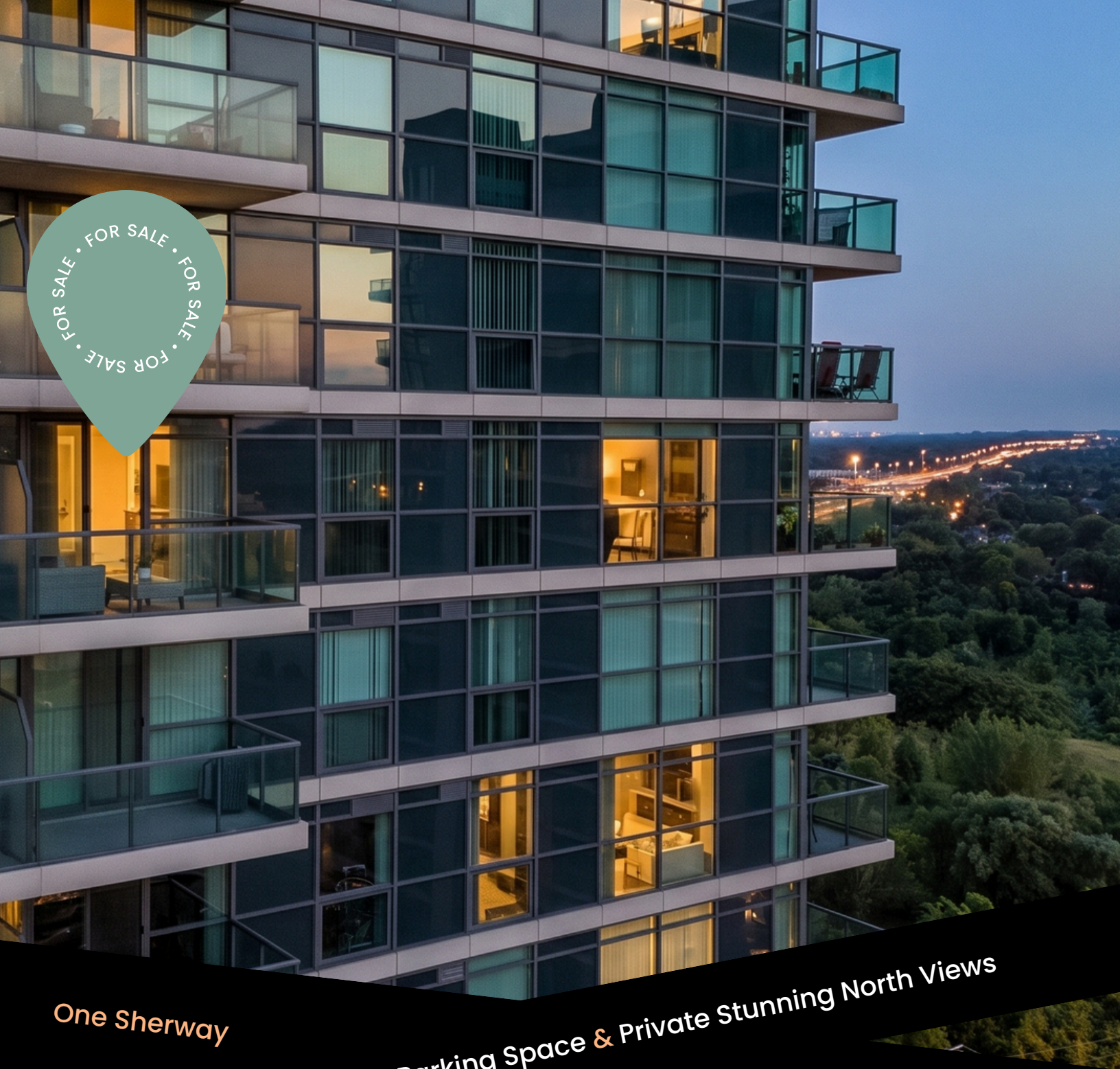




One Sherway
1 Bed & 1 Bath & 1 Parking Space & Private Stunning North Views
& Islington-City Centre West

225 Sherway Gardens Rd
Suite 2303



Islington-City Centre West

& 1 Bed

& 1 Bath

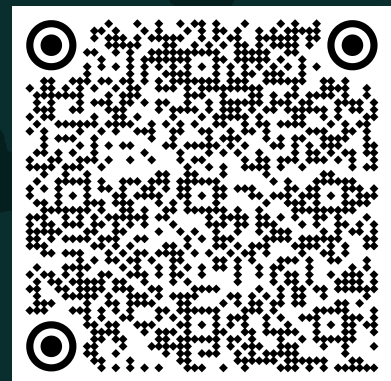
& 1 Parking Space

& Taxes: \$1983 / 2025

& 524 Sq Ft

& \$532.41/Month Condo Fee

(Excludes Cable, Internet, and Hydro)



Scan the QR code
to explore the full photo
gallery, floor plans,
and REEL video to
fully appreciate this
exceptional condo.

