



INTRODUCING  
901-1200 THE ESPLANADE

JILL FEWSTER-YAN | ERIN GREGORY | JENNIFER GIBSON | LARRY YAN | RICARDO AGBAY JR  
BROKER | BROKER | SALES REPRESENTATIVE | SALES REPRESENTATIVE | SALES REPRESENTATIVE

1200TheEsplanade901.com





# ABOUT THE PROPERTY

Location is everything at 1200 The Esplanade, a sought after 11-storey, Tridel built condominium building located right in the heart of Pickering. This condo offers a perfect downsizing opportunity with an impressive “walk score” of 85, making it conveniently accessible to everything you need including the Chestnut Hill Recreation Complex, the Pickering Town Centre with dozens of shopping and restaurant options, medical offices and the Pickering Library. As you walk into unit 901, you will appreciate the spacious, 900 sq feet of living area flooded with abundant natural sunlight through the large, north facing windows. There is plenty of room for either downsizers or young families in this 2 + 1 bedroom, 2-bathroom unit which would also work well as shared accommodation for 2 people looking to enter the housing market. The galley kitchen has been updated with brand-new, stainless-steel appliances and boasts plenty of counter and cabinet space and a handy pass-through to the living room which allows for easy flow of conversation with guests while working in the kitchen. A bonus room, perfect for a den or office area adds even more practical living space to this condo. The primary bedroom has an ensuite 4-piece washroom and the main 4-piece washroom is located right across from the 2nd bedroom. With fresh paint throughout, updated light fixtures and a handy ensuite laundry, this condo is ready and waiting for new owners to move in and enjoy. 1200 The Esplanade has top notch amenities including a 24-hour concierge and security, underground resident and free visitor parking, games room, party room, outdoor pool, sauna and fitness facility. Don't miss out on your opportunity to own this incredible, ideally located gem!



# PROPERTY INFORMATION

<b>Taxes:</b>	\$3537 (2024)	<b>Facilities:</b>	Outdoor pool, game room, party room, sauna, exercise room, indoor resident parking, 24 hour gatehouse/security
<b>Size:</b>	900 sq ft as per MPAC	<b>Inclusions:</b>	Fridge (2024), stove (2024), range hood (2024), dishwasher (2024), all curtain rods, washer, dryer, electric light fixtures
<b>Legal Description:</b>	Unit 1, Level 9, Durham Standard Condominium Plan Nn. 190 and its Appurtenant Interest. The Description Of The Condominium Property Is : Pt Lt 21 CON 1 (PICKERING), PTS 2,8,9 & 10 ON 40R19316; T/W AND S/T AS SET OUT IN SCHEDULE "A" OF THE DECLARATION DR438323. City Of Pickering	<b>Pet Policy:</b>	One (1) small dog (25 lbs. or 11.34 kg or less at maturity) OR one (1) small dog & one (1) cat OR two (2 cats, or a pair of caged birds [a canary, budgie, or any other small bird. No pigeons.], a service dog/guide dog, tropical fish including goldfish [fish tank may not exceed a total of 20-25 gallons (76L - 96L).
<b>Parking:</b>	Unit23, Level B, Durham Condominium Plan No. 139 ; Firstly: Pt Lt 21 CON 1, PTS 10, 12, 15 TO 23, 28, 42 & 43 40R16014; Secondly: Pt Lt 21 CON 1, Pts 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 17, 18, 21 TO 34, 42, 43, 44, 45, 46 & 47 40R16014, More Fully Described In Schedule 'A' Of Declaration LT710529 ; S/T LT712811,LT712813 City Of Pickering	<b>UPGRADES BY CURRENT HOMEOWNER INCLUDE:</b>	<ul style="list-style-type: none"><li>• Kitchen appliances: fridge, stove, range hood, dishwasher (2024)</li><li>• Interior painting throughout (2024)</li><li>• New broadloom in bedrooms (2024)</li><li>• Updated light fixtures (2024)</li></ul>
<b>Locker:</b>	None		
<b>Possession:</b>	30-90 days		
<b>Heating/Cooling:</b>	Forced Air, Central Air		
<b>Maintenance Fee:</b>	\$818.55/month		
<b>Maint Fees Include:</b>	Heat, Central Air, Hydro, Water, Parking, Locker, Common Elements, Building Insurance		

The Buyer acknowledges that the marketing materials have been provided for information purposes only. Any reliance on these materials is at the Buyer's own discretion.