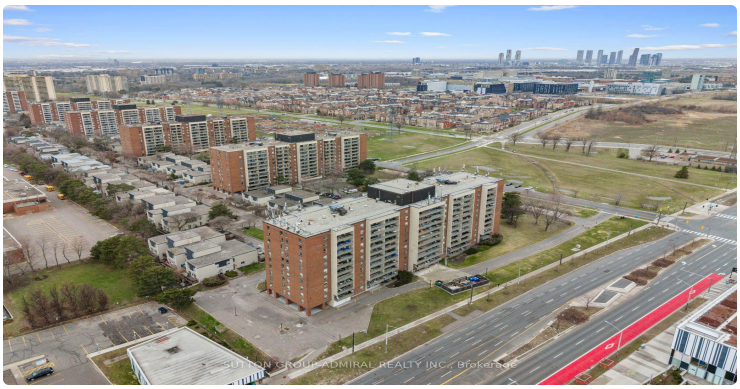

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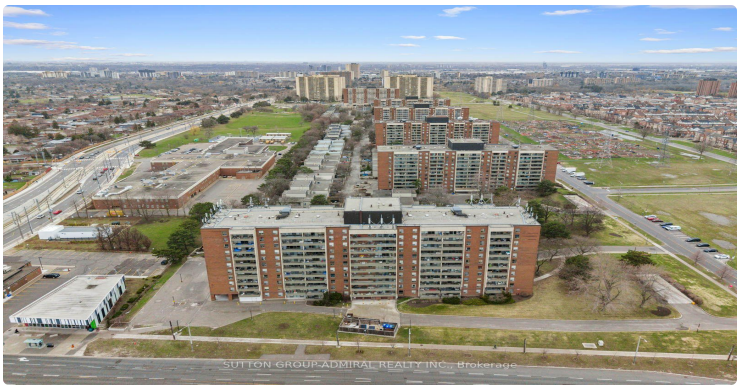

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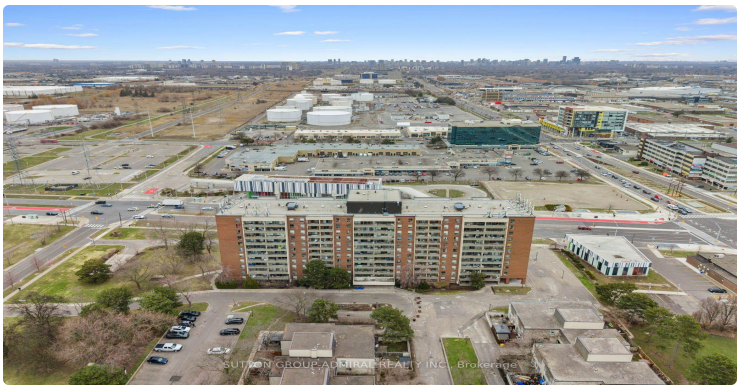

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LISTING AGENT

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