



THROUGHOUT UNIT:

- LED Pot Lights Throughout
- Hardwood Flooring Throughout
- High Ceilings
- Crown Moulding
- 1 Car Parking



Royal LePage Signature Realty
8 Sampson Mews, #201
Toronto, ON, M3C 0H5



russellwiller@royallepage.ca



willerrealestate.com



[@willerrealestate](https://www.instagram.com/willerrealestate)

SPECIAL FEATURES

85 ATLAS AVENUE

FOYER

- **Sophisticated Single Door Design:** The property greets you with a chic and polished single door, leading you into an expansive and inviting open-concept layout.
- **Front Hall Closet:** Benefit from a single-door storage, enabling organized accommodation of daily essentials and outerwear.

POWDER ROOM

- **Elegant and Conveniently Located:** Featuring stylish tile flooring, this powder room offers guests a refined and practical space.

LIVING & DINING AREA

- **Expansive West-Facing Window:** It creates an inviting and luminous ambiance, enhancing the overall appeal of the room.
- **Elegant Crown Moulding:** Adds a touch of refined elegance and architectural interest to the spaces, accentuating their upscale charm.
- **Stone Accent Wall & Electric Fireplace:** Elevate your living experience with a stylish stone accent wall coupled with a modern electric fireplace, adding a touch of sophistication and warmth to the living area.
- **Integrated Accessibility:** Enjoy the seamless flow between the living, dining and kitchen areas, allowing for effortless interaction and visibility with loved ones while preparing meals.
- **Direct Access to Backyard Deck:** Providing a harmonious blend of indoor and outdoor spaces.

KITCHEN

- **Sleek Stone Countertop:** Merging elegance with durability.
- **Stainless Steel Appliances:** Offering top-notch functionality and a polished look, ensuring a delightful cooking experience.
- **Convenient Island:** Providing additional seating and a convenient surface for casual meals and socializing.



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🌐 willerrealestate.com

📷 @willerrealestate

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PRIMARY BEDROOM

- **Optimal Light Exposure:** The East and North facing windows flood the room with natural light, fostering a bright and inviting atmosphere.
- **Spacious Accommodation:** Generous dimensions accommodate a king-size bed and two side tables with ease.
- **Double Door Closet:** Offers ample space for wardrobe storage, keeping your belongings organized and easily accessible.
- **Ensuite Access:** Experience luxury with direct access to a private, sophisticated ensuite featuring three refined pieces, including a sleek, stand-up glass shower, allowing you to unwind in style.

SECOND & THIRD BEDROOM

- **West-Facing Views:** The rooms delight with west-facing windows that let in abundant light, adding to the serene atmosphere of the space and offering picturesque sights of the surrounding area.
- **Single Door Closet:** Each room is fitted with a single door closet, ensuring sufficient space for storage and helping maintain a neat and organized living space.
- **Easy Access to Luxurious Second Floor Bathroom:** A spacious five-piece bathroom, meticulously designed to include double sinks, generous storage space, and a comfortable bathtub.

BASEMENT

- **Separate Side Door Entrance:** An additional access point, adorned with elegant tile flooring.
- **Two-Piece Bathroom:** Featuring stylish tile flooring and contemporary fixtures.
- **Laundry Room with Sink:** Is a blend of practicality and efficiency, featuring a substantial sink to cater to all laundry needs.
- **Ample Recreational Space:** A canvas for recreation and relaxation, offering abundant room for a variety of leisure activities.