

JAMES NEIL
sales representative

RE/MAX
Aboutowne Realty Corp., Brokerage



1440-250 Wellington Street W, Toronto



Two Bedroom Corner Unit in ICON II

The ICON II is located in the heart of Toronto's Entertainment District, one of the most vibrant and sought-after neighborhoods in Toronto, with easy access to world-class entertainment, shopping, dining, and cultural amenities. It's within walking distance to the CN Tower, Rogers Centre, Scotiabank Arena, and the Harbourfront.

This bright, open-concept corner unit offers 885 square feet plus balcony. Well thought out floor plan with two bedrooms and two full bathroom plus a large, flexible living-dining area.

250 Wellington St W offers a range amenities to residents, including a fitness center, party room, rooftop terrace with BBQ facilities, and a 24-hour concierge. There is also a stunning indoor pool and a sauna.

The building provides convenient access to several public transportation options, including the subway, streetcars, and bus routes, which makes it easy to get around the city, plus the nearby GO train, UP Express (to airport) and Gardiner for when you want to venture outside the city.

Features and Highlights

- two bedrooms plus two full bathrooms
- corner unit with lots of natural light
- 885 square feet plus balcony
- storage locker (level C, unit 65)
- underground parking close to elevator (level C, unit 28)
- nine foot ceilings
- luxury vinyl plank and tile flooring
- in suite laundry
- upgraded light fixtures
- California shutters
- controlled entry and 24 hour concierge
- party room, exercise room, pool, sauna
- rooftop patio with sitting areas and barbecues
- true vibrant and walkable neighbourhood

The ICON II

- welcoming first impressions
- heart of Entertainment District
- walkable neighbourhood

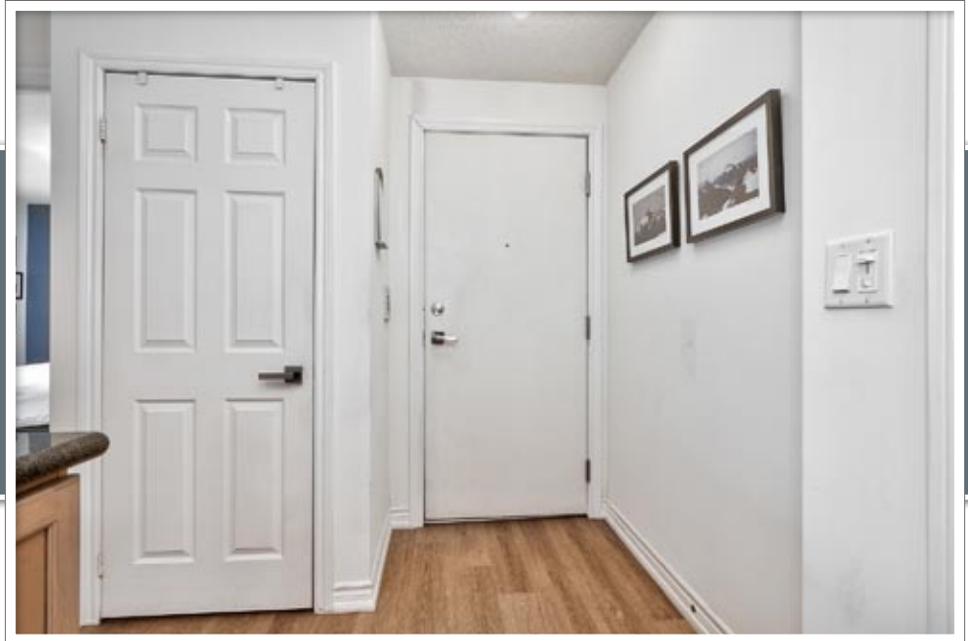


Lobby

- controlled building entry
- 24 hour concierge
- modern decor

Foyer

- luxury vinyl plank flooring
- coat closet
- in suite large capacity laundry



Kitchen

- luxury vinyl plank flooring
- stone countertop
- ceiling and pot lighting

Kitchen (13'11" by 13'6")

