



REAL  
IMPACT  
GROUP



Well-maintained, quiet building is known for its neighbourly atmosphere

# 604 - 35 SARANAC BLVD

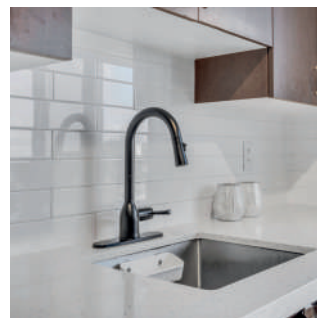
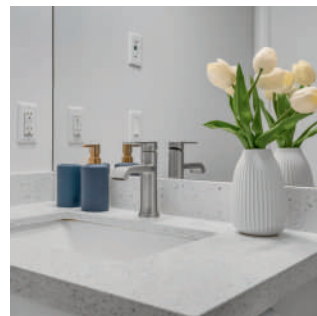
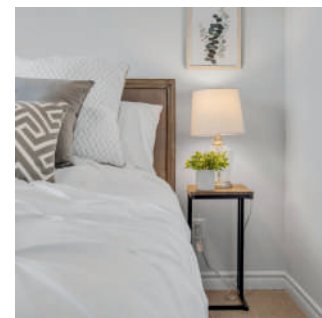
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TORONTO, ON

## DETAILS STYLING & APPEAL

Welcome to Cranbrooke Village Condos at 35 Saranac which offers a community with a touch of class. This well-maintained, quiet building is known for its neighborly atmosphere and is just a block away from public and private schools, the Toronto Public Library, religious institutions, 24-hour grocery stores, Lawrence Plaza's shops, and two major TTC bus routes. It also provides easy access to a selection of kosher dining options.

The condo unit features an unobstructed, north-facing balcony with beautiful views. It is located just minutes away from the TTC, Winners, Shoppers Drug Mart, and other essential amenities. Residents can enjoy the convenience of being in close proximity to transit, great shopping, schools, and parks.





## ABOUT THE RESIDENCE

# THE ESSENTIALS

Englemount-Lawrence

Lawrence Ave W & Bathurst St

Condo Apartment

Interior: 590 sq ft. of living space

Parking: None

Locker: 1/Owned

Exposure: North

Bedroom: 1

Bathroom: 1

Year Built: 2014

Maintenance Fee: \$386.60/mo

Property Tax: \$1712 / 2023

## AMENITIES

S/S (Fridge, Stove, B/I Dishwasher, Microwave combined w/Range Hood), Washer/Dryer. All Electrical Light Fixtures. All Existing Window coverings. One locker is included. Parking can be rented.

## INCLUDING IN MAINTENANCE FEE

Common Element, Building Insurance, Water

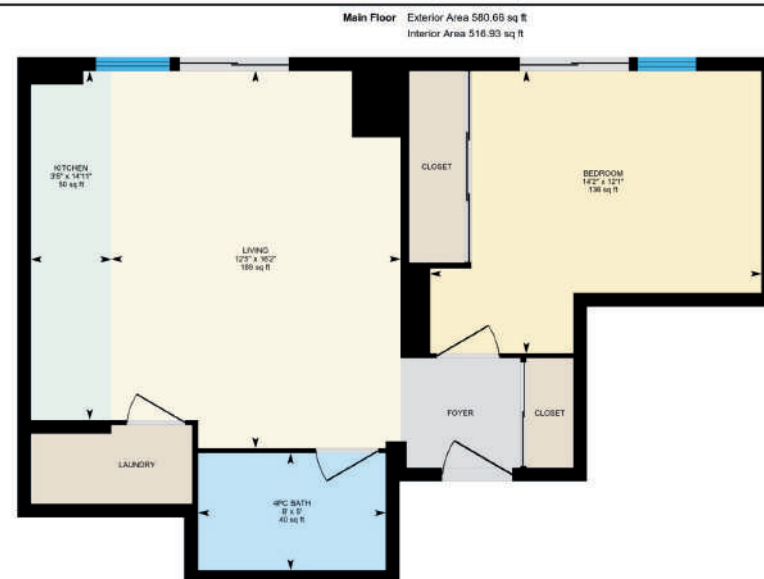
## INCLUSIONS

B/I Cook Top, Oven, Dishwasher, Microwave and Range Hood, Stacked up Washer/Dryer, Moveable Kitchen Island, All ELF's, All Window Covering, Smoke & Pet Free Suite.

## FLOOR PLAN



604-35 Saranac Blvd, Toronto, ON



PREPARED: 2024/10/08



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## EXCLUSIONS

None

## RENTALS

None

“  
YOUR NEW HOME IS  
MORE THAN JUST A  
HOUSE, IT'S THE  
BEGINNING OF A NEW  
CHAPTER IN YOUR  
LIFE.”



# THE GALLERY





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