

**SUITE 517**  
**35 Hollywood Ave**  
**TORONTO, ONTARIO**

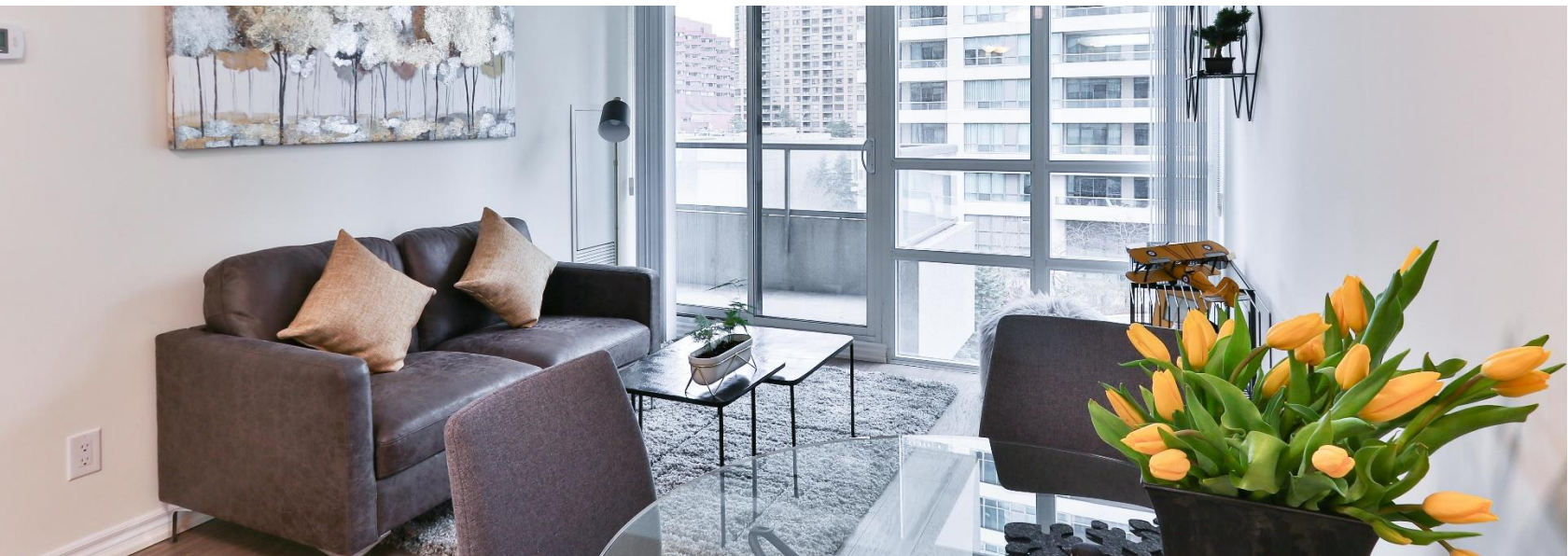


Elegant, Spacious, Convenience with a touch of luxury. This 2 Bedroom + Den offers over 800 sq ft in the Pearl condos by the Conservatory Group in the heart of North York, in an exciting and stimulating neighbourhood, and amazing amenities and features. Close to TTC, great restaurants, shops, groceries, banks, NY Civic Centre, library, arts centre, Mel Lastman Sq, parks, trails, theatre, and Hwy 401.

For more property details and video home tour, visit us at [35HOLLYWOOD.CA](http://35HOLLYWOOD.CA)

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## PARTICULARS of this property

**Possession Date** | Immediate / TBA

**Taxes** | 2,691.16 (2019)

**Exposure** | West

**Sq. Footage** | 828 + 66 balcony

**Year Built** | 2011

**Maintenance Fee** | \$544.46

**Bedrooms** | Two + Den

**Washrooms** | Two

**Parking** | One Owned B 39

**Locker** | One Owned B 150

**Mechanics** | Forced Air, CAC

### Maintenance Fee Includes:

Air Conditioning,  
Heat,  
Building Insurance,  
Common Element,  
Parking,  
Water.

