

Welcome to
44 Gerrard St. W. #1401

THE FARQUHAR
ADVANTAGE *



RE/MAX®

www.RealEstateAdvantage.ca

Tasi*, Norm** & Adrienne* FARQUHAR

*Sales Representative ** Broker



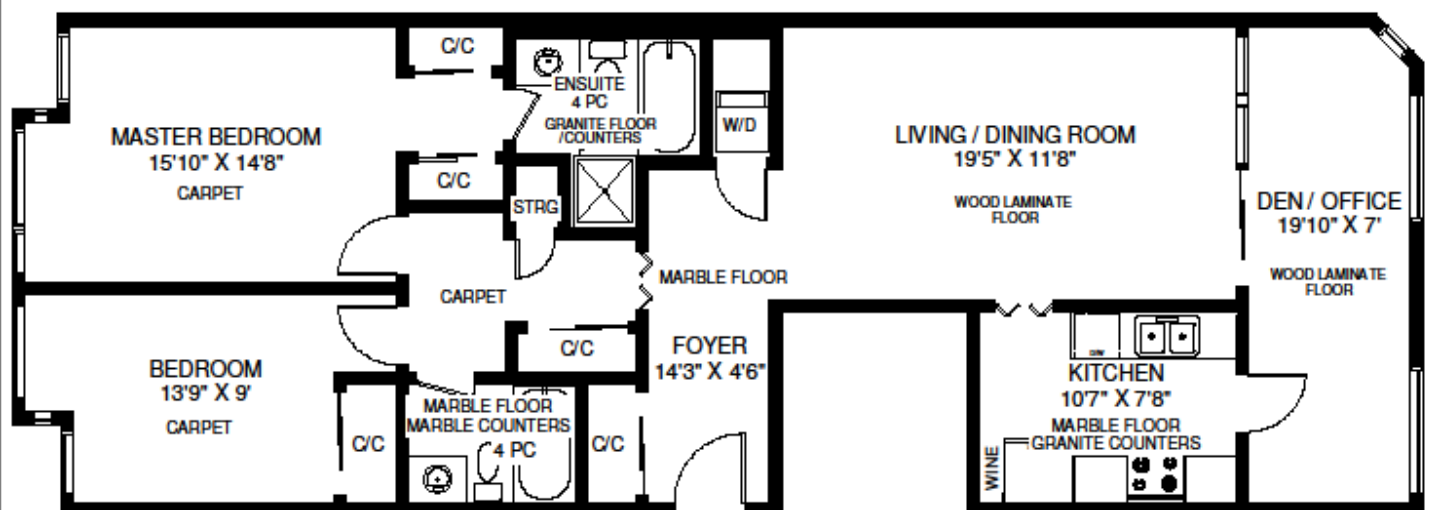
RE/MAX Professionals Inc. Brokerage, Independently Owned and Operated
270 The Kingsway, Suite 200, Toronto, ON, M9A 3T7

416-236-1241

\$450,000 Taxes: \$2,724.61 '09 Maintenance: \$849.92/mo.

- Spacious 2 bedroom, 2 bathroom plus large den with both North and South views
- Renovated kitchen with granite counters, limestone floor & stainless steel appliances
- Wood floors throughout living room, dining room and den and limestone floors throughout kitchen, bathrooms and foyer
- Separated sleeping quarters with double doors and mirrored closets with tons of storage space
- Large master bedroom with his/hers closets and renovated ensuite featuring soaker tub, shower stall and stylish vanity
- Very neutral décor throughout
- Parking and locker included
- Fabulous building amenities include: 24 hr security, gym, salt water pool, hot tub, yoga & swimming lessons, running track, saunas (3), party room & roof top terrace

**44 GERRARD STREET WEST
UNIT #1401**



APPROXIMATELY 1,199 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.