



**LW** Leeanne  
Weld

## Welcome to 33 Price Street, Suite 34

The Nursing Lofts in the heart of Summerhill! Desirable boutique building with attractive Georgian facade. Rare corner suite, 875 square feet, flooded with sunlight. Stunning complete renovation offering designer materials and attention to detail, Aerin Lauder ceiling fixture in second bedroom, wide plank white oak floors, heated mosaic marble tile floors in the kitchen and washroom. Custom kitchen with Thermador stainless steel appliances and five burner gas stove. Pretty four piece washroom with brass hardware. Custom millwork bookshelves, floating shelves, and closet organizers. Tall ceilings with recessed lighting, brass accents throughout, truly stylish! Ensuite laundry with Miele washer and dryer. Two Juliette balconies overlooking the treelined street and gardens. Just unpack your bags in this gem!





Sometimes you  
will never know  
the value of a  
moment until  
it becomes a  
memory.  
Dr. Seuss









A white nightstand with two drawers and a silver lamp with a white shade. A vase of yellow roses and a stack of books are also on the nightstand.

A bed with a tufted grey headboard, white bedding, and two rust-colored pillows. A patterned pillow is also visible.

A white nightstand with a silver lamp and a small framed picture.

A window with cream curtains and a brown blind. A pink blanket is draped over a chair in front of the window.

A desk with a black lamp and a laptop. A pink blanket is draped over a chair in front of the desk.



#### Foyer

- Tile floor
- Recessed halogen lighting

#### Laundry Closet

- Miele stackable frontloading washer and dryer

#### Kitchen

- Tile floor
- Open concept
- Thermador five burner gas stove and oven
- Concealed range hood
- Sharp built-in stainless steel microwave
- Thermador concealed dishwasher
- Stainless steel farmer's sink
- Polished chrome fixtures and taps
- Thermador concealed refrigerator and freezer drawer
- Pantry with shelves and pull out drawers
- Quartz countertops
- Recessed halogen lighting

#### Dining Room

- Hardwood floor
- Open concept
- Custom built-in shelving and cupboards
- Large window
- Recessed halogen lighting

#### Living Room

- Hardwood floor
- Open concept
- Double Juliette balconies with floor to ceiling double doors
- Recessed halogen lighting

#### Office/Bedroom

- Hardwood floor
- Double barn door entry
- Custom built-in desk

- Custom built-in wardrobe with built-ins
- Large window

#### Primary Bedroom

- Hardwood floor
- Wall-to-wall closets
- Large window

#### Four Piece Washroom

- Heated decorative tile floor
- Built-in wall mirror
- Brass fixtures and taps
- Glass partition shower with rain showerhead
- Soaker tub
- Towel bar and hooks
- Wall sconces
- Recessed halogen lighting

#### upgrades by current owner

- All new oak flooring
- Add custom baseboards.
- New custom millwork in the kitchen
- All Thermador appliances in the kitchen with Sharp microwave drawer
- New bookcase millwork with seagrass wallpaper added
- Added all custom drapes to all windows
- Custom French barn door added to create second bedroom
- Custom millwork added to the second bedroom with closet and desk
- All new heated tile floors
- Custom closets in the primary bedroom
- Custom bathroom vanity with all brass fixtures
- New Miele washer and dryer
- All new pot lights
- Aerin Lauder light fixture in the guest bedroom/office

#### additional information

Maintenance: \$1,116.16 / month

Taxes: \$3,862.56 (2024)