### Building Amenities:

Concierge  
Indoor Swimming Pool  
Gym and Exercise Rooms  
Party and Meeting Rooms  
Guest Suites  
Visitor Parking

Scan QR code to see  
video home tour!



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Sales Representative

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### Suite 517 Features:

#### Living & Dining Room

Hickory Engineered Hardwood Floor  
Soaring floor-to-ceiling Windows  
Walk-out to Balcony

#### Kitchen

Granite Countertops  
Stainless Steel Appliances  
Ceramic Floor

#### Master Bedroom

Hickory Engineered Hardwood Floor  
Soaring floor-to-ceiling Windows  
Large Closet  
4 piece Ensuite

#### Den

Hickory Engineered Hardwood Floor

#### 2nd Bedroom

Hickory Engineered Hardwood Floor  
Soaring floor-to-ceiling Windows  
Large Closet

#### Washrooms

Ceramic Floor  
Upgraded Quartz Countertops

#### Extras:

Stainless Steel Fridge  
Stove & Oven  
Kitchen Hood  
B/I Dishwasher  
Washer & Dryer  
All Light Fixtures  
All Window Coverings

*All information and statements contained herein, provided by RE/MAX Hallmark York Group Realty Ltd. regarding property for sale is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.*

**RE/MAX**



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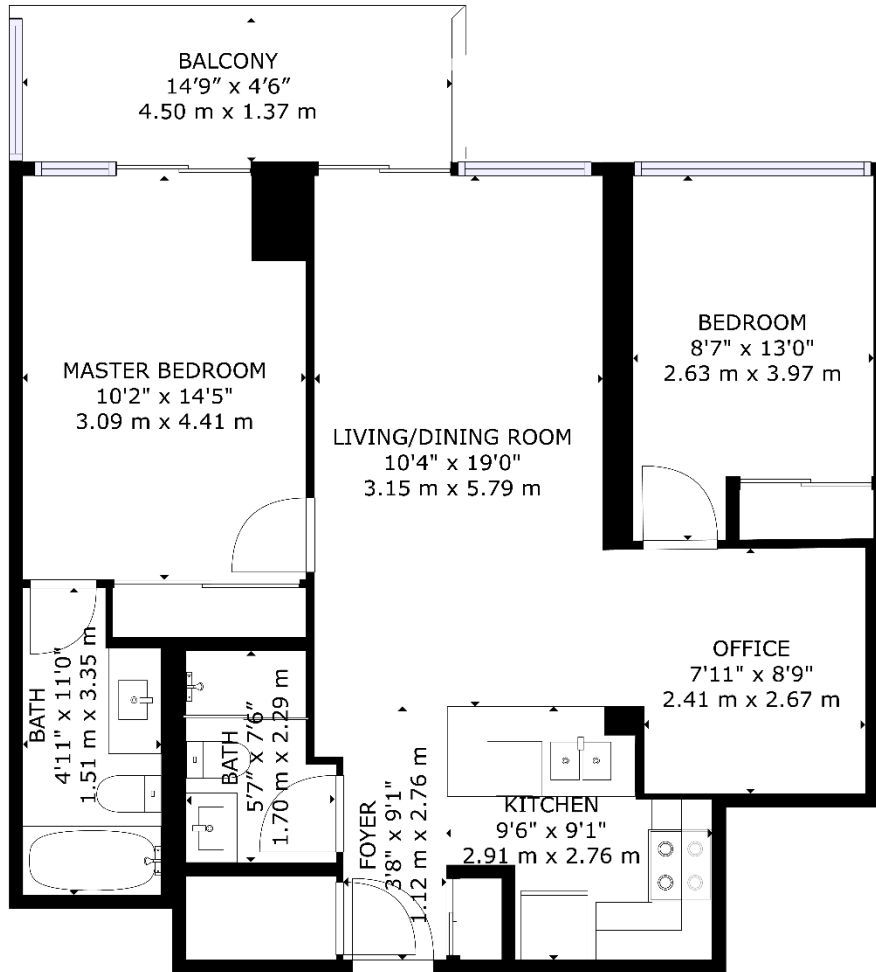
**RAISING THE BAR**











**Floor Plan**

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