

PROUDLY PRESENTED BY

**Oulahen** TEAM  
REALTY INC. BROKERAGE



## 233 BEECROFT ROAD SUITE 1908

STEP INTO YOUR  
*DREAM HOME*  
IN THE HEART OF  
NORTH YORK

Bright and spacious 2+1 bed, 2 bath split layout home in the heart of North York. This 937 sq. ft. home features breathtaking views and hardwood flooring throughout. Open concept living and dining area with walk out to private balcony. Enjoy the spectacular unobstructed west views of the city. Kitchen with breakfast bar and stainless steel appliances. Separate den perfect for home office with sliding doors and window. Primary bedroom with walk-in closet and 4-piece ensuite bath. Easy access to TTC North York Centre subway station and Highway 401. Just steps to Loblaws, LCBO, library, Mel Lastman Square, restaurants, parks, schools, shops, and so much more!



## DETAILS

**LISTING PRICE:** \$749,000

**SQUARE FOOTAGE:** 937 SQ.FT.

**TAXES (2024):** \$2,904.07

**MAINTENANCE FEES:** \$866.27/MONTH

ALL UTILITIES INCLUDED IN MAINTENANCE FEES:  
HEAT, WATER, HYDRO, AIR CONDITIONING, COMMON  
ELEMENT, BUILDING INSURANCE, PARKING, AND LOCKER

**BEDROOMS:** 2+1

**BATHROOMS:** 2 (2x4PC)

**PARKING:** 1 (LEVEL A, UNIT 48)

**LOCKER:** 1 (LEVEL A, UNIT 151)

## INCLUSIONS

- Stainless Steel Fridge
- Stainless Steel Dishwasher
- Stainless Steel Stove
- Washer & Dryer
- Stainless Steel Microwave
- All Electrical Light Fixtures
- Range Hood
- All Window Coverings

## PUBLIC SCHOOLS

- Churchill Public School (JK-GR 05)
- Willowdale Middle School (GR 06-08)
- Northview Heights Secondary School (GR 09-12)

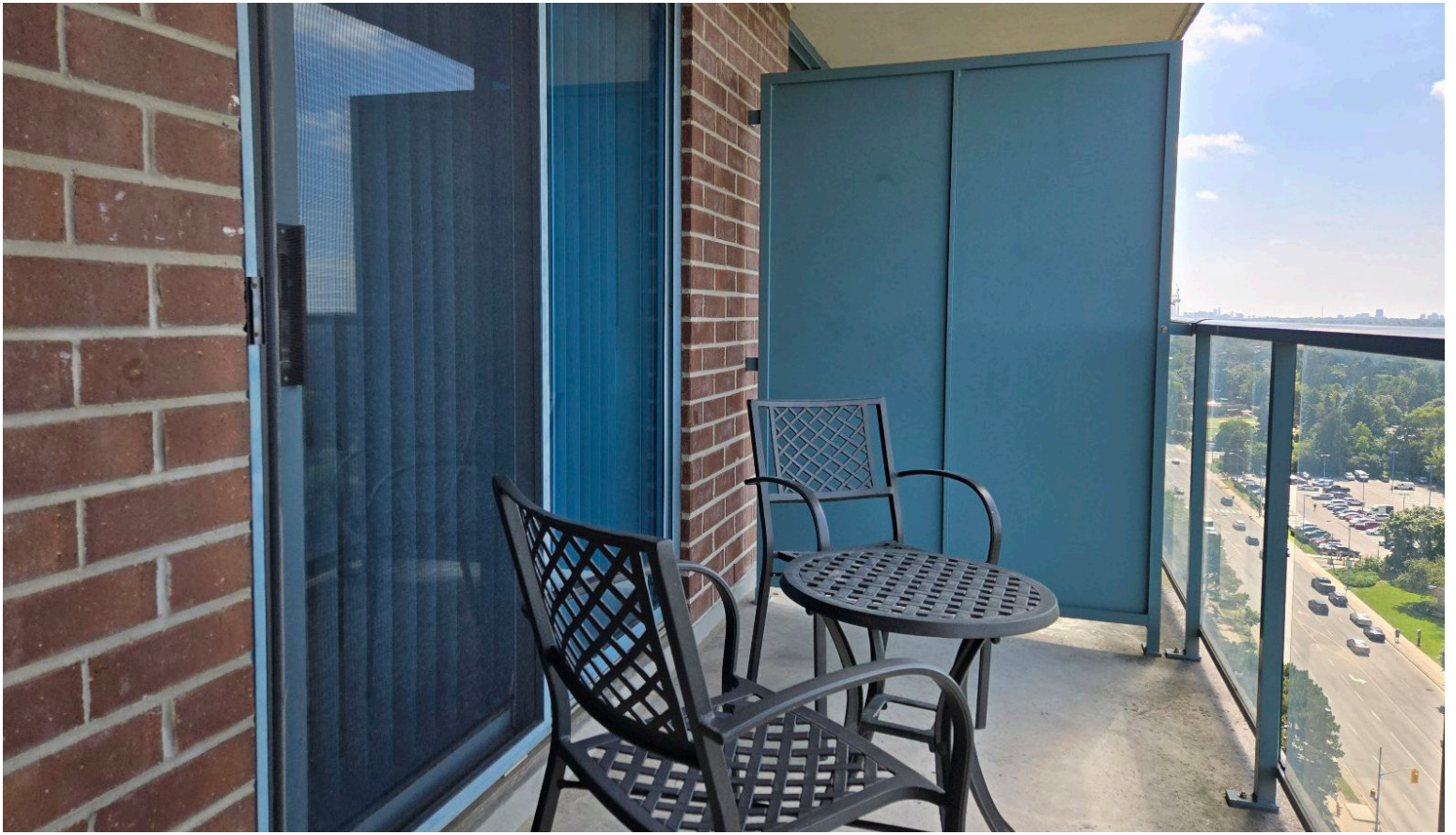
## CATHOLIC SCHOOLS

- St. Edward Catholic School (JK-GR 08)
- Brebeuf College School (Boys - GR 09-12)
- Loretto Abbey Catholic Secondary School (Girls - GR 09-12)