- modern cabinetry with upgraded hardware
- double sink
- newer dishwasher



Kitchen

- stone countertops
- tile backsplash
- back access for corner cabinet
- built-in wine fridge

Living-Dining Area

- luxury vinyl plank flooring
- flexible space



Dining Area (7'10" by 12'5")

- upgraded light fixture
- lots of natural light
- California shutters



Living Area (11'0" by 12'5")

- large windows
- walkout to balcony
- California shutters



Main Bathroom

- 4-piece
- tile flooring
- neutral decor

Primary Bedroom (11'3" by 11'6")

- luxury vinyl plank flooring
- two double closets with custom built-in organizers
- bright and spacious

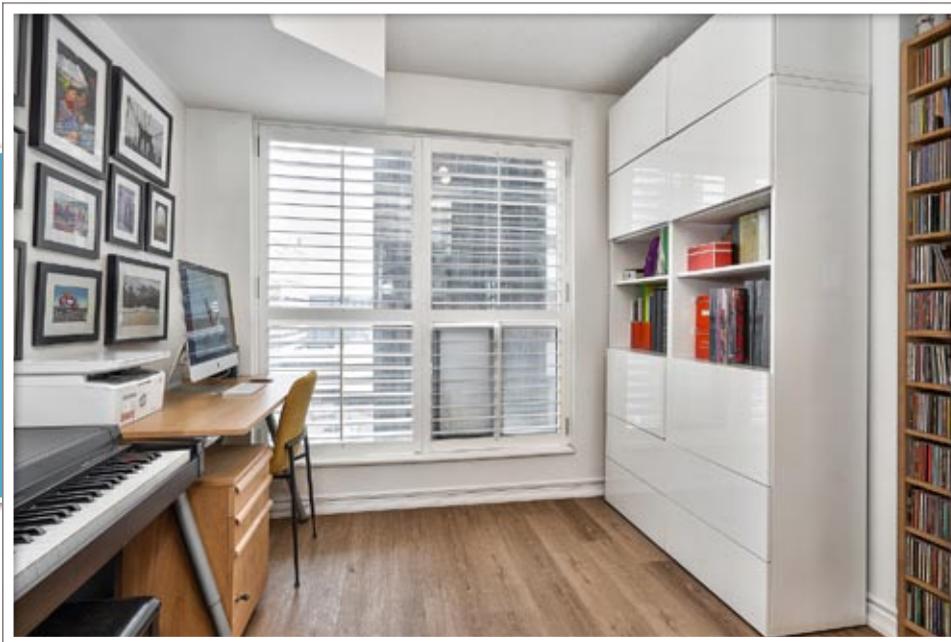


En Suite

- 3-piece
- tile flooring
- neutral decor
- large walk-in shower (installed September, 2022)

Second Bedroom (9'5" by 9'5")

