

# 6 Jackes Avenue, Suite 202

## ~Suite Details~

### **Foyer 5'5" x 13'10"**

A wide entry hallway with 10 foot ceiling heights that sets the tone for this grand suite, perfectly designed to maintain privacy from the rest of the suite. Features a closet with a set of double swing doors and built-in storage shelving. Located right at the front door is a security panel that can provide security monitoring for residents. Further along the hallway is the laundry area with Samsung front-loading stacked washer and dryer units.



### **Kitchen 7'11" x 16'2"**

A kitchen designed to impress, with a central waterfall island created with white attica granite, featuring space for storage and seating, a built-in Miele 36" ceramic cooktop, built-in Miele 30" oven, and motorized Miele hood vent with integrated lighting. The appliances along the main wall of the kitchen comprise of a Miele 30" integrated fridge with double freezer drawers, Miele built-in upgraded convection microwave, and a Miele integrated dishwasher with stainless steel interior. One large stainless steel sink basin provides practical work space, along with a Hansgrohe high pull down faucet, which are all below under-cabinet LED lighting and alongside a sleek glass backsplash. All cabinetry is in a modern European style with soft closing doors and hinges.

### **Dining 9'9" x 16'2"**

Situated along the east wall of windows overlooking residential and green space is the dining area with adjacent balcony access. As with all living areas within the suite, the dining area features 5" engineered plank flooring and 10' ceiling heights with a smooth ceiling finish.

### **Living 20'11" x 10'2"**

Placed within the south east area of the suite is an open concept living area with a Juliette balcony overlooking the quiet Jackes Avenue cul-de-sac. As with all living areas within the suite, the windows are outfitted with custom window sheers and the option for electronic blinds is available with integrated electronic hook-ups available in all window sections throughout the suite.



Presented by:

Larissa Doherty, Broker | Real Estate Homeward, Brokerage  
Cell: 416.508.4413 / Office: 416.698.2090  
Larissa@TheCondoLounge.com / TheCondoLounge.com

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### **Principal bedroom 11'10" x 10'1"**

With south exposure onto Jackes Avenue, this well proportioned bedroom is linked to a full walk-in closet with built-in shelving and a private ensuite bathroom.

### **Second bedroom 11'3" x 10'1"**

Facing east and overlooking residential and green space, this bedroom is situated separately away from the principal bedroom with a proper swing door and floor-to-ceiling windows for natural light and outside airflow. Spanning one complete wall of the bedroom is a double closet with smooth gliding frosted doors.

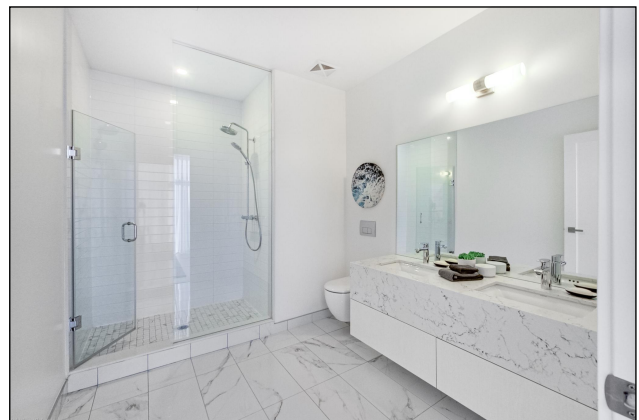


### **Main bathroom**

The flooring within this bathroom is composed of elegant 12" x 24" polished calacatta oro tiles, laying the framework for a floating vanity in white attica granite with Hansgrohe faucet, dual flush floating Avenue toilet, Mirolin soaker bathtub and Hansgrohe bath and rain shower head fixtures.

### **Ensuite bathroom**

Beautifully spacious, this ensuite bathroom is upgraded with Nuheat in-floor heating beneath the 12" x 24" polished calacatta oro tiles. Specific to the ensuite bathroom is a double floating vanity with white attica granite and Hansgrohe faucets, alongside a dual flush floating Avenue toilet. The shower features Hansgrohe hand-held and rain shower fixtures within a frameless shower enclosure.



### **Balcony**

Located just off of the dining area with swing door access, the balcony faces east onto quiet residential and green space and can be used rain or shine with the sheltered overhang above for protection from the elements. The balcony also includes a power source for electric hook-ups and a light fixture for evening or nighttime use.

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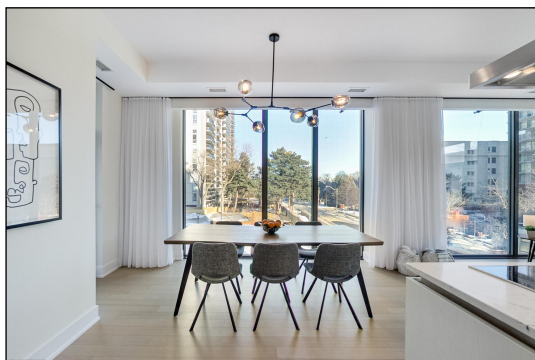
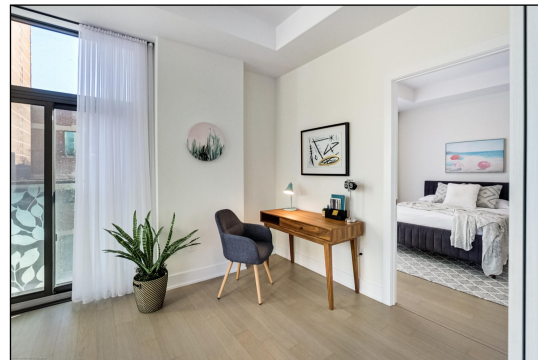
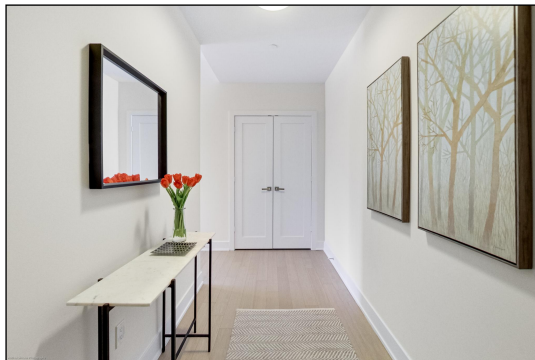
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### **Notable Features Overall:**

- 5" wide plank engineered flooring in all living areas
- 10 foot ceiling heights (excluded bulkheads) with smooth finish
- Miele kitchen appliance package
- Samsung front loading stacked washer and dryer units
- Hansgrohe kitchen and bathroom fixtures
- Outlets for electronic window blind capabilities in all rooms (upgraded feature)
- Individually controlled heating and air conditioning with an energy efficient VRV/VRF system (Variable Refrigerant Volume / Variable Refrigerant Flow)

### **Other Inclusions:**

- P1 level storage locker
- P2 level deeded parking stall with electric vehicle charging station already hardwired with an installed Tesla wall charger (upgraded feature)



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