WELCOME TO SUITE 2303
225 SHERWAY GARDENS RD,
ETOBICOKE

Meticulously maintained. Peaceful living. An incredible lifestyle at your doorstep.

Some condos simply feel different the moment you walk through the door — and this is one of them. Meticulously cared for by the same owner for 16 years, this beautiful one-bedroom suite has been maintained with such pride that you would never know it has been lived in. Peaceful, pristine and completely move-in ready, with newer flooring, beautiful natural light and an oversized private balcony, this is a condo you truly need to see in person to appreciate.

The Suite

Thoughtfully designed with an open-concept layout that makes excellent use of its 526 sq. ft., this bright and inviting suite offers comfortable everyday living with floor-to-ceiling windows and a seamless connection to the outdoors.

Living & Dining Room:

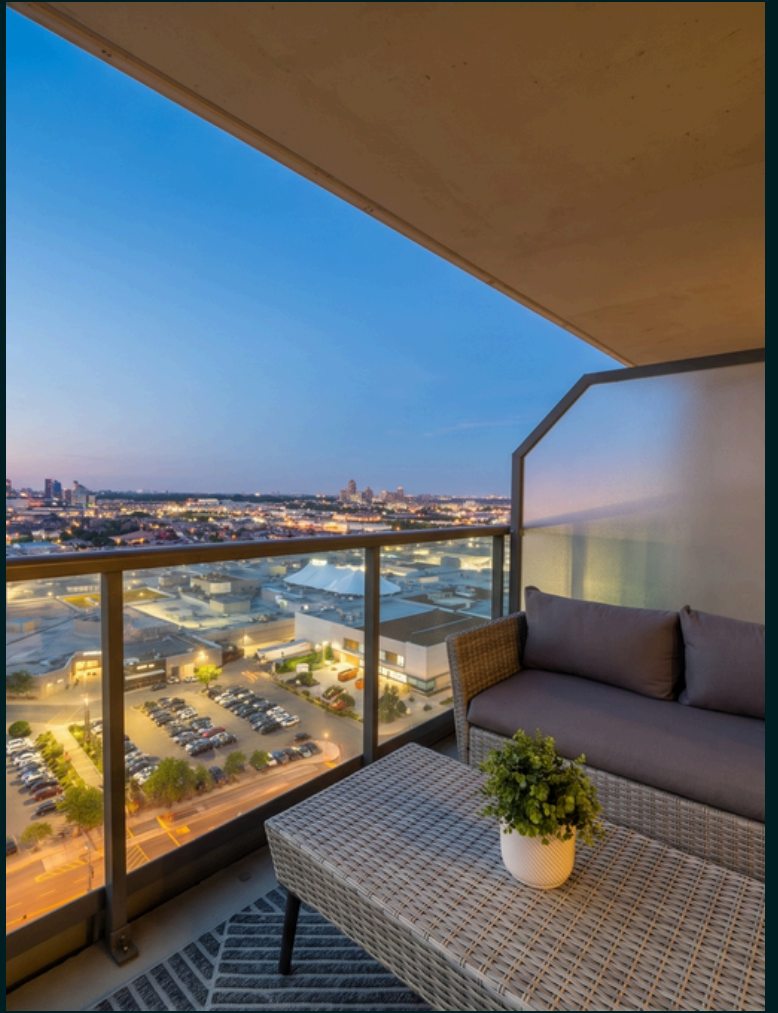
- Bright, open-concept living and dining space with floor-to-ceiling windows and newer hardwood flooring.
- Walk out directly to the oversized balcony and enjoy beautiful views from high above the city.
- Plenty of room to create comfortable living and dining areas without sacrificing that open, airy feeling.

Kitchen:

- Beautifully maintained kitchen featuring granite countertops, stainless steel appliances, ample cabinetry and a ceramic backsplash.





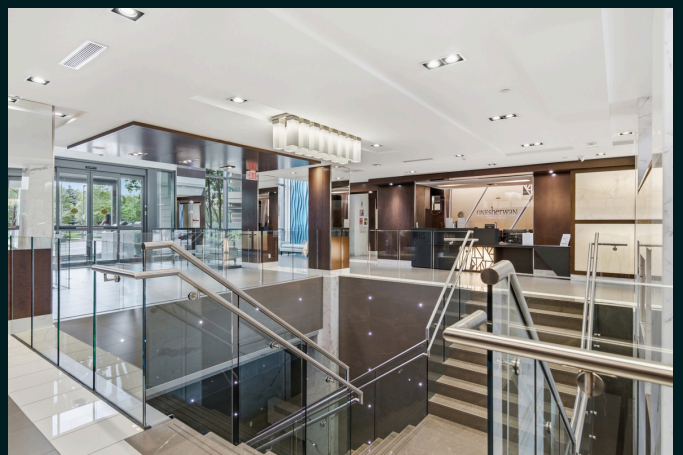


Comfortable Primary Bedroom:

- The primary bedroom is a peaceful and inviting retreat with newer carpeting, a large window, closet and plenty of natural light.

