



**SAM PARK, BROKER**

# 20 MINOWAN MIIKAN LANE FOR SALE

## CONDO UNIT INFORMATION

- Corner unit with clear west-facing city views
- Floor-to-ceiling windows with abundant natural light
- 9-foot ceilings with beautiful hardwood floors
- Modern kitchen with Caesarstone countertops and built-in appliances
- Ensuite laundry & central air conditioning
- Spacious enclosed balcony
- Metro grocery store conveniently connected to the building
- Underground parking available
- Prime Little Portugal location near Queen Street West & Dufferin

**CALL FOR PRICING**

## PROPERTY FEATURES



2 Bedrooms



2 Bathrooms



Kitchen



820 Sq Ft



# UNIT FOR SALE

## 20 MINOWAN MIIKAN LANE



### Parks & Recs:

**Melbourne Avenue Parkette**  
7 Melbourne Ave

4 mins

**Masaryk Park**  
212 Cowan Ave

6 mins

**Rita Cox Park**  
14 Machells Ave

5 mins

#### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds  
1 Community Centre  
2 Splash Pads  
1 Community Garden  
1 Fitness/Weight Room  
1 Gym

### Nearby Schools:

*Excellent assigned and local public schools very close to this home.*

- Alexander Muir/Gladstone Ave Jr and Sr Public School
- Parkdale Collegiate Institute
- ÉS Toronto Ouest
- ÉÉ Pierre-Elliott-Trudeau
- The Grove Community School
- Central Toronto Academy
- Lord Lansdowne Junior Public School
- Central Technical School

### Safety:

*With safety facilities in the area, help is always close by. Fire station, a police station, and a hospital within distance.*

- St Joseph's Health Centre: 30 The Queensway
- Fire Station: 140 Lansdowne Ave
- Police Station: 350 Dovercourt Rd

### Transit:

- Nearest Rail Transit Stop - Exhibition GO
- Nearest Street Level Transit Stop - Queen St East At Sudbury St (2 min. walk)

*Neighbourhood data source from HoodQ*