



EMMERSON
HOMES



More information available at www.208-2bellefair.com

Office: 416.762.8255
Fax: 416.762.8853
2320 Bloor St. West,
Toronto ON M6S 1P



Prospective purchaser should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximations. Information contained herein is based on information furnished and sources we believe to be reliable but for which we assume no responsibility.



NICOLE EMMERSON | 416.721.6435 | nicoleemmerson@royallepage.ca | www.theresnoplacelikehome.ca

There's no place like home



EMMERSON
HOMES



Welcome to
208-2 BELLEFAIR AVENUE



416.721.6435
nicoleemmerson@royallepage.ca

Nicole
EMMERSON
SALES REPRESENTATIVE

Welcome to The Bellefair, a beautifully curated boutique building nestled in the heart of one of Toronto's most sought after neighborhoods. Ideally situated across the street from Kew Gardens, you're literally steps to the park, the boardwalk and the lake. Not to mention the dozens of restaurants, shops, cafes and boutiques on offer!

Whether you're an outdoors enthusiast, a foodie, a shopping aficionado or simply enjoy a lakeside sunrise with your morning coffee, this is home.

Key features include:

- Prime location within the Beach pocket
- Exceptional 2 level layout
- 1369 square feet of interior space
- 336 square foot private terrace ideal for entertaining
- Impressive amount of space spread across 2 floors
- Sleek Scavolini kitchen with quartz counters & high end appliances
- 10 foot ceilings
- Second level boasts 3 bedrooms, an office area & two full baths
- Primary suite offers an ensuite
- Generous amount of storage space throughout
- Built-in cabinetry
- Upgraded potlighting throughout
- Highly coveted ground floor parking spot in parking garage
- Extra-large locker
- Gym, Residents Lounge, Dog Spa

Neighborhood Amenities:

The Beach is one of TO's most iconic neighborhoods. It has a vibrancy that not many other areas can compete with. Here's a rundown of what to expect when you become part of this incredible community:

- Free movies in Kew Gardens Park during the summer months
- Regular arts & crafts shows in the park
- The Jazz Festival!
- Oldest running Easter Parade in Canada!
- Annual outdoor "Winter Stations" art installations along Queen and the waterfront
- Many outstanding fine dining and pub style restos such as Limon, Wolfe Tone Irish Pub, Mira, Mira and Beaches Brew Pub to name a few
- Tennis/Pickle ball courts, ice rink, Pilates and yoga – all within walking distance
- SUP/Kayak rentals at the waterfront
- City's largest outdoor volleyball park
- Local retail/specialty and grocery stores – chain and independent
- Boaters! Enjoy Ashbridges Bay Yacht Club
- Workout at the Mayfair or the brand new state of the art YMCA
- For the holistic crowd the area offers naturopaths, chiropractors, massage therapists and physiotherapy practitioners.

And, you're minutes by car to the Gardiner, DVP and the Lakeshore for an easy commute downtown or uptown. TTC also at your door step!

208-2 BELLEFAIR AVENUE



Welcome