Balcony:

- One of the highlights of this suite. The oversized private balcony offers enough space for a lounge sofa and creates an extension of your living space outdoors.
- Settle in with a good book, unwind at the end of the day and take in the beautiful evening sunset views.



The Building

One Sherway offers the kind of amenities that make staying home feel like a getaway. Residents enjoy an impressive collection of spaces designed for wellness, relaxation, entertaining and everyday convenience.

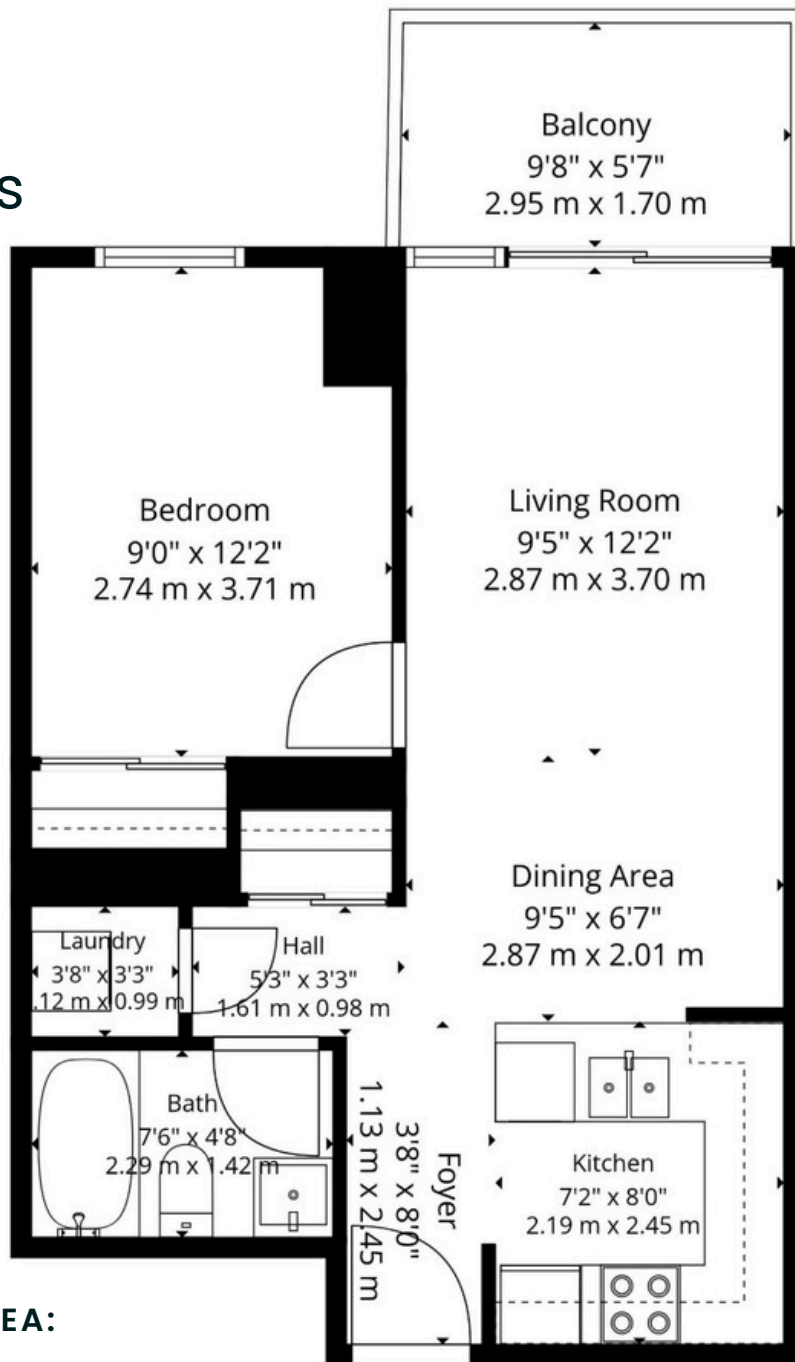
- Concierge
- Visitor parking
- Fully equipped gym
- Bike storage lockers
- Guest suites
- Virtual golf room
- Stunning party room
- Private theatre room
- Billiards room
- Indoor pool
- Sauna, hot tub
- *Large dogs over 30 lbs are allowed, which is rare!

Location, Location, Location!

Sherway Gardens is right across the street, putting incredible shopping, dining and everyday conveniences at your doorstep. Pick up a new book from Indigo, a sweet treat from Eataly or something from LUSH, and be back home in your peaceful sanctuary within minutes. With quick access to Highway 427, the Gardiner, QEW and Pearson Airport, this is easy condo living in an unbeatable location.



The Floor Plans



**FLOOR PLAN AREA:
526 SQ. FT.**

MELISSA EMOND

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This is not intended to solicit buyers or sellers currently under contract with a brokerage.

