

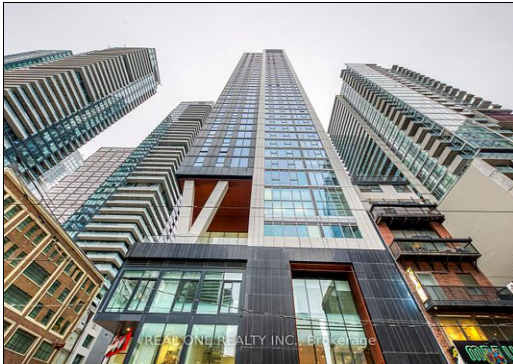


Together, for better!

一份信任，三份回报！



**MLS Listing - 357 King St. W., Suite 201, Toronto**



**357 King St W 201** **List: \$419,000 For: Sale**

**Toronto** Ontario M5V 1K1  
 Toronto C01 Waterfront Communities C1 Toronto  
**SPIS:** No **Taxes:** \$2,450.78/2025

Condo Apt	Apartment	<b>Rms:</b> 3
<b>Corp#:</b> TSCC / 2963	<b>#Shares%:</b>	<b>Bedrooms:</b> 0
<b>Unit#:</b> 1	<b>Locker#:</b>	<b>Washrooms:</b> 1
	<b>Locker Lev Unit:</b>	1x4xFlat
	<b>Locker Unit#:</b>	
	<b>Level:</b> 2	

**Zoning:**  
**Prop Mgmt:** Forest Hill Residential  
**Dir/Cross St:** Spadina Ave. & King St. W.  
**Directions:** Spadina Ave. & King St. W. (& Blue Jays Way)

**MLS#:** C12865114 **Possession Remarks:** TBD

**Status Cert:** N **Bldg Name:** Tux Condos

**PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Yes-with Restrictions	<b>Balcony:</b> None
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lindy:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$339.62	<b>Lndy Lev:</b> Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> No	<b>Gar/Gar Spcs:</b> Underground / 0
<b>Apx Age:</b> New	<b>UFFI:</b>	<b>Park/Drive:</b> None
<b>Apx Sqft:</b> 0-499	<b>Elev/Lift:</b> Yes	<b>Drive:</b> None
<b>Sqft Source:</b> per Floor Plan	<b>HST Applicable to:</b> Included In	<b>Park Type:</b> None
<b>Exposure:</b> N	<b>Sale Price:</b>	<b>Park/Drv Spcs:</b> 0
<b>Assessment:</b>	<b>Taxes Incl:</b>	<b>Tot Prk Spcs:</b> 0
<b>Spec Desig:</b> Unknown	<b>Water Incl:</b> Y	<b>Park \$/Mo:</b>
<b>Survey Type:</b> None	<b>Heat Incl:</b> Y	<b>Prk Lvl/Unit:</b>
<b>Phys Hdp-Eqp:</b>	<b>Cable TV Incl:</b>	<b>Bldg Amen:</b> Concierge, Exercise Room, Gym, Media Room, Party/Meeting Room, Rooftop Deck/Garden
	<b>Bldg Ins Incl:</b> Y	<b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions
	<b>Com Elem Incl:</b> Y	<b>Interior Feat:</b> None
	<b>Cert Level:</b>	
	<b>Energy Cert:</b>	
	<b>GreenPIS:</b>	

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	13.09	x 12.07	Laminate	Quartz Counter	Combined W/Dining
2	Dining	Main	13.09	x 12.07	Laminate	Combined W/Kitchen	Open Concept
3	Living	Main	16.67	x 8.76	Laminate	Window Flr to Ceil	Combined W/Br

**Client Remks:**

5 Elite Picks! Here Are 5 Reasons to Make This Condo Your Own: 1. LOCATION! LOCATION! LOCATION! Prime Downtown Toronto Location within Walking Distance to Shopping, Restaurants & Amenities AND Many of Toronto's Top Attractions... Including CN Tower, Ripley's Aquarium, Rogers Centre, ScotiaBank Arena, Roy Thompson Hall, Mirvish Theatres & Much More... Plus Easy Access to Public Transit & the Gardiner Expressway. 2. Generous 478 Sq.Ft. Studio Suite in Luxurious Tux Condos with 10' Ceilings & Floor-to-Ceiling Windows! 3. Stunning Open Concept Suite Boasting Modern Kitchen Cabinetry, Quartz Countertops & Stainless Steel Appliances Plus Generous Dining/Living/Sleep Area. 4. Modern 4pc Bath, Convenient Ensuite Laundry & Great Storage Options Complete the Suite. 5. Fabulous Building Amenities Including Concierge, Outstanding Fitness Centre, Games Room, Party/Meeting Room, Rooftop Terrace with BBQ & Dining Area, Hot & Cold Plunge Pools & More! \*\* Perfect 100 Transit Score + 99 Walk Score + 95 Bike Score!

**Inclusions:** All Light Fixtures, All Blinds, Refrigerator & Stove, Built-in Microwave/Hood Fan, Integrated Dishwasher, Stacked Washer & Dryer

**Listing Contracted With:** REAL ONE REALTY INC. **Ph:** 905-281-2888

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