

\$799,900 - 104 - 38 Monte Kwinter Court, Toronto (Clanton Park)

MLS® #C12355340

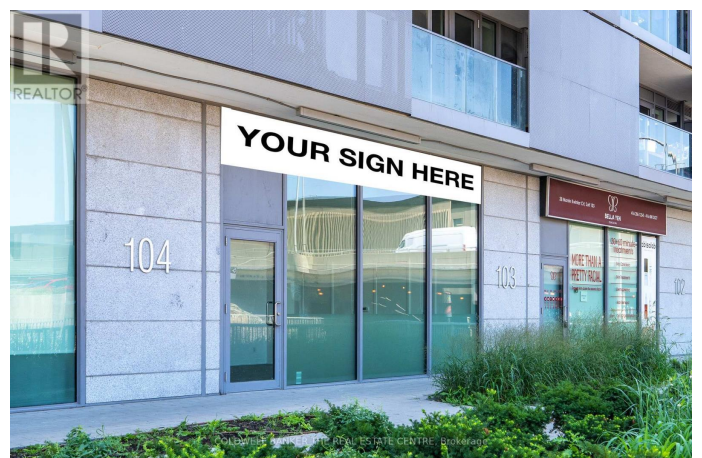
\$799,900

0 Bedroom, 2.00 Bathroom, 1,065 sqft

Retail on 0.00 Acres

Clanton Park, Toronto (Clanton Park), Ontario

Live & Work at The Rocket Condos - A Unique and Rare Commercial/Residential Opportunity! Location, location, location! Situated in the heart of vibrant Clanton Park, this rare live/work condo offers the ultimate in flexibility and convenience. Overall square footage including the balcony equals 1065 sqft! On the main floor, enjoy a 500 sqft. commercial/retail unit with laminate flooring, a 2-piece washroom, utility room, and storage closet. With prime Wilson Avenue exposure and its own separate entrance, this space is ideal for professionals, entrepreneurs, or investors looking to capitalize on a high-traffic area. Connected by a private staircase, the residential suite mirrors the size of the commercial unit and boasts a bright, open-concept kitchen and living area with ensuite laundry, a 4-piece bath, and a spacious bedroom with floor-to-ceiling windows. Step out onto your 131 sqft. private balcony with panoramic views perfect for entertaining or relaxing. This condo offers two separate entrances: a main floor entrance for the commercial unit and a second-floor entrance for the residence. The Rocket Condos, built in 2020, deliver world-class amenities: concierge/security, modern fitness centre, kids playroom, party/meeting room, on-site daycare, outdoor patio with BBQs, and more. One underground parking space and plenty of visitor parking included. Commuting is



a breeze with the Wilson TTC Subway and Bus Station right at your doorstep, plus quick access to Allen Rd. & Hwy 401. Minutes to York University, Yorkdale Mall, Costco, Home Depot, Starbucks, Michaels, restaurants, and shops. Whether you're a professional seeking a live/work setup, a first-time buyer, a downsizer looking to generate rental income, or an investor wanting a dual-purpose property, this unique offering is not to be missed! (id:6289)

Essential Information

Listing #	C12355340
Price	\$799,900
Bathrooms	2.00
Square Footage	1,065
Acres	0.00
Type	Retail

Community Information

Address	104 - 38 Monte Kwinter Court
Subdivision	Clanton Park
City	Toronto (clanton Park)
Province	Ontario
Postal Code	M3H0E2

Amenities

Amenities	Highway, Public Transit
Parking Spaces	1
Parking	Underground

Interior

Appliances	Dishwasher, Dryer, Microwave, Hood Fan, Washer
Heating	Natural gas Forced air
Cooling	Fully air conditioned

Listing Details

Listing Office	COLDWELL BANKER THE REAL ESTATE CENTRE
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