

ADAM *Adam Parsons* PARSONS GROUP



WELCOME TO
455 Rosewell Avenue Suite 514





virtually staged

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This sun-filled split two-bedroom, two-bathroom, end unit, is nestled in the heart of Toronto's prestigious Lawrence Park neighbourhood. Abundance of natural light throughout, spacious, open concept layout; great for entertaining. Oversized balcony, North West exposure of the stunning courtyard, tree-lined Havergal College and Lawrence Park Collegiate. One premium underground parking spot and locker. Prime location surrounded by parks and ravines offering residents plenty of green space. Walking distance to some of the best schools in North Toronto. Steps to fashionable stores, bakeries, restaurants and cafes that Avenue road has to offer.





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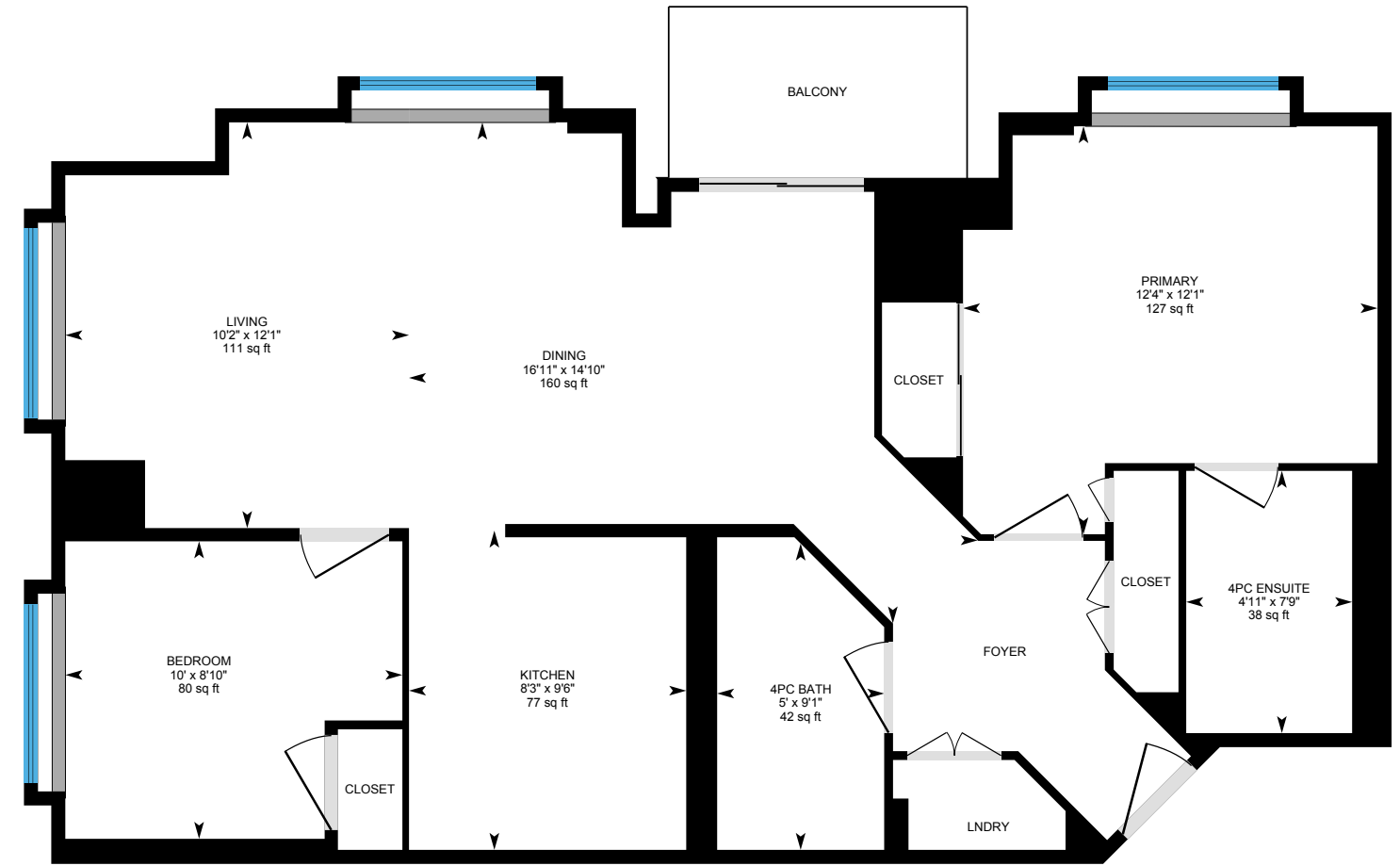








Floor Plans



Details of the home

Bedrooms: 2

Bathrooms: 2

Laundry: Ensuite

Heating: Heat Pump/ Gas

Cooling: Central air

Approx. sqft: 800-899

Parking: 1 underground

Locker: 1

Taxes: \$2,871.76 / 2021

Maintenance Fees: \$673.82

Possession: Tba

Inclusions

Fridgidaire Fridge & Freezer

Fridgidaire Dishwasher

Fridgidaire Oven

Whirlpool washer & dryer

All electrical light fixtures

Curtains and curtain rods

Curio cabinet



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