



34 CLAREMONT STREET
UNIT 102



WELCOME TO 34 CLAREMONT STREET UNIT 102

1 BEDROOM & 1 BATHROOM

Experience the perfect blend of historic charm and modern sophistication in this fabulous one-bedroom loft, situated in the converted boutique Claremont Church Hall. Located in the vibrant Trinity Bellwoods neighbourhood, this apartment is a true urban gem.

KEY FEATURES:

- **Historic Charm:** Original Terrazzo floors and soaring ceilings give this loft a unique and timeless appeal.
- **Cozy Comfort:** Relax by the wood-burning fireplace.
- **Outdoor Space:** Enjoy your morning coffee or evening wine on the large, private south-facing terrace.
- **Bright and Airy:** Floor-to-ceiling, double glass doors and windows flood the space with natural light, enhancing the open-concept design.

MODERN CONVENIENCES:

- **Renovated Kitchen:** Fully renovated with ceiling-high cabinets, double stainless steel sink, and lovely quartz countertops.
- **Renovated Bathroom:** A beautifully renovated 4-piece bathroom adds to the modern comfort.

ADDITIONAL AMENITIES:

- **Parking:** One underground parking space.
- **Locker** is exclusive use.
- **Prime Location:** Just a 3-5 minute walk to Queen Street's shopping, restaurants, transportation and Trinity Bellwoods Park.

Don't miss the opportunity to live in this unique and charming loft in one of the city's most desirable neighborhoods!

For more information and photos, visit:

[34ClaremontSt-102.com](https://www.34ClaremontSt-102.com)



SIZE: 600 sq ft, plus large 195 sq ft terrace

MAINTENANCE FEE: \$586.51/month
(includes water, parking, common elements
and building insurance)

POSSESSION: 30 days/TBA

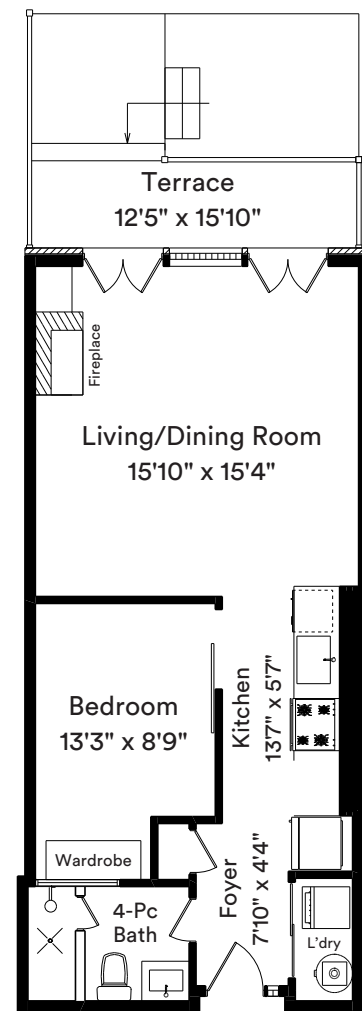
PROPERTY TAXES: \$2,551.84 / 2023

PARKING: Spot #1, (Unit 1, Level B)

STORAGE: Locker #102 (exclusive use)

INCLUSIONS: All existing appliances including
the washer & dryer, stainless steel fridge, slide-
in range & hood, stainless steel dishwasher,
ceiling fan in living room, existing fireplace
tools & Nest thermostat, wardrobe in bedroom.
Hot water tank is a rental.

EXCLUSIONS: All art and decorative mirrors
including the bathroom mirror.



Russell
REAL ESTATE
russellrealestatetoronto.com

CATHERINE RUSSELL
Sales Representative, MBA

647.461.5501

russell@chestnutpark.com

EVAN SAGE
Broker

416.268.9420

esage@sagerealestate.ca

SAGE

CHESNUT PARK REAL ESTATE BROKERAGE
CHRISTIE'S INTERNATIONAL REAL ESTATE

SAGE REAL ESTATE LTD., BROKERAGE
T 416 483 8000 F 416 483 8001

Information and statements contained herein are from sources deemed to be reliable and assumed to be correct but no warranty or representations are made as to the accuracy thereof and same is subject to errors or omissions. This feature sheet is not intended to solicit Sellers or Buyers currently under contract with another brokerage. Designed and printed by Sage Real Estate. SageRealEstate.ca