

WELCOME TO THE SOVEREIGN

95 LA ROSE AVENUE

Suite 1106

CONDOS OF DISTINCTION.NET

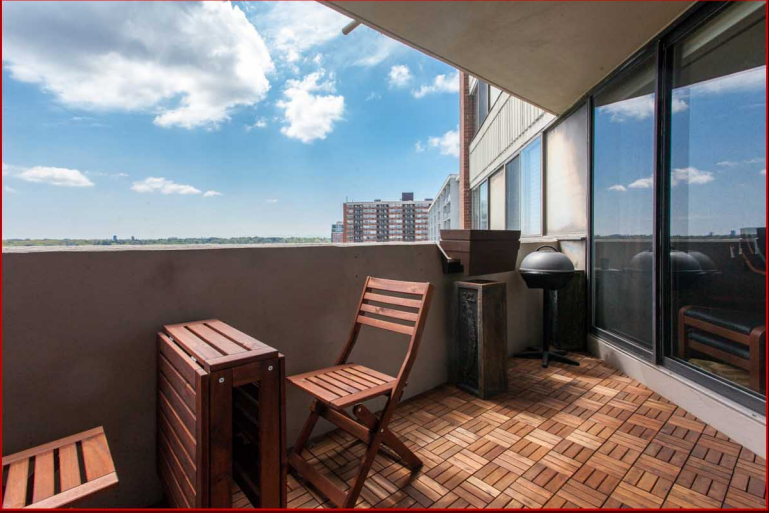
This residence is located in **Humber Heights**, one of Etobicoke's most sought-after neighborhoods.

Originally the location of a sawmill, a gristmill, and a distillery until 1852 when the area had succumbed to flooding from a freak rain storm that had caused the waters of the Humber River to rise by almost 25-feet. St. Philips Church and Cemetery was the only remnant to survive from this early village.

The area had later evolved into a popular farming community that had been situated around Scarlett Road. After a housing boom that had begun following World War 1, the city had expanded to Humber Heights where it had been founded and built in 1921.

The **Sovereign** features great amenities, including an exercise room, with sauna, a hobby and crafts room, a recreation room, and beautifully landscaped gardens. There is also a security supervisor and a live-in superintendent.

Humber Heights boasts some of the best schools in Toronto West and quick travel times to the downtown core and the airport, via car or public transit.



FOR SALE AT: \$459,000

MAINTENANCE:\$1,038.21

SPECIAL FEATURES

- Suite 1106 features beautiful Oak hardwood floors, crown moulding, a spacious kitchen, with breakfast area, custom cabinetry, granite counters, and top quality appliances, including a Sub Zero fridge, and a 100 square foot balcony.
- One parking spot and one super-sized locker are included on an exclusive use basis.



EXCEEDING EXPECTATIONS

Luke Dalinda, Sales Representative

Royal LePage Real Estate Services Ltd., Brokerage

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ROYAL LEPAGE

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WELCOME TO THE SOVEREIGN

95 LA ROSE AVENUE

Suite 1106



On a clear day, you can see forever!

This is what you have been waiting for! Suite 1106 is an elegant condominium residence, with approximately 1,520 square feet of living space, plus a 100 square foot balcony, and the most magnificent southern views.