Possession: 60 Days / TBA

Parking: One car parking

Locker: One locker

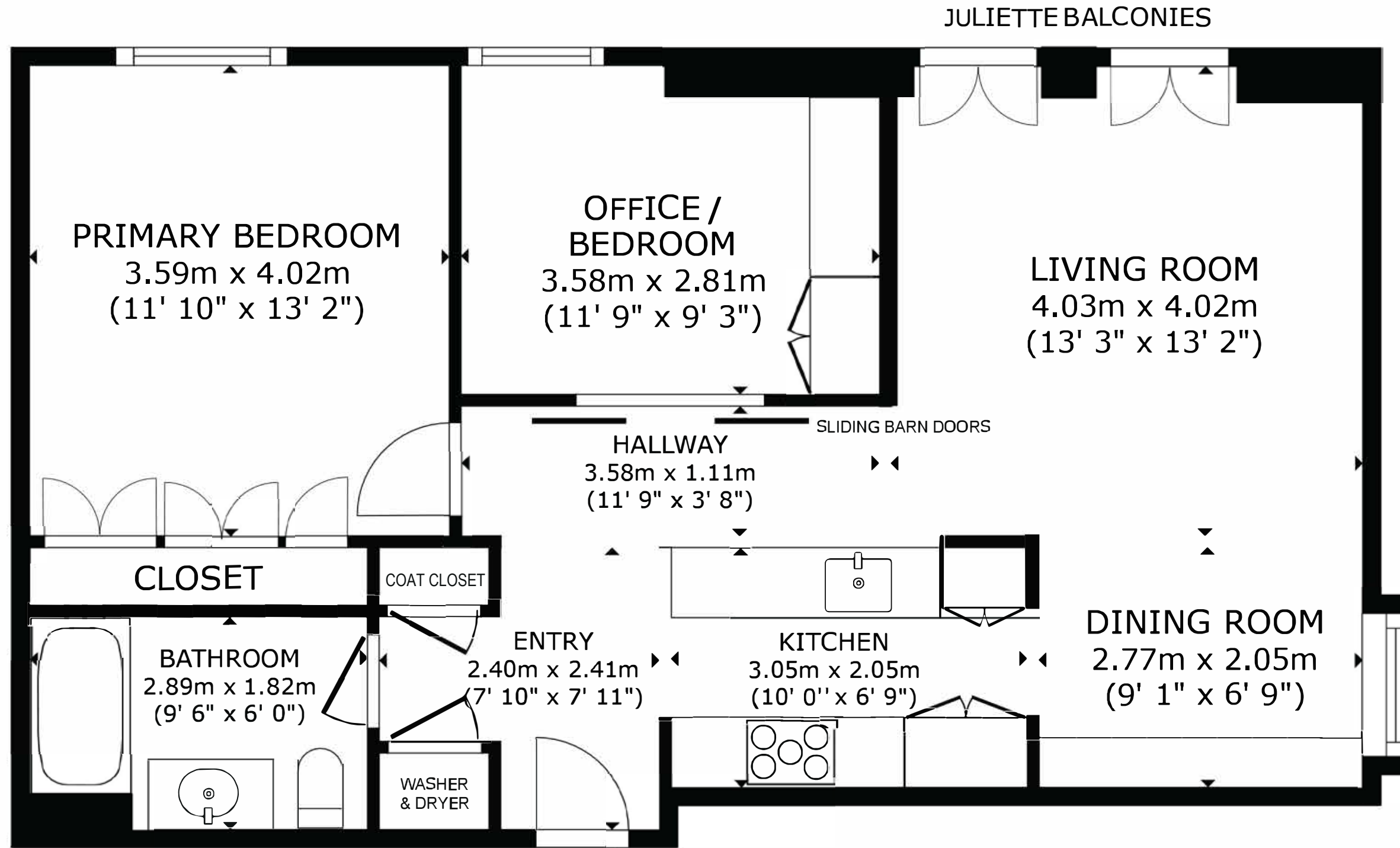
Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures (except excluded), all window coverings (except excluded), all custom built-ins.

Exclusions: Living room curtains, wall sconces in second bedroom.

