

Brian Lafazanos – Sales Rep
 brian.lafazanos@c21.ca
 C: 647-333-2523
 www.brianlafazanos.com

Detailed Feature List

475 The West Mall #1519, Etobicoke

Summary: www.475TheWestMall-1519.com

Welcome to Sunset West and our inviting three-bedroom condo, 1,418sqft, corner unit, 15th Floor. Updated and spacious open concept, sunlit living area with a dedicated dining area leading to a balcony with stunning south west views, sunsets and Lake Ontario! ~11ft x 6.5ft open balcony. Newer custom kitchen with granite counters, undermount sink, under cabinet lighting and cabinet crown moulding. Separate pantry/storage area with ensuite laundry and dishwasher hookup. Custom built-in wall unit display cabinets in dining area. All three bedrooms with large windows. Large primary bedroom with private two-piece ensuite with quartz vanity counters and three closets with shelving. Main four-piece bathroom with quartz vanity counter. Foyer with three large closets. New flooring throughout. Unit is turn key and ready to move in and enjoy! The well-managed, well-maintained building with onsite management office. The monthly maintenance fee includes all utilities (heat/electricity/water), roger's ignite cable, and high-speed internet.

BUILDING

- Sunset West Condos
- Underground parking
- Close to all amenities
- Walking distance to TTC

UNIT

- Private west facing balcony
- South views to Lake Ontario
- In unit Laundry
- Laminate & Porcelain flooring throughout

MAIN FLOOR

- **FOYER**
 - Closets x3
 - Porcelain flooring
- **KITCHEN – 10.89' x 6.82'**
 - Porcelain flooring
 - Updated custom kitchen
 - Granite counters
 - Tile backsplash
 - Under cabinet lighting
 - Under mount sink
 - Crown moulding on cabinets
 - Kitchen Aid Stove; Panasonic Microwave; Frigidaire Refrigerator
- **LAUNDRY**
 - Built in shelves
 - Dishwasher rough-in
 - Samsung stacking washer and dryer

THORNHILL	RICHMOND HILL	NEWMARKET	BRADFORD	TOTTENHAM
7330 Yonge Street Thornhill, ON L4J 7Y7 Office 905-764-7111 Fax 905-764-1274	11160 Yonge Street Richmond Hill, ON L4S 1H5 Office 905-883-8300 Fax 905-883-8301	17035 Yonge Street Suite 100 Newmarket, ON L3Y 5H6 Office 905-895-1822 Fax 905-895-1990	49 Holland St W Box 1201 Bradford, ON L3Z 2B6 Office 905-775-5677 Fax 905-775-3022	1 Queen St N Box 711 Tottenham, ON LOG 1W0 Office 905-936-2121 Fax 905-775-3022

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- **LIVING ROOM – 11.74' x 17.97'**
 - Laminate floor
 - Sliding walkout to balcony
 - Open concept
 - West views
- **DINING ROOM – 8.33' x 12.40'**
 - Laminate floor
 - Combined with living room
 - Custom built in display wall unit/ hutch
- **MAIN BATH**
 - Porcelain floor
 - Four piece
 - Tub-shower combo
 - Quartz counter and vanity
- **PRINCIPAL BEDROOM – 10.56' x 16.99'**
 - Laminate floor
 - South facing views
 - Three closets
 - **Ensuite;** Two piece ensuite; porcelain floors; quartz vanity countertops
- **SECOND BEDROOM – 11.97' x 10.82'**
 - Laminate floor
 - West facing views
 - Walkin closet
- **THIRD BEDROOM – 11.48' x 9.97'**
 - Laminate floor
 - South west facing views
 - Closet

BUILDING AMENITIES

- Building amenities include sauna, gym, hot tub, games room with billiards and table tennis, party room with kitchen, bike locker, locker rentals, tennis court, and outdoor playground and green space.

AREA AMENITIES

- Fantastic central Etobicoke location with easy access to 427/401/QEW and short drive to Sherway Gardens, airport and downtown. Ideally located near Etobicoke Civic Centre with easy access to grocery, public transit, public swimming/ice skating, schools and more. Also across from Broadacres park.