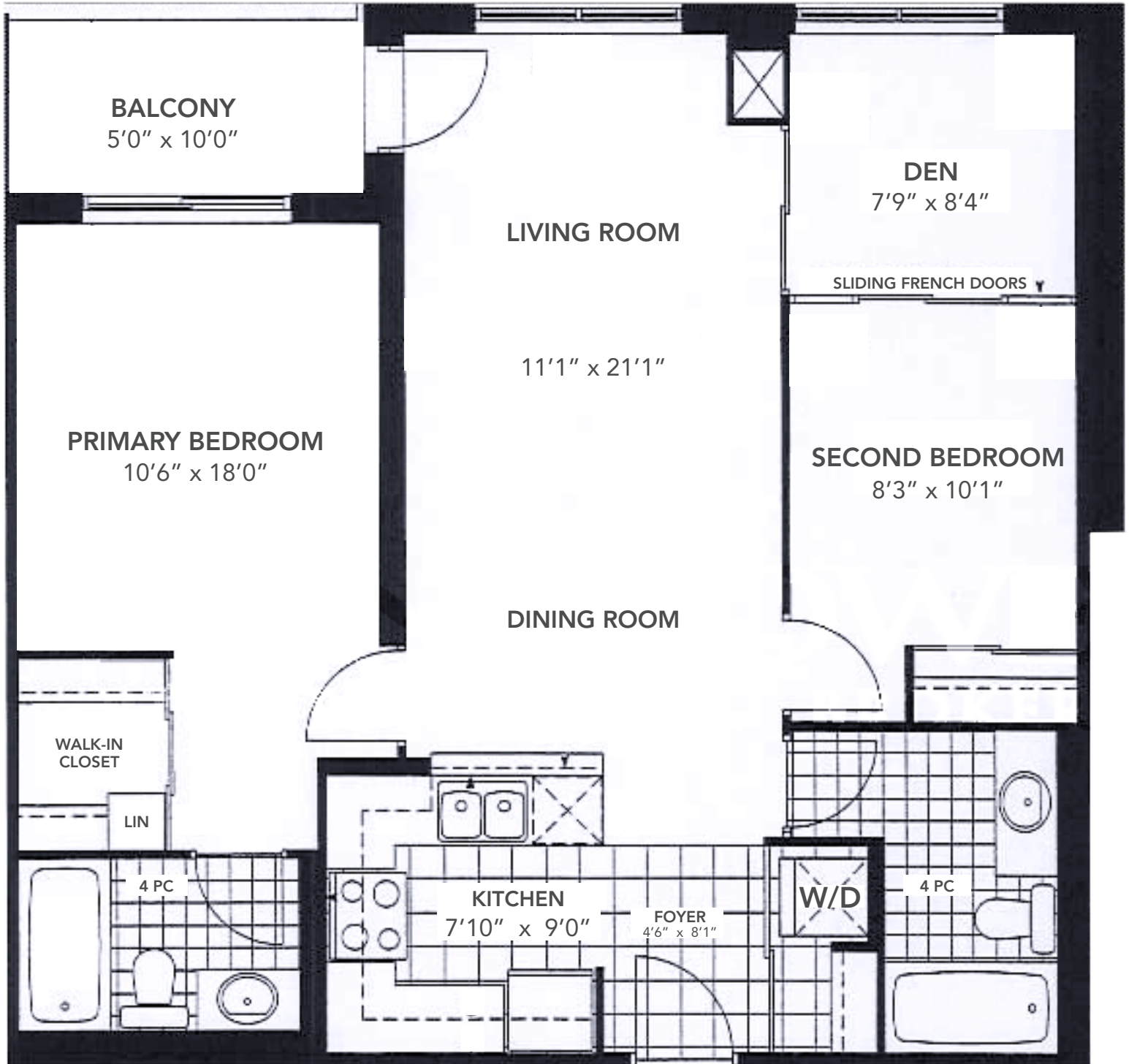






# FLOOR PLAN

233 Beecroft Road, Suite 1908  
937 sq. ft.













# 233 Beecroft Road, Suite 1908

## BUILDING AMENITIES

- Security Guard
- Meeting Room
- Games Room
- Party Room
- Exercise Room
- Visitor Parking

## CLOSE TO

- Starbucks
- Gibson Park
- Restaurants
- Toronto Public Library
- Empress Walk Shopping
- TTC Subway Station



FOR MORE INFORMATION  
PLEASE CONTACT *THE OULAHEN TEAM!*

**Oulahen** TEAM  
REALTY INC. BROKERAGE

4685 YONGE STREET, SUITE 200  
TORONTO, ONTARIO, M2N 5M3  
416.222.1212 / OULAHEN.COM