

3 Beds & 1 Bath & ~

3 Beds & 1 Bath & 1 Storage Locker & 1 Parking Space & South & West Facing Views

Move-in, Unpack & Enjoy!

# 501-35 Ormskirk Ave

Professionally designed, rarely offered, and truly one of a kind.



High Park – Swansea  
& 3 Beds  
& 1 Bath  
& 1 Parking Space + 1 Locker  
& 1186 Sq .Ft  
& \$917/Month Condo Fee  
(Includes **ALL UTILITIES!** Water,  
Hydro, AC, Heat, Cable/Internet!  
& Taxes: \$3,276/2025



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to explore the full photo  
gallery, floor plans,  
and virtual tour to  
fully appreciate this  
exceptional condo

501-35 ORMSKIRK AVE

# Fall head over heels in this one-of-a-kind professionally designed two-storey corner suite!

A bright and beautifully renovated two-storey, three-bedroom corner suite offering space, light, and lifestyle in the heart of High Park–Swansea. Thoughtfully designed with oversized windows on multiple exposures, a private terrace, and a layout that truly works for families.

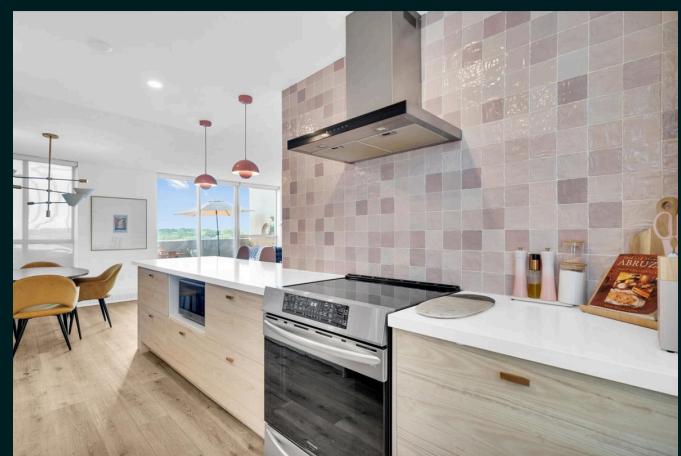