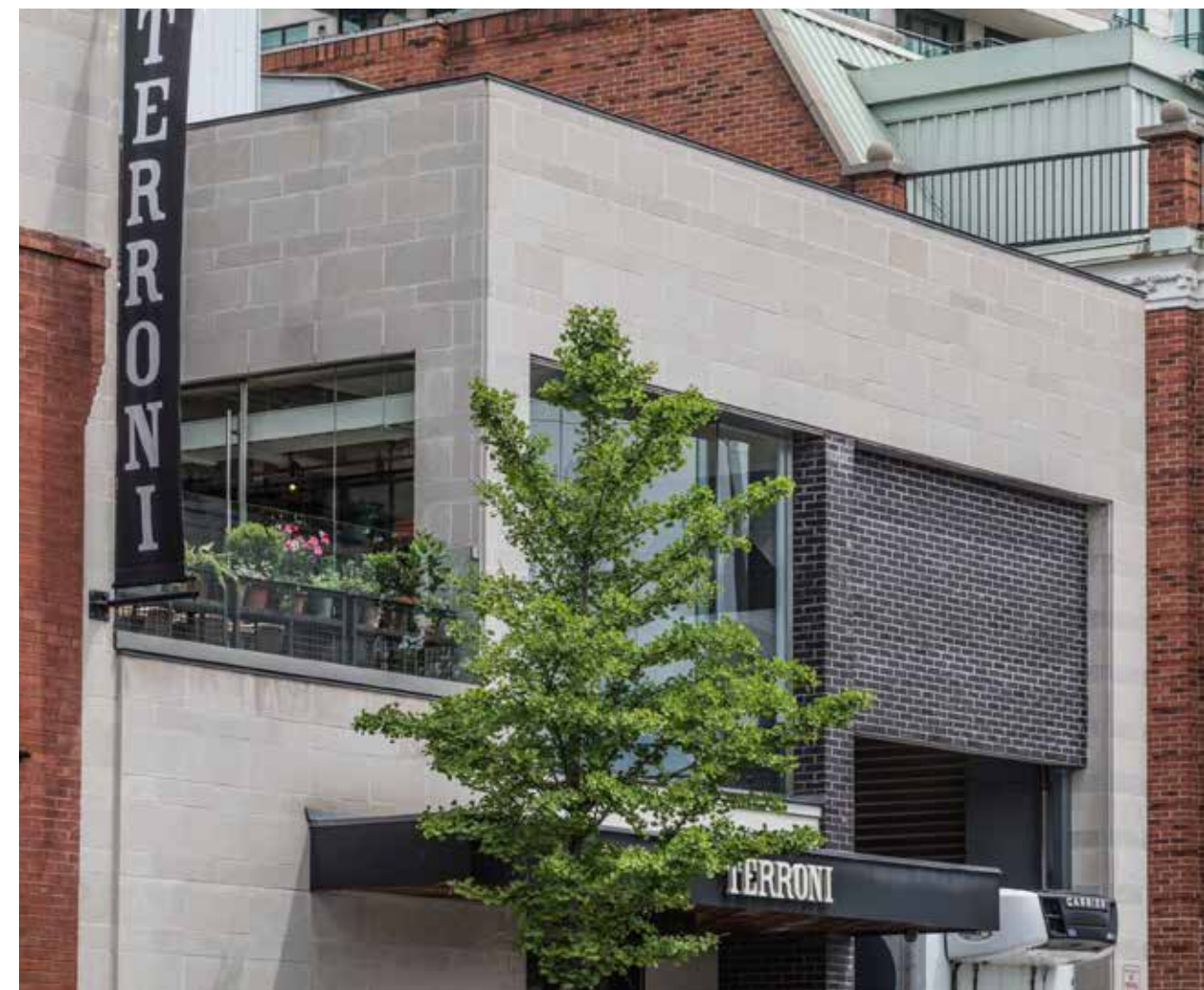
offered for sale at \$1,199,000.<sup>00</sup>







FLOOR PLAN





**Chairman's Award Winner Top 5, Dollar Volume and Units Sold**

2022

**Gairdner Award Winner**

2004-2023

**Lifetime Chairman's Award Winner**



**JOHNSTON & DANIEL**

A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE

**LEEANNE WELD KOSTOPOULOS**

Sales Representative

c 416.566.8603 | o 416.489.2121

leeanne@leeanneweld.com

**leeanneweld.com**



The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.