

ENGEL & VÖLKERS

710-360 Patricia Ave

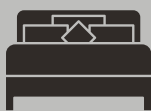
WESTBORO



PROPERTY DESCRIPTION

Beautiful 1-bedroom condo in the heart of Westboro, featuring 9-foot ceilings, hardwood floors, a modern kitchen with quartz countertops, custom cabinetry and a south-facing covered balcony. Includes in-suite laundry, fresh paint, underground parking, storage locker and access to exceptional amenities including a rooftop terrace, gym, sauna, theatre and party room.

PROPERTY HIGHLIGHTS



1 BEDROOM



1 BATHROOM



1 PARKING





Room Dimensions

- Living Room: 13' x 11'
- Dining Room: 9'5" x 9'
- Kitchen: 9'5" x 11'
- Den: 7' x 8'
- Bedroom: 13'6" x 9'9"

Associated Costs

APPROX UTILITY COST

Heat: \$80/ month

PROPERTY TAXES: \$4045.42/2026

CONDO FEES: \$602.85

Fees include: Building Insurance, Caretaker, Water/Sewer, Management Fees, Recreation Facilities

Additional Info

- Owned Parking: Heated Underground, P4 #173
- Storage locker: Level P4 #163
- Heating: Electric Heat Pump
- Cooling: Central Air
- Possession: Flexible

Property Features & Upgrades

- 1-bedroom, 1-bathroom condo in the heart of Westboro
- 7th-floor unit with south-facing covered balcony
- Bright, open-concept living and dining area
- Open-concept den, ideal for yoga or additional seating
- 9-foot ceilings and large windows throughout
- Pre-engineered hardwood flooring throughout living areas
- Modern kitchen with quartz countertops and backsplash
- Stainless steel appliances and island with seating
- Custom Deslaurier cabinetry with pull-out pantry
- Built-in workstation and additional storage
- Spacious bedroom with custom blackout-lined drapery
- 4-piece bathroom with porcelain tile flooring
- Convenient in-suite laundry
- Freshly painted throughout (October 2026)
- Heat pump compressor and chassis replaced (2023)
- Owned underground parking space and storage locker
- Steps to Westboro shops, restaurants, cafés and transit
- Inclusions: Fridge, stove, microwave, washer, dryer, dishwasher, custom drapes in bedroom, light fixtures, custom blinds on all windows.



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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