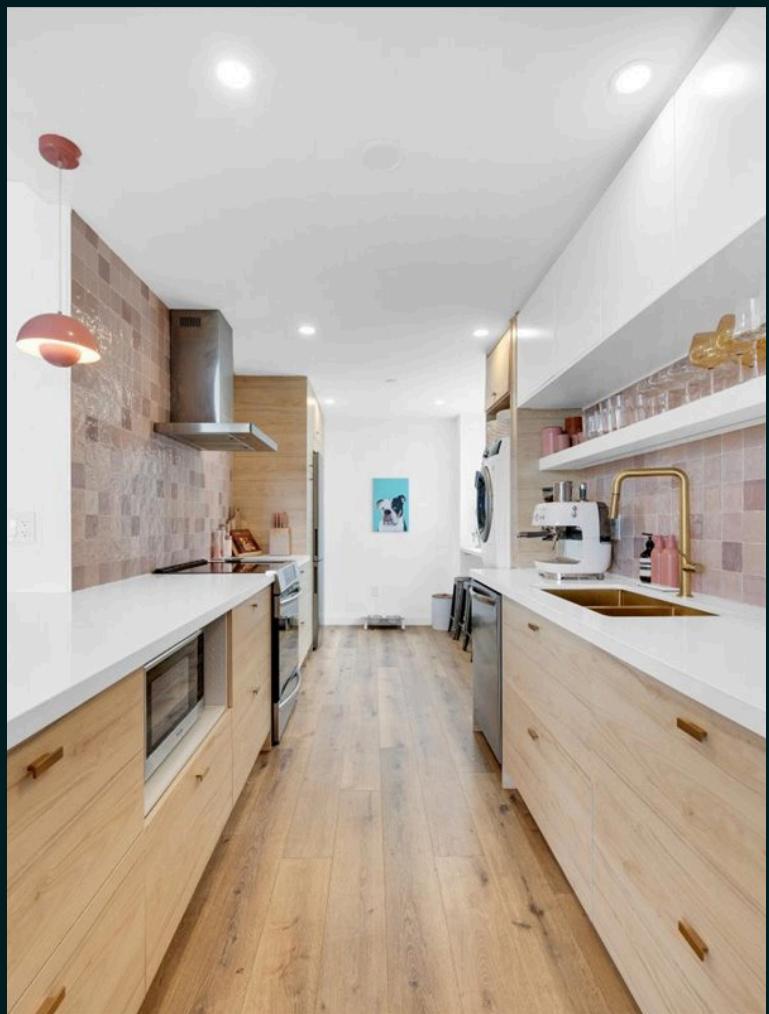
## The Suite

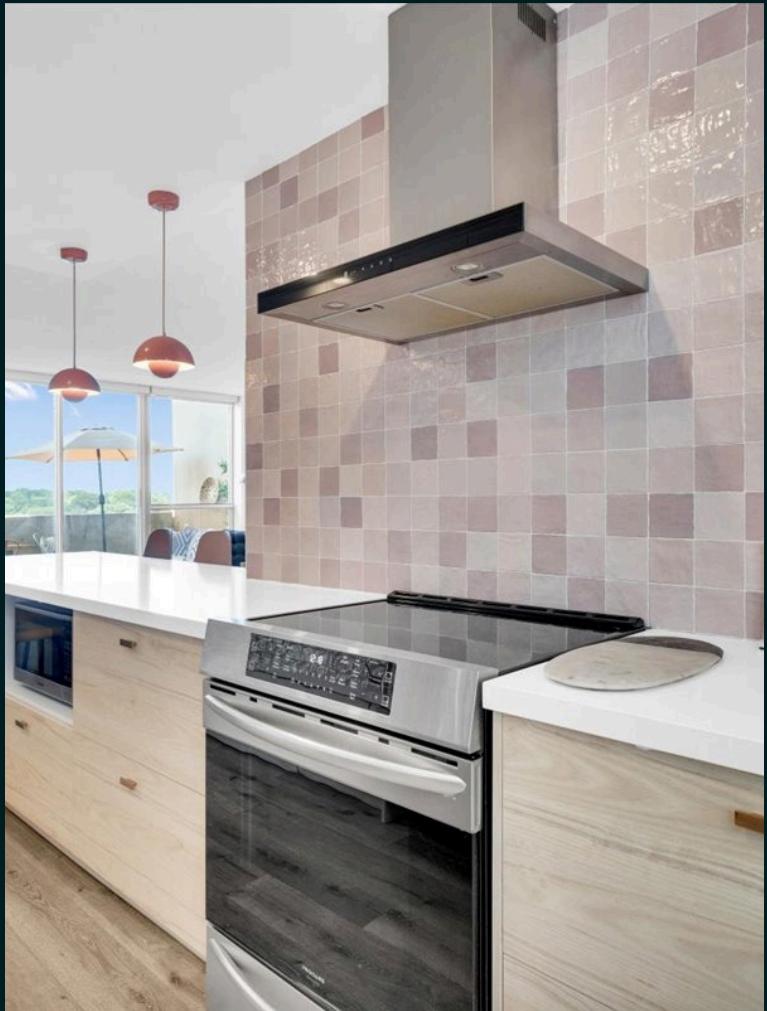
This unique two-storey residence has been professionally designed and fully renovated, offering a rare combination of style, function, and space:

- **Living & Dining Room:**
  - Sun-filled open-concept living and dining areas with oversized windows wrapping the corner layout. Perfect for entertaining or relaxed everyday living, with seamless access to the private terrace.

- **Kitchen:**
  - A designer kitchen with stainless steel appliances, quartz countertops, a statement blush-pink tile backsplash, and a custom island with pendant lighting. A charming eat-in nook with water views creates the perfect morning coffee spot.







# The Suite

- **Outdoor Space:**

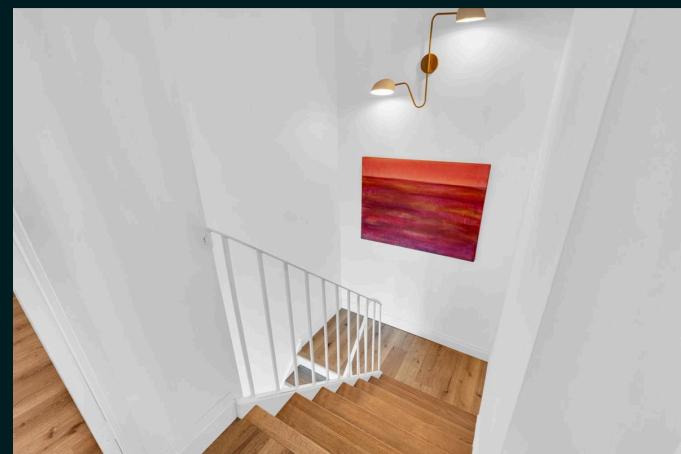
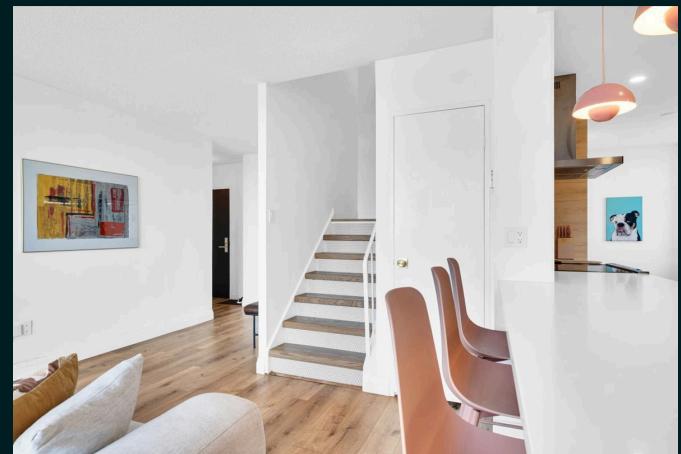
- Step out to your private terrace, large enough for a dining table and lounge seating, complete with a BBQ. An ideal extension of the living space with peaceful Humber River and lake views.

