

# Vivacious & Unbelievably Spacious

508 WELLINGTON STREET WEST SUITE 403



**FM**



DETAILS

## Vivacious & Unbelievably Spacious

Consider this vibrant and unbelievably spacious corner suite with high ceilings and park views the prescription for your daily dose of "Happy".

The only one of its kind, this sunny SW facing 2 + den suite has been re-imagined with its architecturally designed and professionally renovated gourmet kitchen that will be the jewel of your home and centerpiece for conversations and celebratory toasts. Soak in some rays over the sounds of vinyl in the extra w-i-d-e living room or retreat to your generous primary suite emphasized by its raised 3-piece ensuite and walk-in closet for all your storage requirements. A customized second bedroom with no pocket doors in sight makes family living a breeze, plus! take full advantage of WFH life in the real-deal office space (or) guest bedroom - you decide! And at the end of a long day, relish in your unobstructed tree top views and swoon over the killer sunsets from the privacy of your tranquil terrace - and just might forget that you are still in the beating heart of the City, making this one of the best locations of its kind. As it turns out, you can have it all; and, this one doesn't just spark joy, it ignites!





## ABOUT THE RESIDENCE

# The Essentials:

403-508 Wellington St W  
Downtown Condos  
Portland St & Wellington St W  
Condo Apartment  
Open Balcony  
Southern Exposure  
Two + One Bedrooms  
Two Washrooms  
One Parking  
One Storage Lockers  
Maintenance Fees: \$1,036.55  
Property Taxes: \$3,873.82

## INCLUSIONS

Integrated Fridge  
Integrated Dishwasher  
Integrated Microwave  
Integrated Stove  
Clothing Washer & Dryer  
All Window Coverings  
All Electrical Light Fixtures  
Decking Tile

## EXCLUSIONS

Gold Disc Light Fixture in Dining Room, 2 Nest Thermostat, Staging Decking Tile

## THE BUILDING

Developer: Parallax Investment Corp.  
Number of Storeys: 11  
Number of Suites: 91  
Year Built: 2014  
Property Management: Duka Property Management

## AMENITIES

Bike Storage, Concierge, Gym, Media Room, Party/Meeting Room, Rooftop Deck

## A BREATH OF FRESH AIR.

508 Wellington filters its air from the outside through an ERV (Energy Recovery Ventilator) ceiling unit which allows the heat exchanger to bring in fresh air while exhausting the bathroom fan air outside. Why is this important? Not only are you breathing in air from the outside instead of the corridor, but it also eliminates the air pressure differential from the hallways which can make for a noisy "whistling" sound. In suite 403, you'll be able to both breathe in and hear the difference.

## ACCESSIBLE PLUMBING.

Raised flooring in the suite permits easy reconfiguration of showers, toilets, washrooms, kitchens and anything requiring plumbing, electrical wiring and IT cables.





May your walls  
know joy; may  
each room hold  
laughter; and may  
every window open  
to great possibility.



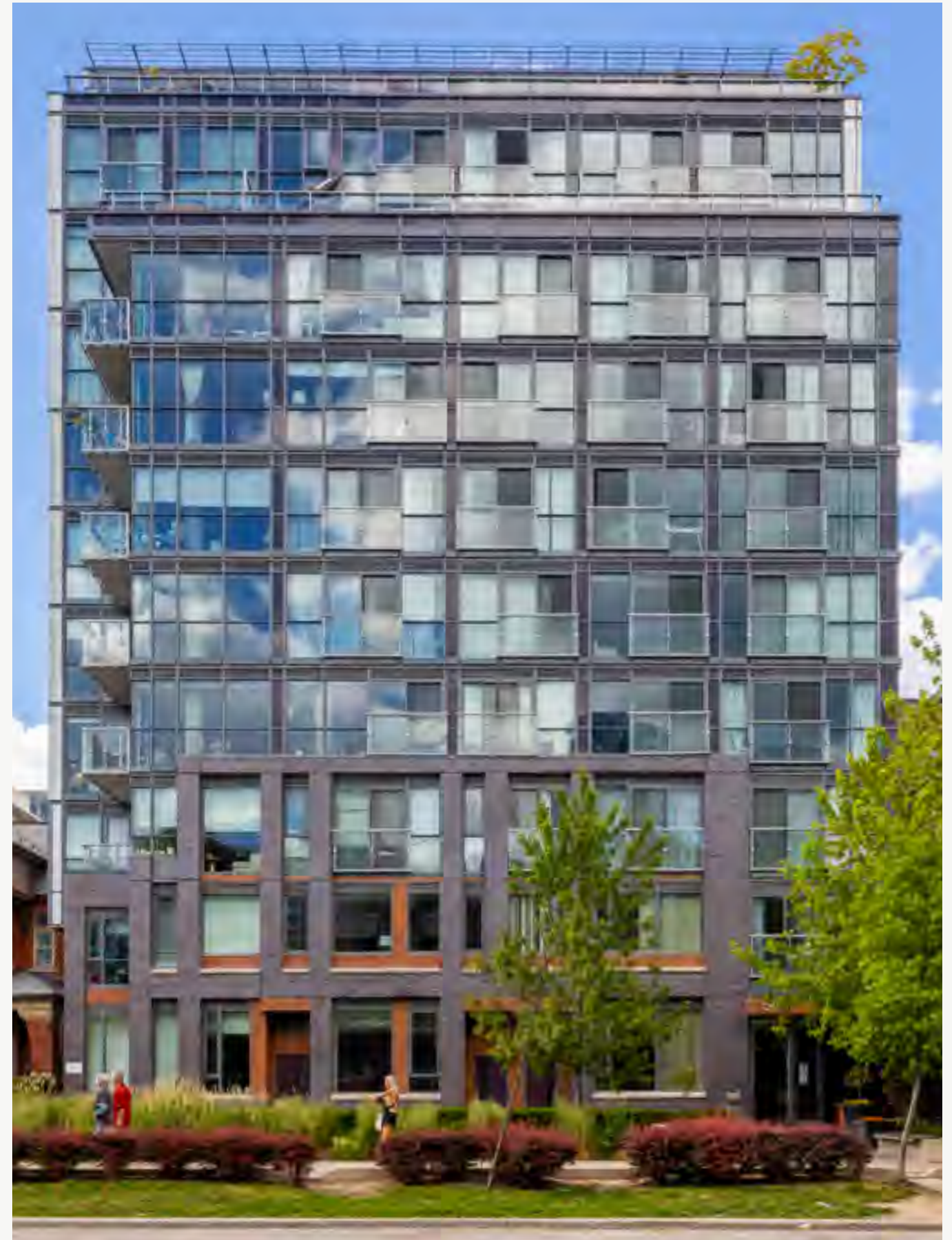
# The Gallery:





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