

# 2191 YONGE STREET, SUITE 1608



## Minto Towers

You are invited to live in the spectacular Minto North Tower at the heart of Yonge and Eglinton.

This is the heart of a vibrant neighbourhood, close to everything! Boasting theaters, shops, restaurants, parks, schools and so much more.

In this beautiful suite you will enjoy open concept living, a well thought out floor plan and lots of natural light, the master bedroom includes a private en-suite bathroom and walk in closet, fantastic living and dining area, a modern cooks kitchen and lovely north and west views from your private balcony.

Steps to Eglinton subway station, movie theaters, schools, shopping and restaurants! Everything you could want in an urban condo!

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This Ideal 2 bedroom + 1 Den open concept layout on the Northwest corner has fantastic views from its 16th floor elevation. This spacious unit boasts engineered wood & tile flooring.

Fabulous North and West Views.

#### FOYER

Coat closet, security system and master all on/off switch.

#### LAUNDRY ROOM

Stacked full size washer and dryer hidden away in a closet off the foyer.

#### DEN 7' 5" X 12' 3"

A separate room with western exposure, floor-to-ceiling windows and engineered laminate flooring.

#### BEAUTIFUL KITCHEN 11' 8" X 6' 8"

Open concept with solid granite counters and breakfast bar. Euro-style cabinetry. All Stainless Steel General Electric Premium energy-efficient appliances are included in this fantastic kitchen.

#### LIVING & DINING ROOMS 19' 11" X 13' 2"

Great Northern and Westerly views from anywhere in your living or dining room. Walk out to your private balcony or enjoy your breakfast bar.

#### MASTER BEDROOM 10' 3" X 11' 0"

Features Floor-to-ceiling windows producing lots of natural Northern light, a large walk-in closet and private en-suite bathroom.

#### 2ND BEDROOM 10' 2" X 9' 8"

Warm broadloom throughout and access to the adjacent den.

#### BATHROOMS

2, 4-piece bathrooms. One ensuite to the master bedroom.

#### BALCONY 11' 10" X 5' 1"

Private, Northern & Westerly views.





#### YOUR SUITE ALSO INCLUDES

- ✦ Exceptional air quality.
- ✦ Individually controlled heating and cooling.
- ✦ High speed internet ready.
- ✦ A smart, one touch “all-off” switch at the door to reduce energy use.

#### MINTO AMENITIES

- ✦ 24-hour concierge service for round-the-clock peace of mind.
- ✦ State-of-the-art fitness facilities. With cardio and weight areas.
- ✦ Fabulous indoor pool. Sauna. Aerobics.
- ✦ Spectacular third floor outdoor landscaped terrace with lounge seating and BBQ's.
- ✦ Billiards. Screening room.
- ✦ Furnished guest suites.
- ✦ Business Centre with boardroom, computers, fax and photocopiers.
- ✦ Entertainment lounge with kitchen and bar and private dining room.

#### MINTO IS A GREEN BUILDING

Offering Numerous Green Initiatives, All-Off Switch (turns all electricity off in the unit with one switch), Dual Flush Toilets, Filtered Fresh Air By HRV, Dedicated Recycling, Rain Water Harvesting - A LEED Silver Certification Candidate (see inset for additional details).

Steps From Subway Access and ZIP Cars located in the buildings underground parking.



LEGAL DESCRIPTION Unit 8, Level 15, TSCC 1965  
 SQUARE FEET 1090 Sq/Ft. + balcony  
 TAXES To be assessed for 2008  
 MAINTENANCE FEES \$424.13. Includes heat, CAC, common elements and building insurance  
 UTILITIES To meet LEED Silver standards, some utilities are metered separately, benefiting both the environment and your pocket book. They include Hot water, Cold water, Hydro.  
 POSSESSION 30/60days (or to be arranged)  
 Offered For Sale at \$446,900

EXTRAS: General Electric Stainless Steel Fridge, Stove, built-in Dishwasher, built-in Microwave/Range Hood. Stacked full size Washer and Dryer

NEIGHBOURHOOD: Energizing, enticing, enviable – Yonge & Eglinton is a TTC hub and the epicentre of midtown's most exciting intersection. The two streets come alive every day with the buzz of popular bistros, the ooh la la of stylish retailers, and the beat of swanky night clubs. The ultra convenience of multiplex cinemas, fine food emporiums and expansive parks only supports the notion that life doesn't get any better than this. Go live it up!



**JETHRO SEYMOUR**, SALES REPRESENTATIVE

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