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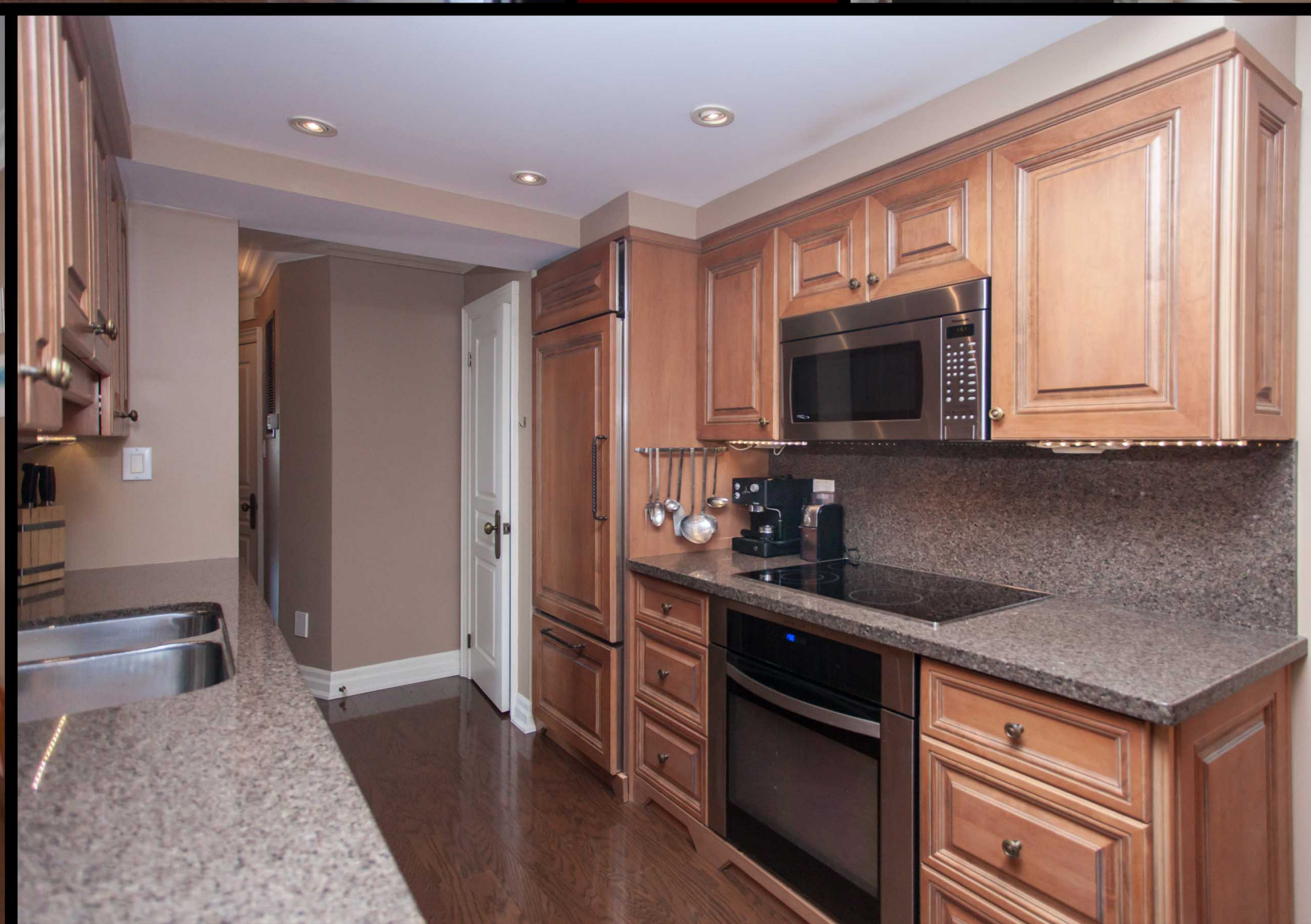
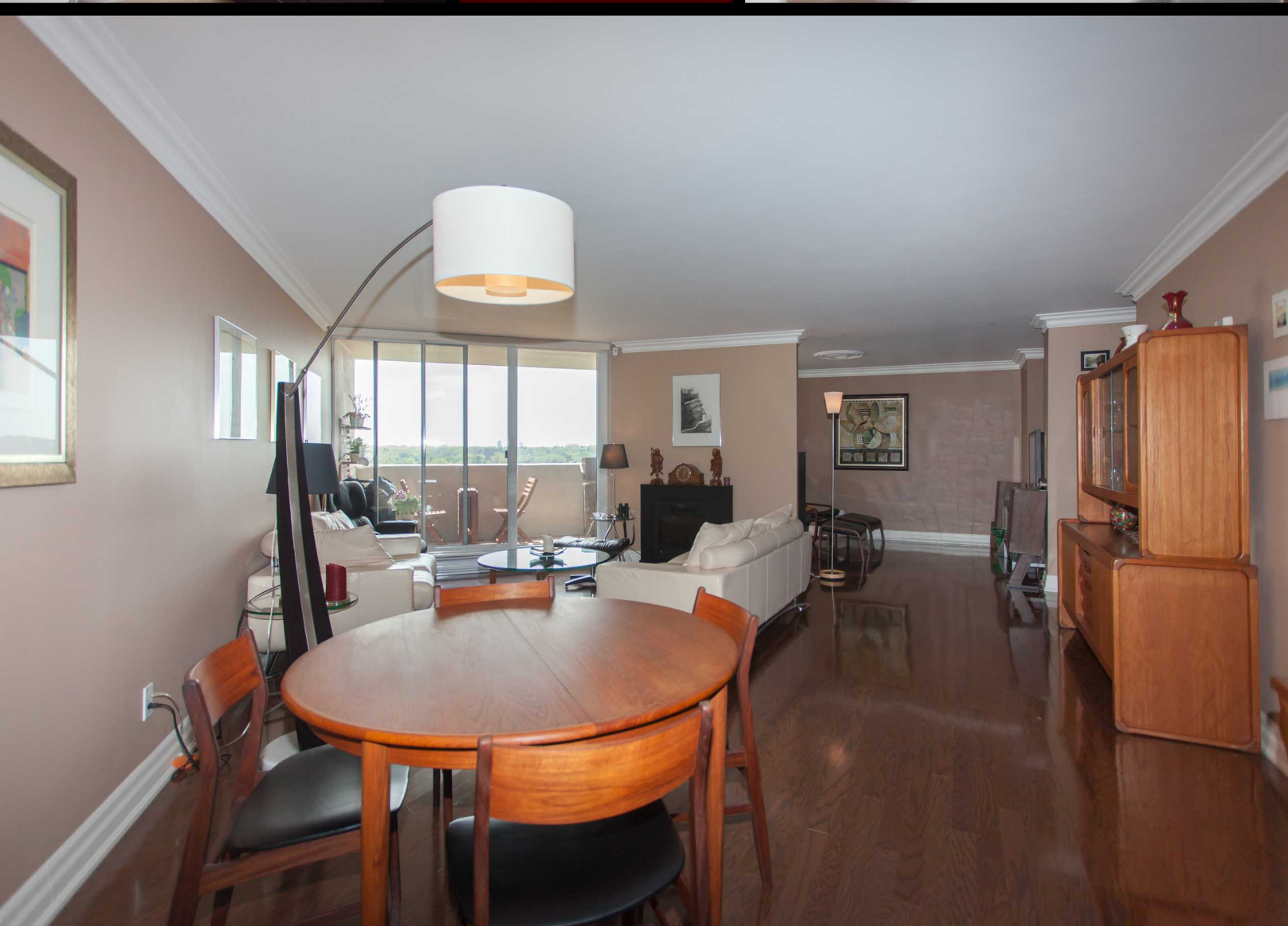
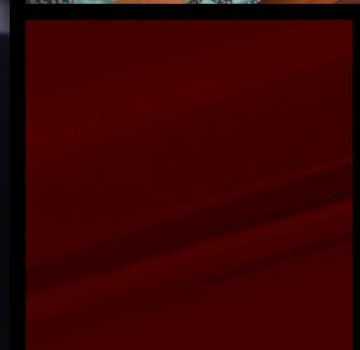
