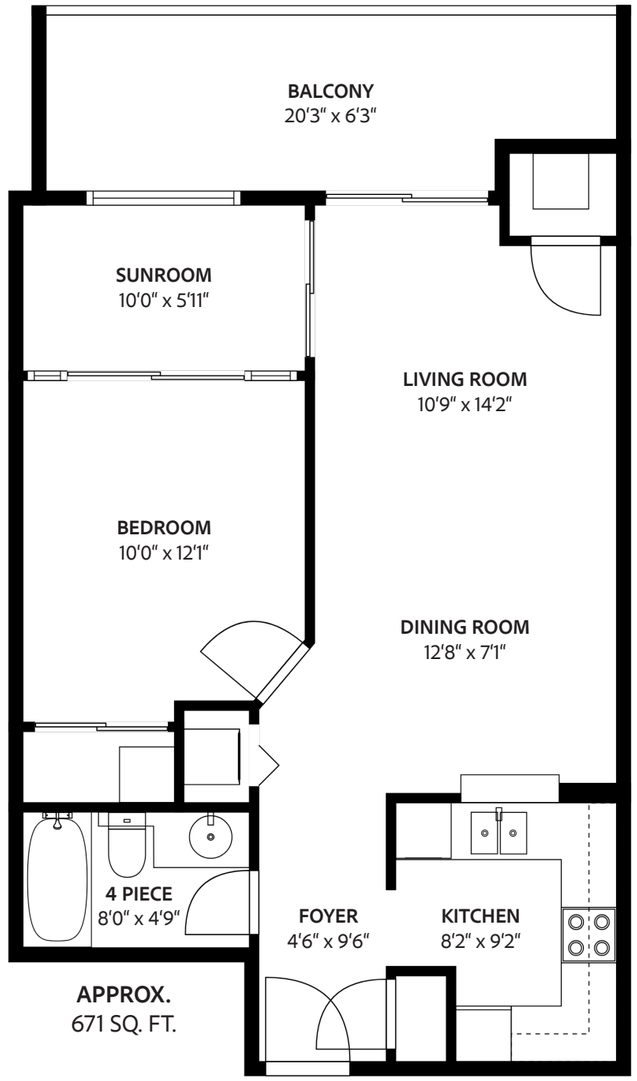




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For more photos & information on this property

SCAN HERE

Karen MILLAR TEAM BROKER

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Prospective purchasers should satisfy themselves as the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility.

WELCOME TO

35 Empress Avenue

SUITE 1406







EMPRESS PLAZA CONDOS











FOYER
- Coat closet

KITCHEN
- Ceramic tile backsplash
- Pass-through to Dining Room
- Built-in Whirlpool dishwasher
- Built-in stove vent
- GE stove
- Panasonic microwave
- Whirlpool fridge

LIVING/DINING ROOM
- Open concept
- Broadloom
- South facing views
- Sliding door walk-out to private balcony
- Access to utility closet
- Laundry closet with stacked GE washer & GE dryer

SOLARIUM
- Broadloom
- Sliding door access to Living Room & bedroom
- South-facing views
- Overlooks balcony

BEDROOM
- Broadloom
- Mirrored sliding double door closet
- Sliding door access to Solarium

4 PIECE BATHROOM
- Built-in mirrored storage cabinet

AMENITIES
- 24-hour security/concierge
- Exercise room
- Sauna
- Party room
- Squash court
- Table tennis room
- Guest suite
- Visitor parking
- Bicycle storage is also available for rent

IN YOUR NEIGHBOURHOOD
- RioCan Empress Shopping Mall
- Yonge street shops & restaurants
- Princess Park
- Lee Lifeson Art Park
- Mel Lastman Square with ice rink
- Meridian Arts Centre
- Douglas Snow Aquatic Centre
- Willowdale Park & tennis courts
- Longo's Yonge & Sheppard
- T&T Supermarket
- North York Civic Centre
- Don Valley Golf Course
- Mitchell Field Community Centre
- TTC & Yonge Street subway line
- Highway 401 & DVP

TAXES
- $2,504/2026

BEDROOMS
- 1 + Solarium

BATHROOMS
- 1 x 4

LOCKER
- 1 (P1 #73)

POSSESSION
- Immediate/TBA

PARKING
- 1 underground (P1 #46) with EV charger

MAINTENANCE FEE
- $642/month includes building insurance, water, common elements & parking