

Welcome to
15 Viking Lane, Suite 2305

In Parc Niwo Tridel

presented by

Ian Wilson, MBA
 Sales Representative



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Living Room:
Tall and bright windows, open concept layout living and dining, and a walk out to balcony with unobstructed northerly views.

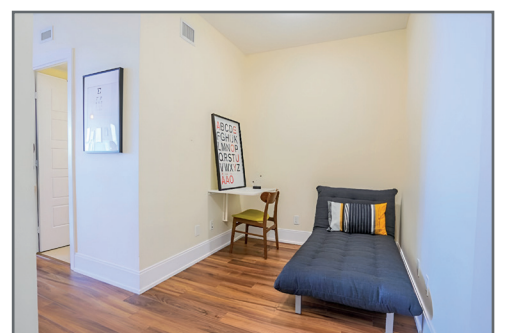
Kitchen:
Packed with Stainless steel appliances, pot lights, granite kitchen counters, and a spacious island/breakfast bar.





Bedrooms and Den:

1 large bedroom filled with an abundance of natural light with a built-in closet and a full-sized mirror. Plus, a spacious den, full washroom, and ensuite laundry.



15 Viking Lane, Suite 2305

Luxury one bedroom plus den for sale in Tridel's Viking Lane Community. The newest of the buildings (15 Viking Lane) this unit boasts the following outstanding features: 650 sq ft of living space, open concept kitchen with granite counters and stainless-steel appliances, high ceilings, excellent size bedroom, large ensuite laundry, open balcony with north exposure and PARKING.

Amenities: Upscale amenities include 24/7 concierge, visitor parking, indoor pool, well-equipped gym, outdoor patio and BBQ area, Party Room and a well-managed building and board.



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PARTICULARS

OFFERED AT:	\$599,900.00
TAXES:	\$2,085.44 (2024)
POSSESSION DATE:	TBA
INCLUSIONS:	Existing: Fridge, Stove, All Electrical Light Fixtures, All Window Coverings

SUITE FEATURES SUMMARY:

- Open concept living and dining
- Tall and bright windows with north exposure
- Incredible High ceilings (9 ft)
- Kitchen with pot lights and stainless-steel appliances
- Granite kitchen Island/breakfast bar
- Walk-out to a north-facing open balcony
- Ensuite laundry
- 1 underground parking

BEDROOMS:

- 1 excellent-size bedroom plus and den
- A large built-in closet with a full-body mirror
- An abundance of natural light
- Big windows through the open balcony
- An open concept den
- Full washroom

BUILDING AND AMENITIES:

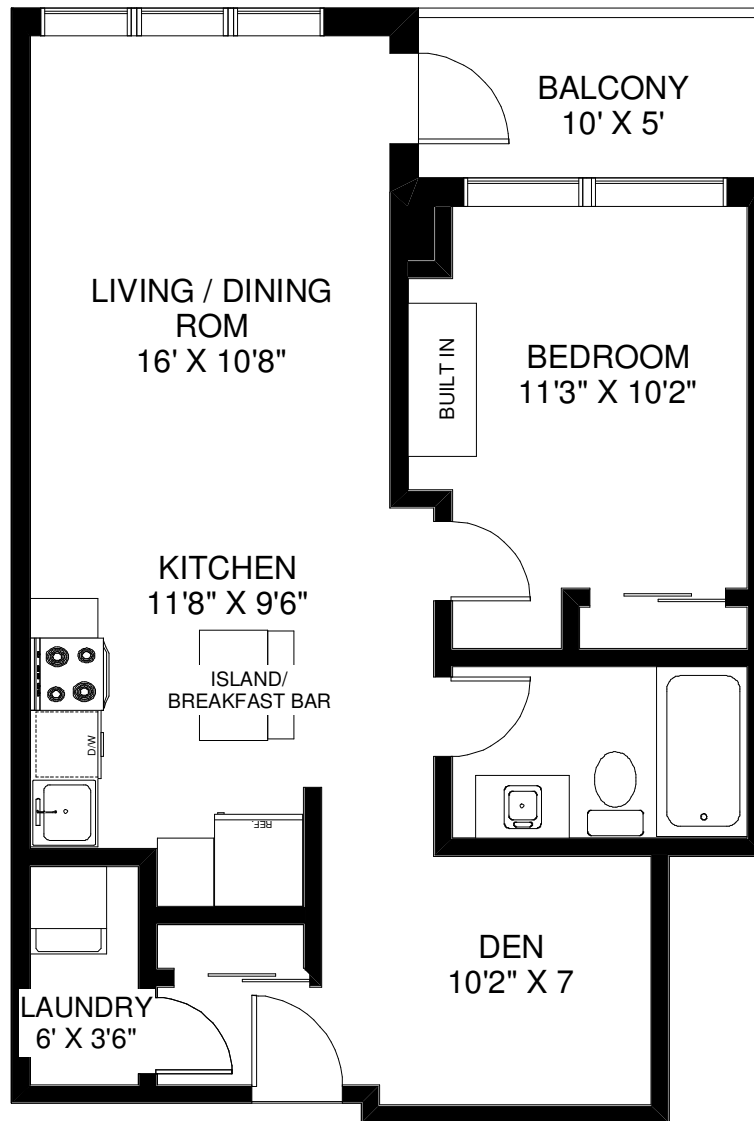
- 24/7 concierge
- Visitor parking
- Indoor pool
- Well-equipped gym
- Outdoor patio and BBQ area
- Party Room

AREA INFLUENCES:

- **Transit:** Minutes away from the Kipling Terminal station with access to TTC and Kipling GO services. Easy access to major roads and highways
- **Shopping:** In proximity to multiple shopping options such as, The Sherway Gardens (10 mins drive away) and Cloverdale mall (6 mins drive away)
- **Parks and Recreation:** Endless options for parks and recreation. The six points park is within your doorstep, Cloverdale Park (17 minutes away), and close recreational activities like the Islington golf club (8 mins drive away)

15 Viking Lane, Suite 2305

Approximately 650 sq. ft.



CEILING HT 9'

APPROXIMATELY 650 SQ FT