

\$649,000 - 405 - 240 Scarlett Road, Toronto (rockcliffe-Smythe)

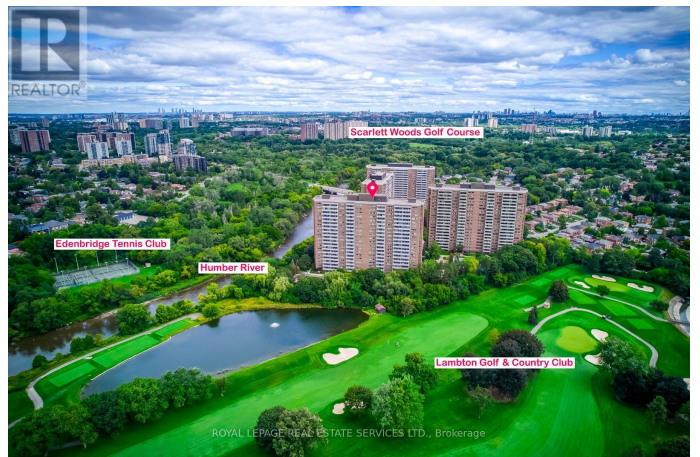
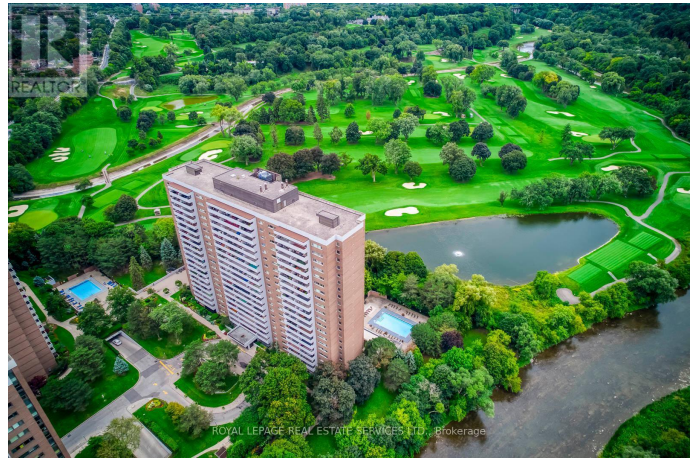
MLS® #W12371821

\$649,000

2 Bedroom, 2.00 Bathroom,
Single Family

Rockcliffe-Smythe, Toronto
(rockcliffe-Smythe), Ontario

The Lambton Square condominium community consists of four distinct towers, each forming a separate condo corporation with its own dedicated recreation facilities. This condo is ideally situated at 240 Scarlett Rd and offers exceptional access to a wide range of amenities. Public transit is steps away, with multiple bus routes along Scarlett and easy connections to Runnymede Station on the Bloor subway line. Daily conveniences are nearby: grocery stores, European bakeries, and local shops. For nature lovers, the building backs onto the Humber River trails and is a short stroll to James Gardens-perfect for walking, cycling, or simply enjoying the outdoors. Golf enthusiasts will appreciate having the prestigious Lambton Golf & Country Club next door. Unit 405 offers exceptional value for those seeking spacious & functional living. The unit offers a family-sized kitchen with a cozy breakfast nook, a proper dining room, and a generous sunken living room with an electric fireplace. When you step out onto the oversized private balcony, the first thing you notice is the Humber River flowing just right there. Surrounded by mature trees, it feels less like a condo and more like your own private home. Beautiful flooring runs through the main areas, with wood parquet in the bedrooms. The primary bedroom includes a large closet and a 4-piece ensuite. The second



bedroom works beautifully as a guest room or home office. Both bathrooms are 4-piece, featuring built-in cabinetry, a shower enclosure, and a soaker tub. An ensuite laundry room with additional storage completes this well-designed space. The building offers top-tier amenities: outdoor pool, fitness centre, sauna, party/meeting rooms, car wash bay & bike storage. Whether you're looking to downsize or upsize into space that finally feels like home, you may want to consider this property. Relax by the pool, stroll or cycle the trails, or hit the gym -- lifestyle, comfort, and value all in one place. (id:6289)

Essential Information

Listing #	W12371821
Price	\$649,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	405 - 240 Scarlett Road
Subdivision	Rockcliffe-Smythe
City	Toronto (rockcliffe-Smythe)
Province	Ontario
Postal Code	M6N4X4

Amenities

Amenities	Golf Nearby, Park, Public Transit, Car Wash, Exercise Centre, Party Room, Sauna, Fireplace(s), Storage - Locker
Features	Wooded area, Balcony, Carpet Free
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Brick, Concrete
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Listing Details

Listing Office	ROYAL LEPAGE REAL ESTATE SERVICES LTD.
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