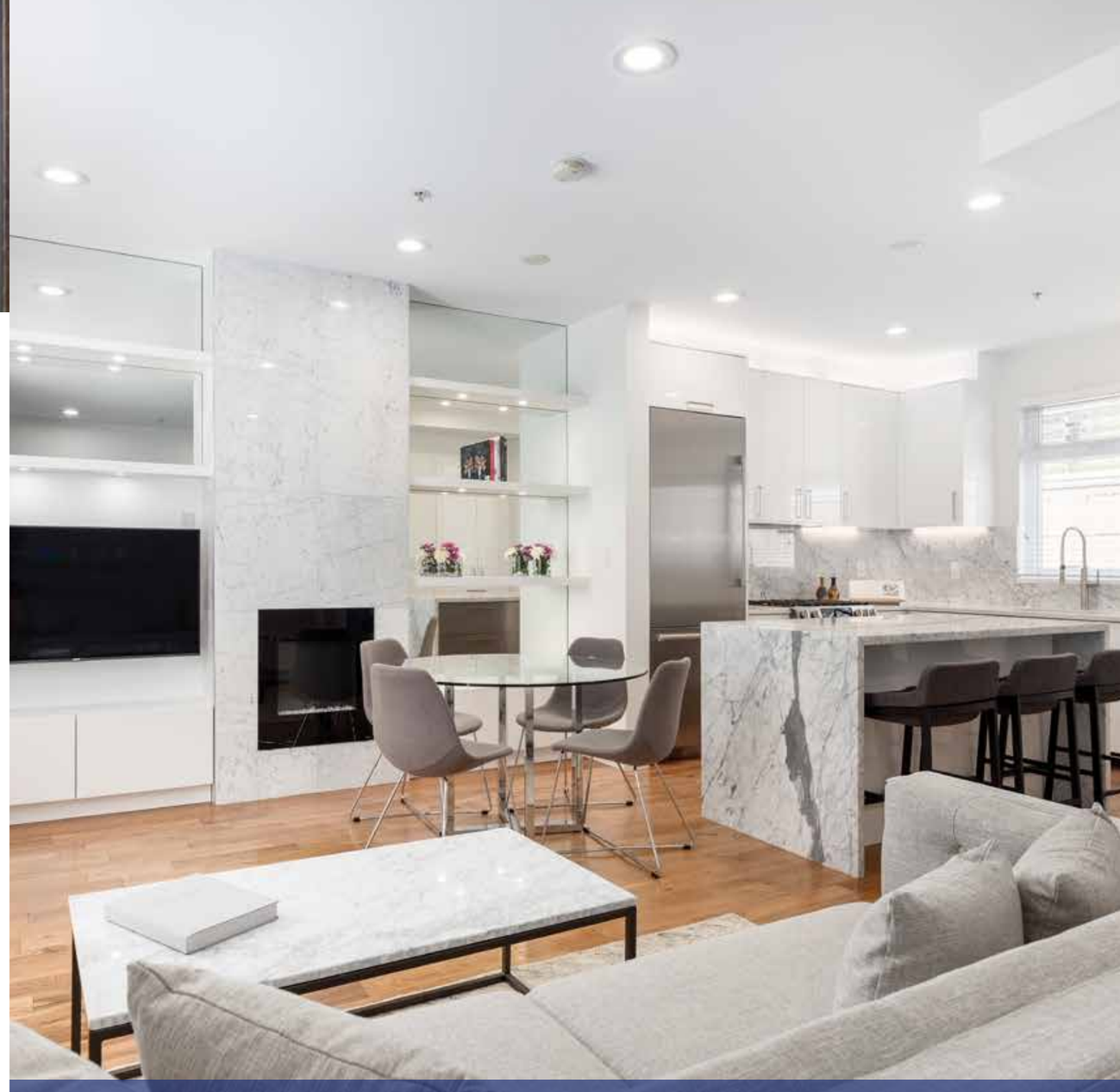






Main Floor:	443 sq.ft.
Upper Floor:	409 sq.ft.
Top Floor:	352 sq.ft.
Lower Floor:	149 sq.ft.
Total:	**1,353 sq.ft.**
Stairway to Deck:	78 sq.ft.
Grand Total:	**1,431 sq.ft.**

Auxiliary Area

Storage:	28 sq.ft.
Patio:	81 sq.ft.
Rooftop Deck:	247 sq.ft.
Balcony:	48 sq.ft.



Lower Floor Plan
Floor Area: 149 sq.ft.

Main Floor Plan
Floor Area: 443 sq.ft.
Ceiling Height: 9 ft.

Upper Floor Plan
Floor Area: 409 sq.ft.
Ceiling Height: 8 ft.

Top Floor Plan
Floor Area: 352 sq.ft.
Ceiling Height: 8 ft.

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.

2773 Guelph Street | The Block

3 Bed, 2 Bath, 1,431 sf Interior + 376 sf Exterior | Offered at $1,399,800



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Spectacular 3 bed courtyard townhome within The Block, a boutique development well known for its striking architecture, warm family friendly atmosphere, and prime Mount Pleasant location.

Just steps to Florence Nightingale elementary, some of the cities finest cafes and eateries, and future sky train station.

Main floor provides open concept living along with a fully renovated kitchen featuring a gorgeous marble island with waterfall edges and matching backsplash along with S/S Bosch appliance package including gas cook top.

Exquisite master boasts a walk-in closet, a sleek bathroom with double sinks and its own deck. Head on up to your massive roof top patio with gas hook-up and incredible, panoramic North Shore mountain + City views.

Interior Areas:	1,431 sf
Outdoor Space:	376 sf
Bedrooms:	3
Bathrooms:	2
Built:	2009
Strata Fees:	$387.53/month
Property Tax:	$3,668.80 (2020)
Pets and Rentals:	Allowed
Parking:	2 Stalls (Direct Access)
Elevators:	1 Locker



**This correspondence is not meant to cause or induce a breach of any existing agency agreement.*
**While efforts have been made to ensure the accuracy of the information contained herein, it is not guaranteed, and should be verified by the buyer(s) if deemed important.*