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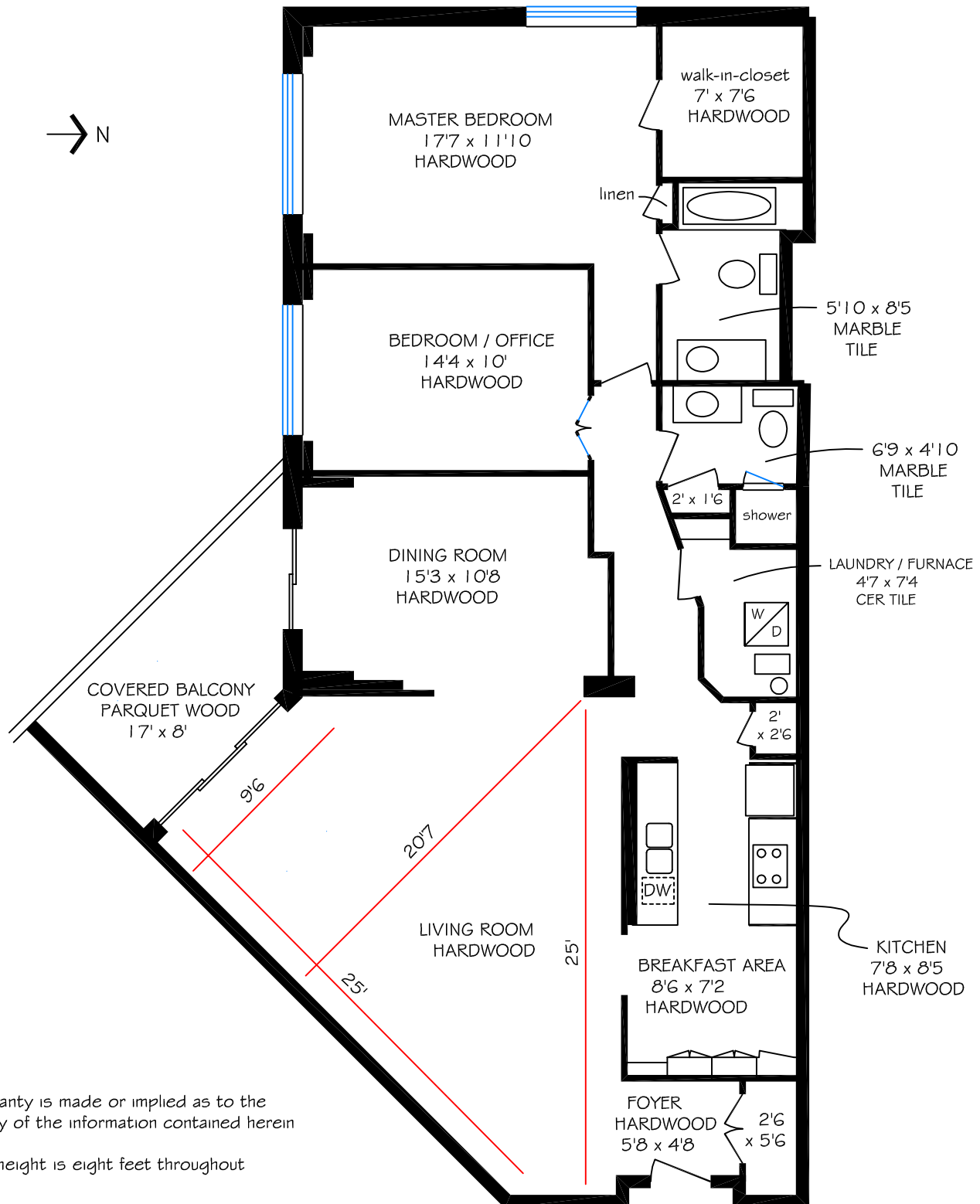


95 La Rose Avenue Unit 1106

Total area of unit is 1520 sq ft

Area of balcony is 100 sq ft

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No warranty is made or implied as to the accuracy of the information contained herein

Ceiling height is eight feet throughout