INCLUSIONS

- All window coverings
- Samsung stacking washer & dryer, KitchenAid Stove, Panasonic B/I Microwave; Frigidaire Refrigerator

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475 The West Mall 1519 **List: \$719,900 For: Sale**
Toronto Ontario M9C 4Z3
 Toronto W08 Etobicoke West Mall Toronto
Taxes: \$1,838.92/2023 **Last Status: NEW**
SPIS: N **DOM: 7**

Condo Apt Apartment **Rms: 6**
Level: 15 **#Shares%:** **Bedrooms: 3**
Unit#: 19 **Locker#:** **Washrooms: 2**
Corp#: YYC / 461 **Locker Level:** 1x4xMain, 1x2xMain
Zoning: **Locker Unit#:**
Dir/Cross St: Burnhamthorpe & The West Mall
Prop Mgmt: 360 Community Management Ltd

MLS#: W8069670 **Sellers: DeJesus, Otilia** **Contact After Exp: N**
Holdover: 90 **Possession Date: 04/30/2024** **Occup: Owner**
Assignment: N **Fractional Ownership: N** **Status Cert: N**
Bldg Name: Sunset West **PIN#: 114610268** **ARN#: 191903401527200**

Kitchens: 1
Fam Rm: N
Basement: None
Fireplace/Stv: N
Heat: Forced Air / Gas
Apx Age:
Apx Sqft: 1400-1599
Sqft Source: Geo
Exposure: Sw
Assessment:
Spec Desig: Unknown
Phys Hdp-Eqp: N
Prop Features:
 Ensuite Laundry, Golf, Library, Park, Pets
 Allowed with Restrictions, Public Transit, Rec
 Centre, School

Pets Perm: Restrict
Locker: None
Maint: \$911.73
A/C: Central Air
Central Vac: N
UFFI:
Elev/Lift: Y **Retirement:** N
Taxes Incl: **Water Incl:** Y
Heat Incl: Y **Hydro Incl:** Y
Cable TV Incl: Y **CAC Incl:** Y
Bldg Ins Incl: Y **Prkg Incl:** Y
Com Elem Incl:
Cert Level: **Energy Cert:** N
GreenPIS: N

Balcony: Open
Ens Lndry: Y
Lndy Lev: Main
Exterior: Concrete
Gar/Gar Spcs: Underground / 1
Park/Drive: Undergrnd
Park Type: Exclusive
Park/Drv Spcs: 0
Tot Pk Spcs: 1
Pk Spot#: 268A
Park \$/Mo:
Prk Lev/Unit:
Bldg Amen:
 Bike Storage, Exercise Room, Party/Meeting
 Room, Recreation Room, Tennis Court, Visitor
 Parking

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.89	x 11.48	Porcelain Floor Closet
2	Kitchen	Main	10.89	x 6.82	Porcelain Floor Granite Counter Undermount Sink
3	Living	Main	11.75	x 17.98	Laminate Walk-Out Open Concept
4	Dining	Main	8.33	x 12.4	Laminate Combined W/Living
5	Prim Bdrm	Main	10.56	x 16.99	Laminate Closet 2 Pc Ensuite
6	2nd Br	Main	11.98	x 10.83	Laminate Closet West View
7	3rd Br	Main	11.48	x 9.97	Laminate Closet Sw View

Client Remks: Welcome to Sunset West and our inviting three-bedroom condo, 1,418sqft, corner unit, 15th Floor. Updated and spacious open concept, sunlit living area with a dedicated dining area leading to a balcony with stunning south west views, sunsets and Lake Ontario! ~11ft x 6.5ft open balcony. Newer custom kitchen with granite counters, undermount sink, under cabinet lighting and cabinet crown moulding. Separate pantry/storage area with ensuite laundry and dishwasher hookup. Custom builtin wall unit display cabinets in dining area. All three bedrooms with large windows. Large primary bedroom a with private two-piece ensuite with quarts vanity counters and three closets with shelving. Main four-piece bathroom with quarts vanity counter. Foyer with three large closets. New flooring throughout. Unit is turn key and ready to move in and enjoy! The well-managed, well-maintained building with onsite management office.

Extras: Building amenities include sauna, gym, hot tub, games room with billiards and table tennis, party room with kitchen, bike locker, locker rentals, tennis court, and outdoor playground and green space.

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Exclusions: Fantastic central Etobicoke location with easy access to 427/401/QEW & short drive to Sherway Gardens, airport & downtown. Ideally located near Etobicoke Civic Centre and grocery, public transit, public swimming/ice skating, schools and more.

Rental Items:
Brkage Remks: Thank you for showing. Showings between 1pm and 7pm daily. Please share your feedback. Welcoming all offer anytime. Please see attachment for Brokerage Designation.

CENTURY 21 HERITAGE GROUP LTD. **Ph:** 905-775-5677 **Fax:** 905-775-3022
 49 Holland St W Box 1201 Bradford L3Z2B6
 BRIAN LAFAZANOS, Salesperson 647-333-2523

Contract Date: 02/15/2024 **Condition:** **Ad: N**
Expiry Date: 04/30/2024 **Cond Expiry:** **Escape:**
Last Update: 02/15/2024 **CB Comm:** 2.5 **Original:** \$719,900