- luxury vinyl plank flooring
- accommodates queen-size bed
- double closet

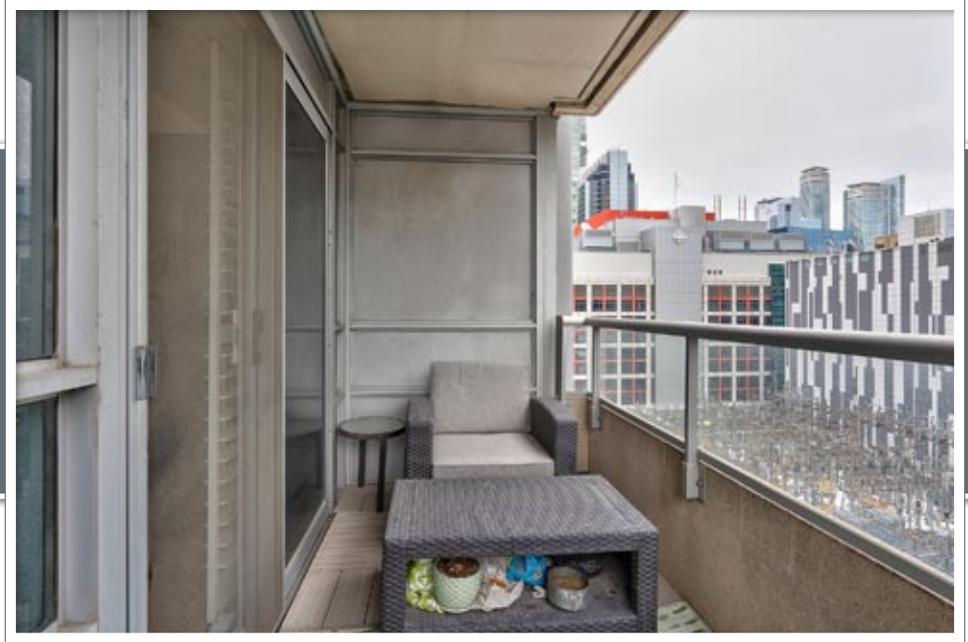


Second Bedroom

- lots of natural light
- California shutters

Balcony

- southwest facing
- glass half-railing

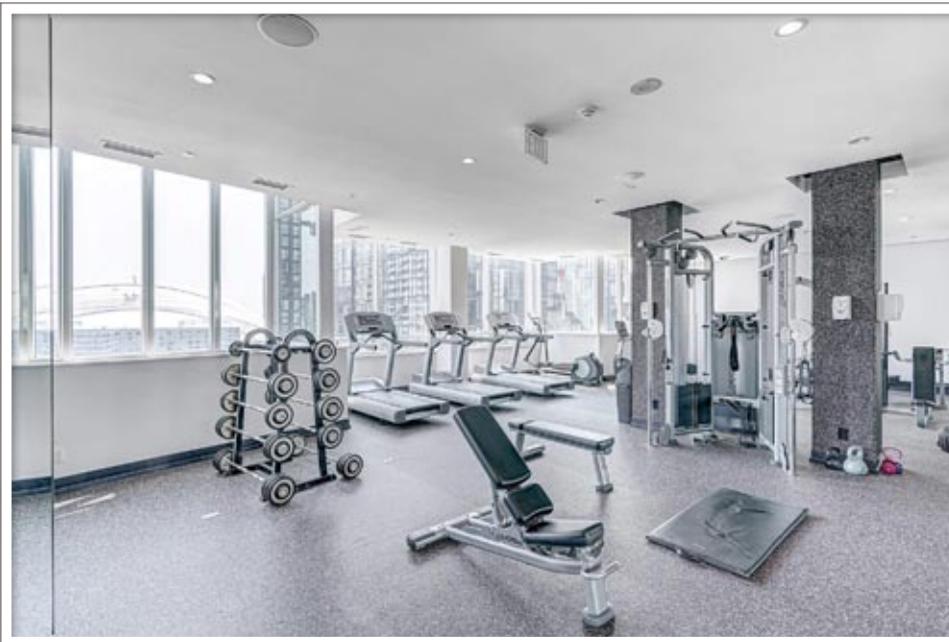


Balcony

- good sized outdoor living space

View

- looks towards Clarence Square



Fitness Room

- cardio and universal weights

Pool/Hot Tub

- indoor pool and sauna on top floor



Sauna

- separate men's and women's saunas



Party Room

- large party room with pool tables



Rooftop Terrace

- lots of options for sitting, eating and lounging
- community barbecues



2 Bedrooms | 2 Bathrooms | 885 square feet

Inclusions: Fridge; Stove; Built-In Microwave; Washer; Dryer; Dishwasher; Built-In Wine Fridge; Existing Light Fixtures; Existing Window Coverings (California Shutters); Chest of Drawers in En Suite; Custom Closet Organizer in Primary Bedroom; One Storage Locker (C-65); One Underground Parking (C-28)

Exclusions: None.

Condo Fees: \$805.37 per month

Includes: common element maintenance and insurance, heat, hydro, water, parking, locker

Amenities: fitness room, party room, rooftop terrace, concierge, indoor pool, sauna, visitor parking

Property Taxes: \$3058 for 2022



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