



INTRODUCING
522-11753 SHEPPARD AVENUE E

JILL
FEWSTER-YAN
BROKER

ERIN
GREGORY
BROKER

JENNIFER
GIBSON
SALES REPRESENTATIVE

LARRY
YAN
SALES REPRESENTATIVE

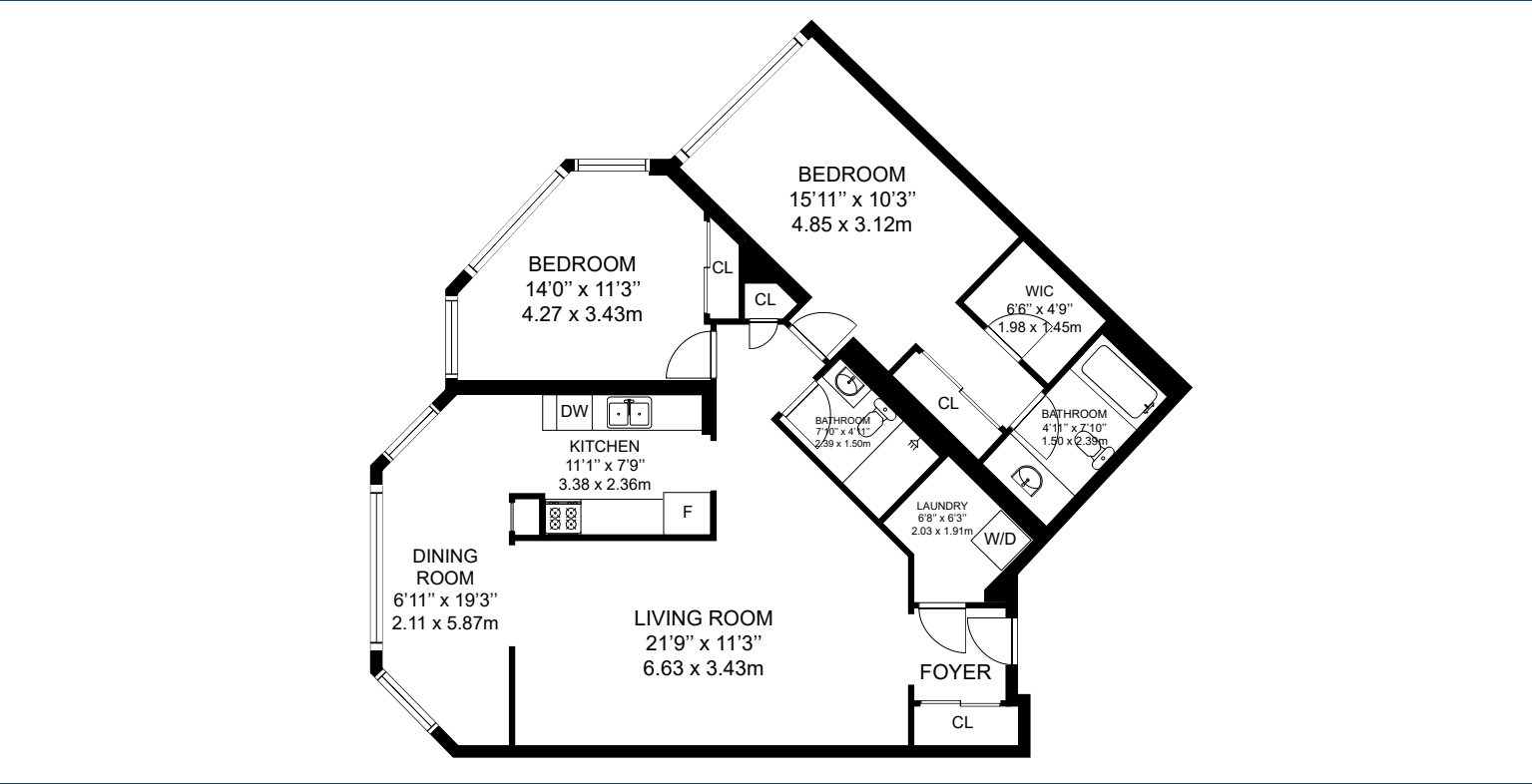
RICARDO
AGBAY JR
SALES REPRESENTATIVE

11753Sheppard522.com



ABOUT THE HOME

Location is everything at Platinum Rouge, a spacious two-bedroom, two-bathroom condo at 11753 Sheppard Ave E. Ideally located at the corner of Port Union Road and Kingston Road, this home is perfect for both first-time buyers and downsizers. Live just a 5-minute walk from everyday conveniences including Tim Hortons, McDonalds, Shoppers Drug Mart, No Frills and the popular Lamannas Bakery. With easy access to Lake Ontario and the Waterfront Trail and multiple parks and green spaces including the Toronto Zoo, this condo offers the perfect combination of convenience and outdoor living. Once inside, you'll love the sun-filled living space with wall-to-wall windows with lake views and plenty of space for entertaining. The large kitchen features an eat-in area where the family can gather for casual meals. The primary bedroom features a walk-in closet and a second large closet for ample storage along with a 4-piece ensuite washroom. Platinum Rouge residents enjoy an array of top-notch amenities including 24-hour concierge and security, underground resident parking, free visitor parking and an indoor pool, sauna, tennis court, and gym. Don't miss this incredible opportunity to own a beautiful condo in a prime, transit-accessible location. Whether you're starting your real estate journey or seeking a low-maintenance lifestyle, Unit 522 at Platinum Rouge is the perfect place to call home.



PROPERTY INFORMATION

Taxes:	\$1500.63 (2024)	Maintenance Fee:	\$843.72/month
Size:	1185 sq ft as per MPAC	Maint Fee Includes:	Heat, Central Air, Hydro, Water, Parking, Common Elements, Building Insurance
Legal Description:	UNIT 22, LEVEL 5, METRO TORONTO CONDOMINIUM PLAN NO. 994 AND ITS APPURTENANT INTEREST. THE DESCRIPTION OF THE CONDOMINIUM PROPERTY IS : LOTS 20 TO 29 & RD WDN ON PLAN DESCRIBED IN D290787 , CITY OF TORONTO	Pet Policy:	Allowed with restrictions
Parking:	Level A #169	Facilities:	Indoor pool, game room, party room, sauna, exercise room, resident parking and visitor parking, Tennis court, security guard
Possession:	30-90 days	Inclusions:	Fridge, stove, dishwasher, all blinds, washer, dryer, and electric light fixtures
Heating/Cooling:	Forced air gas furnace Central air conditioning		

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