

736 SPADINA AVENUE, SUITE 508



You are invited to live in the spectacular Mosaic Building at the heart of Bloor and Spadina.

This is the centre of a vibrant neighbourhood close to everything, theater, shops, restaurants, parks, schools and so much more.

In this beautiful suite, you will enjoy a well designed floor plan with lots of natural light, private ensuite bath, fantastic living and dining area, modern cook's kitchen and lovely Northwest views from your private balcony.

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FOYER

- Upgraded ceramic tile
- Mirrored closet with sliding door and built-ins
- Stacked full size washer and dryer
- Crown moulding

DEN 8'1" x 8'5"

- Beautiful hardwood floors
- Double doors
- Potential office or second room
- Crown moulding

BEAUTIFUL KITCHEN 8' x 11'

- Upgraded tile floors, granite counters and breakfast bar
- Crown moulding
- Double stainless steel sink
- All stainless steel Whirlpool appliances are included in this fantastic kitchen



4-PIECE GUEST BATHROOM

- Marble countertops
- Crown moulding

MASTER BEDROOM 9' 11" X 13' 10"

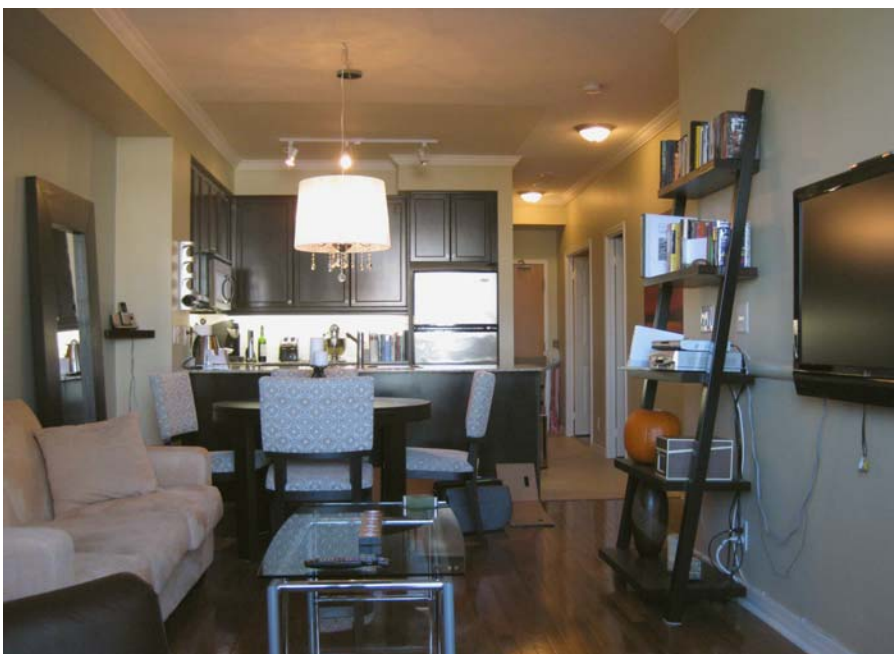
- North facing windows offer lots of light
- Crown moulding
- Hardwood floors
- Closet with custom built-in shelving

MASTER ENSUITE BATHROOM

- 3-piece
- Features an upgraded glass enclosed marble shower
- Marble countertops

LIVING & DINING ROOM 10' 2" X 20' 8"

- Crown moulding
- Hardwood flooring
- Walk out to balcony
- Large North facing windows
- Beautiful linen window coverings



LAUNDRY ROOM

- Crown moulding
- Stacked washer and dryer tucked away in a closet off the foyer

BALCONY

- Northern & Westerly views



EXTRAS: Whirlpool stainless steel fridge, stove, built-in dishwasher, built-in microwave/range hood. Stacked full size washer and dryer. Custom closet organizers. Linen window coverings in the living room.

MOSAIC BUILDING AMENITIES: Visitor parking, 24 Hr Concierge, rooftop terrace, billiards room, media room, gorgeous dining room, party room with patio terrace, exercise & yoga rooms, 2 guest suites.

NEIGHBOURHOOD: Steps to Yorkville and Bloor street shopping and restaurants. Walk to UofT St George campus, Varsity Arena, Jewish Community Centre. Steps to Spadina subway station and bus routes. Post office and grocery shopping are minutes away. Enjoy wonderful walks through the beautiful and historic Annex neighbourhood.





Offered For Sale at: \$389,888

LEGAL DESCRIPTION: Unit 8, Level 5, TSCC 1950
 PRIVATE LOCKER: 1 #22P4 Attached
 PARKING: 1 underground parking spot
 TAXES: To be assessed for 2008
 MAINTENANCE FEES: \$354.30. Includes heat, water, CAC, common elements and building insurance
 POSSESSION: 30 to 120 days (or to be arranged)



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