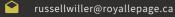


# THROUGHOUT UNIT:

- ••• 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



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# **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.

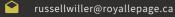


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# **SPECIAL FEATURES**

# 85 ATLAS AVENUE

### 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.