



Welcome to
805 – 575 BYRON AVE
Westboro Village

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The Lifestyle Choice at Westboro Station offers a rare opportunity for luxurious living in the heart of Westboro Village. With only four penthouse units per building, residents enjoy exclusivity along with panoramic views, spacious layouts, and lofty 10-foot ceilings, this residence embodies modern executive living.

Upon entering, oversized windows flood the space with natural light, highlighting the hardwood and ceramic flooring that flows throughout. The centerpiece is the island kitchen - a haven for culinary enthusiasts and entertainers alike, boasting custom cabinetry, granite counters, and stainless-steel appliances, including a gas range.

The primary bedroom is a tranquil haven, featuring a gorgeous downtown view, a 3-piece ensuite double closet, offering privacy and relaxation. offering stunning downtown views, a luxurious 3-piece ensuite, and a double closet for ample storage. Meanwhile, the second bedroom, positioned at the opposite end of the unit, provides generous space and storage, ensuring comfort for residents or guests.

The den adds versatility to the space, seamlessly transitioning from a productive home office during the day to a cozy guest room at night, thanks to the inclusion of a convenient Murphy bed and built-in wall unit. The private balcony, complete with a gas BBQ hookup, extends the living area outdoors, ideal for alfresco dining or simply taking in the breathtaking vista.

Added conveniences include in-suite laundry, secure underground parking, and a storage locker. And with Westboro Village's shops and restaurants just steps away, residents have everything they need at their fingertips.

In essence, the Lifestyle Choice at Westboro Station offers more than just a residence - it embodies a lifestyle characterized by sophistication, comfort, and urban convenience.



Room Dimensions

Main Floor

Living Rm:	17'11"	x	12' 6"
Dining Rm:	13' 0"	x	10' 6"
Kitchen:	11' 1"	x	10' 2"
Primary Bedrm:	12' 8"	x	10'10"
Ensuite Bathrm:			3-pc
Bedroom 2:	15' 1"	x	12' 5"
Den:	10' 2"	x	10' 2"
Bathroom:			4-pc
In-suite Room:			



General Information:

Neighbourhood: McKellar / Highland
Property Style: Condominium Apartment
Parking: 1 Garage L2 #21
Storage: Locker L #39

Possession: TBA/30 days

Year Built: 2011 /Approx.
Property Taxes: \$7,324.65/2024
Heat: Forced Air/Natural Gas
Air Conditioning: Central

Condo Fee: \$1,106.73/Month
Condo Fee Includes: Building Insurance,
Caretaker, General Maintenance and Repair,
Management Fee, Reserve Fund Allocate,
Water/Sewer

Square Footage: 1,396 sq. ft. (From Mpac)



Other Notables:

- Penthouse Suite – only 4 units per building
- Lofty 10ft Ceiling
- Granite Counters, SS Appliances & Gas Stove
- Stunning Downtown Views
- Murphy Bed & Build-in Wall Unit in Office / Den
- In-suite Laundry
- Private Balcony

Inclusions:

- Washer; Dryer; Refrigerator; Stove; Dishwasher; Hood Fan, all light fixtures, Window Blinds



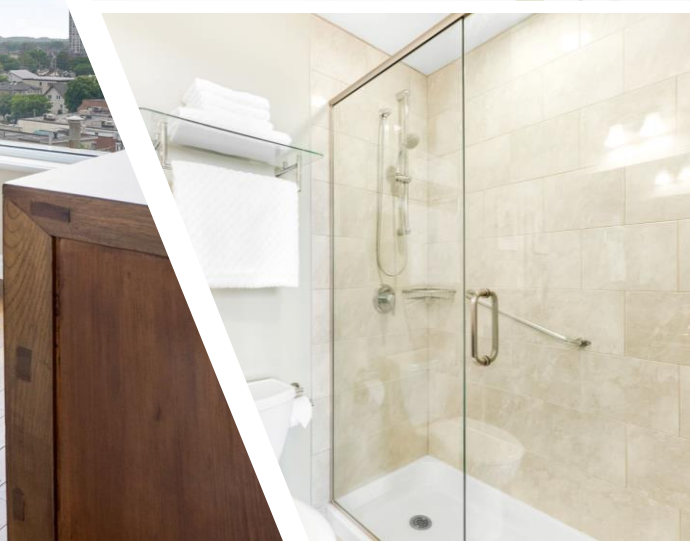




















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