



39 FLORENCE STREET, TH 5

[TH5-39FlorenceSt.com](http://TH5-39FlorenceSt.com)





# West End Wonder: A Residence That Breaks The Mold

4 BEDROOMS  
3 BATHROOMS  
1 PARKING SPACE



## A RESIDENCE THAT BREAKS THE MOLD

Welcome to Brockton Commons, where modern style meets chic sophistication in the heart of trendy Brockton Village. This stunning 4-level townhouse is your perfect match if you're a home buyer craving quiet, low-maintenance living within a cultural urban pocket. Rarely available in Toronto's west end, this style of townhome is a true gem. Unlike the more common stacked townhouse design with two units on top of each other, 39 Florence leaves plenty of room to breathe, offering more living space and a full-sized townhome experience.

### Welcome to the Good Life!

Built in 2019, with sleek grey brick, sharp black accents and huge floor-to-ceiling windows with an overflow of natural light. This residence boasts four expansive floors of living space, three generously sized bedrooms, three full bathrooms, main floor powder room. The main floor layout seamlessly combines the living and dining area, perfect for effortless socializing throughout the space. A dreamy custom kitchen goes well beyond builder basics with its long list of upgrades and on-trend design.

### More Than Enough Room to Live Your Best Life!

Moving upstairs, the smart layout continues. Two generously sized bedrooms with floor-to-ceiling windows and double closets. The primary suite isn't just a bedroom, it's a sanctuary spread across an entire floor with a massive walk-in closet and a spa like bathroom plus upgraded vanity and lighting that will make your morning routine a pleasure. Head down to the lower level and you'll discover a space far beyond the ordinary basement. With 8-foot ceilings and windows that invite in real light, this bonus area can become the ideal flex space: movie room, home gym, extra office.

But wait, there's more! Head to the fourth floor and discover a sun-soaked, leafy and private roof top patio that is ideal for everything from morning yoga sessions to evening BBQs, complete with a gas line hookup included! Featuring modern wood decking and solid walls that provide both privacy and protection from the elements, this rooftop is the ultimate spot to unwind after a busy day.

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## THE DETAILS

Possession Date: 60 Days/TBD

Neighbourhood: Brockton Village

Year Built: 2019

Property Taxes: \$6,037.04 (2024)

Maintenance Fee: \$824.22/month

Type: Condo-Townhouse

Style: Condo-Townhouse

Parking: Owned - Surface



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