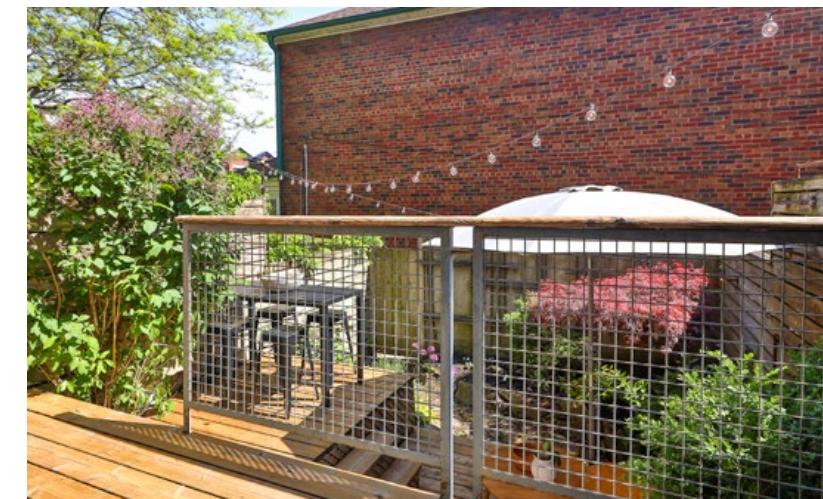
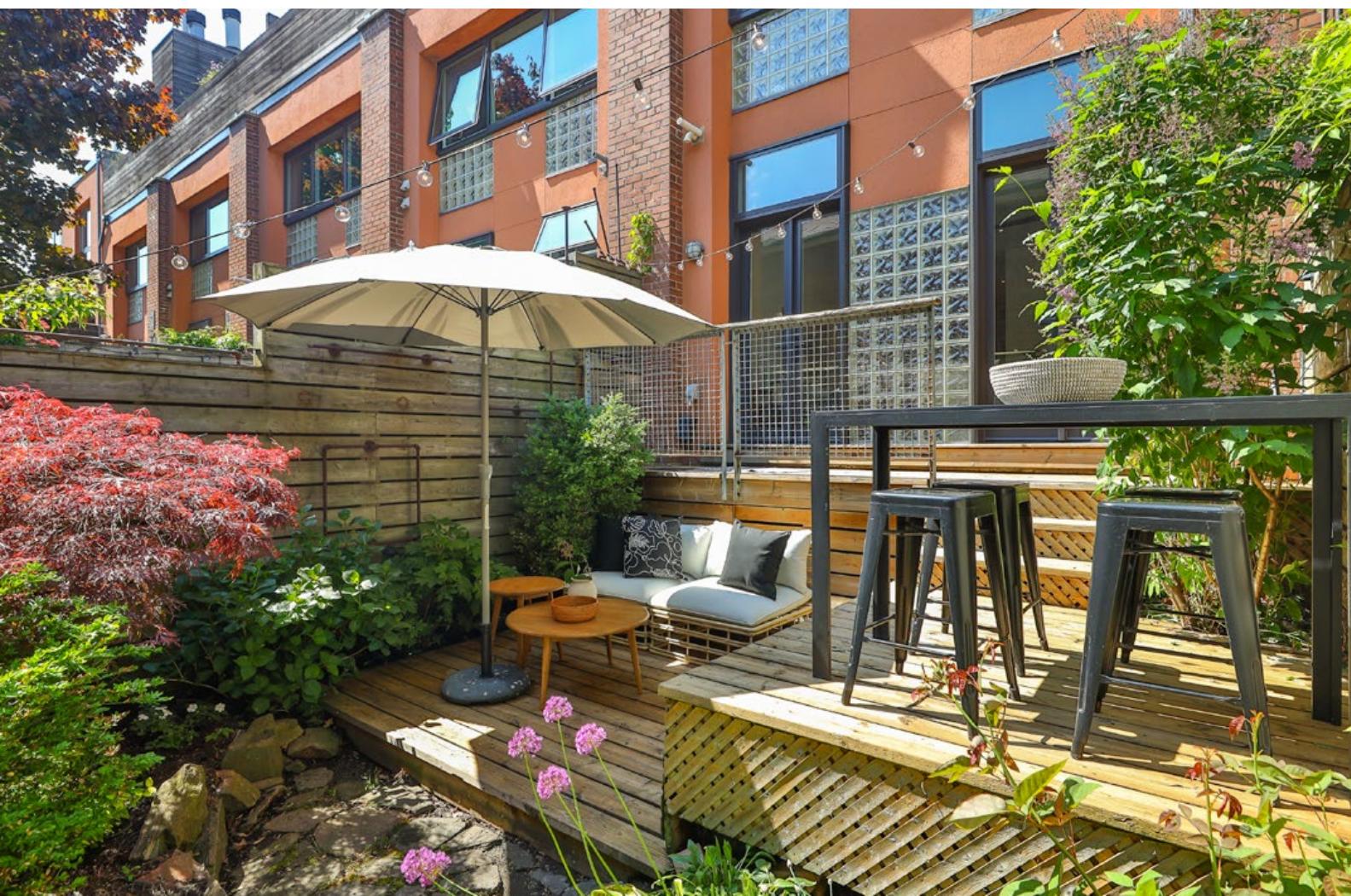


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SAGE



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](http://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

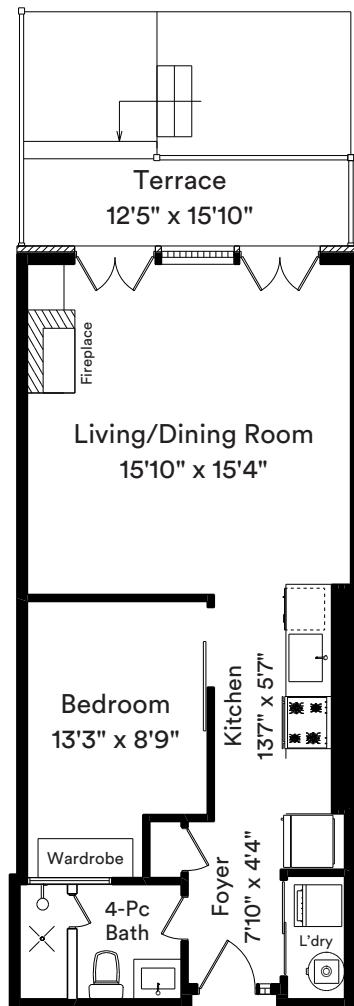
**PROPERTY TAXES:** \$2,551.84 / 2023

**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.



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