- **Bedrooms:**

- Three well-proportioned bedrooms located on the upper level, offering separation from the main living areas and making this layout especially appealing for families or those working from home.

- **PERFECT FOR FAMILIES:**

- This building and layout are exceptionally family-friendly. The two-storey design provides privacy and separation, while the generous square footage allows room to grow. Families will love the nearby parks, river trails, schools, and the strong sense of community within the building.



# The Building

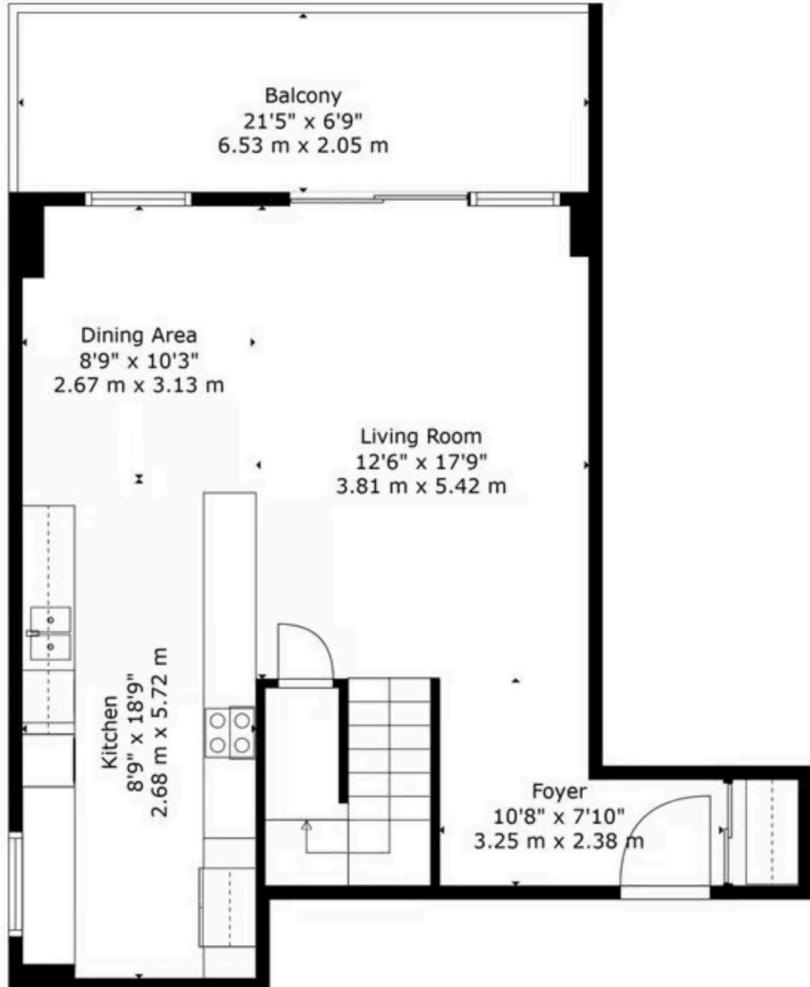
A well-managed, community-oriented building offering an impressive range of amenities:

- Indoor swimming pool
- Gym and fitness centre
- Sauna
- Tennis court
- Party and games room
- Visitor parking
- Bicycle storage
- Storage lockers
- Outdoor BBQ areas

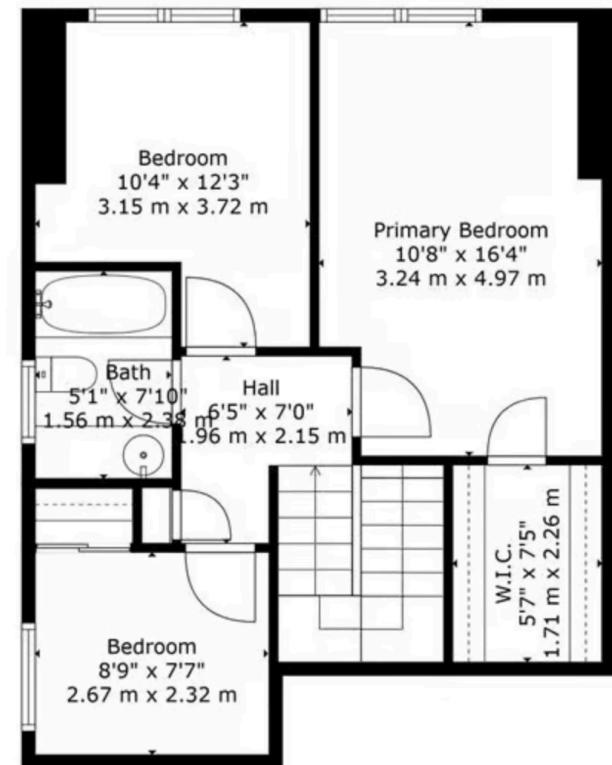
Residents also enjoy direct access to the Cheese Boutique, making everyday shopping incredibly convenient and adding to the walkable lifestyle appeal.



**FLOOR PLAN AREA:  
1,186 SQ. FT.**



Floor 1



Floor 2

# MELISSA EMOND

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BROKERAGE

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