

PASSION AND MINDSET (PAM) FOR REAL ESTATE  
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*Buying & Selling*



**Pamela Simons, MBA, SRS**  
A BOUTIQUE REALTOR  
Sales Representative

**RE/MAX**  
**CONDOS PLUS**  
CORPORATE BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

This project will be launching soon. Don't miss out. Contact me today to get advance notice of this project or other Etobicoke launches!

### **About 859 West Condos:**

Located in the heart of The Queensway, this remarkable 14-storey residence features 9 foot ceilings and plenty of windows to let natural light in. Framed in pristine white and boasting stunningly contemporary architecture, West 859 is built for the design conscious. The incredible location on The Queensway at Plastics Avenue puts you at the core of this burgeoning community. The Queensway offers a vibrant and active lifestyle that balances a fabulous array of amenities with plenty of parks and natural spaces. Amazing shops and boutiques, gourmet restaurants, and entertainment are all a short walk, TTC trip, or drive away. It's set to become one of the most desirable places to live and West 859 is at the centre of it all. Pricing expected to begin in the \$300,000s.

- **Anticipated Rental Rates**
- 1 Bedroom: \$1650-\$1750
- 1 Bedroom + Den: \$1750-\$1900
- 2 Bedroom: \$2000-\$2200
- 2 Bedroom + Den: \$2600-\$3000+

**Quick Facts:****Developer:** First Avenue Properties & Latch Developments**Address:** 859 The Queensway, Toronto, ON**Nearest Intersection:** The Queensway & Royal York**Pricing:** From The \$300,000s**Occupancy:** Anticipated For 2022**Storeys/Suites:** 14 Storeys / 228 Suites**Suite Types:** One Bedroom – Three Bedroom + Den Suites**Suite Sizes:** 528 Square Feet – 1171 Square Feet**Maintenance Fees:** TBA**Deposit Structure:** TBA**Incentives:** VIP Pricing & First Access to the Best Availability, Capped Development Levies, Assignment, Free Lawyer Review of Your Purchase Agreement, Free Mortgage Arrangements**Suite Finishes:** Laminate Flooring, Stone Kitchen Counters, Stainless Steel Kitchen Appliances, Stacked Washer & Dryer**Reasons To Buy:**

- Only a 2 Minute Drive to the Gardiner Expressway, 5 Minutes to Highway 427 & to the Mimico GO Station, 7 Minutes to Islington Station & 8 Minutes to Kipling Station means travelling in and around Toronto is a breeze
- Convenience all around you with a 85 Walk Score meaning most daily errands can be done without the use of a car and also the convenience of having the TTC at your doorstep
- 6 Minutes to Sherway Gardens with over 190 top retailers, and is also surrounded by Big Box stores such as: Ikea, Best Buy, Home Depot, Walmart & so much more
- Less than 10 minutes to Humber Bay Park where you can enjoy a beautiful view of Lake Ontario and the Toronto skyline
- Close to Humber College's Lakeshore Campus which is home to more than 10,600 full-time students
- Built by First Avenue Properties & Latch Developments bringing years of multi-faceted real estate development experience with a commitment to building excellence and unrivalled customer service