

THE MILLS TEAM

is proud to present

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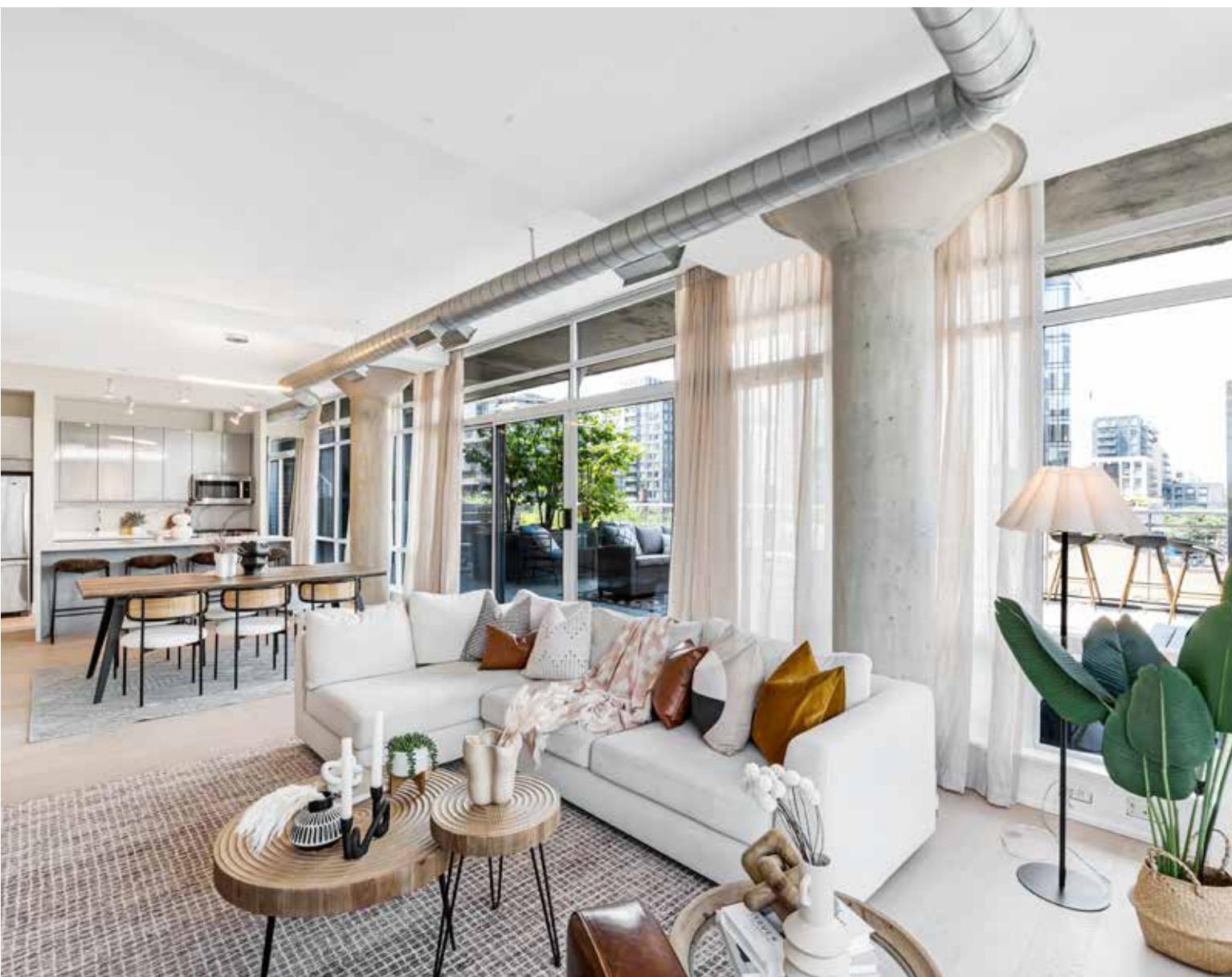
66 PORTLAND STREET  
SUITE 708





## WELCOME HOME

- A truly show-stopping suite in the heart of King West that offers the ultimate in indoor-outdoor living
- Over 1,200 sq ft of beautifully designed interior space and an incredible 1,140 sq ft private terrace, this rare gem is perfect for both your personal oasis or entertaining
- The massive terrace is complete with a private hot tub, gas line for BBQ, an irrigation system for the landscaping, and plenty of room to lounge or dine al fresco
- The suite is flooded with natural light, and a seamless open-concept layout perfect for all aspects of life
- The large kitchen with island seating, additional dining area, and the living room - large enough to fit an oversized sectional couch - creates a space that feels straight out of a designer magazine or movie set
- It also features two spacious bedrooms, two modern bathrooms, and high-end finishes throughout
- The primary bedroom suite easily fits a king-sized bed, has two closets with built-ins, and offers a large ensuite bathroom with storage and a separate spa soaker tub.
- Bright, stylish, and impeccably located—this is King West living at its finest. Opportunities like this are incredibly RARE!!
- Located in Toronto's prime King West neighbourhood, you'll have access to the top restaurants, entertainment, nightlife, fitness, shopping, and streetcar access right outside your door
- This isn't just a home—it's the lifestyle you've been waiting for



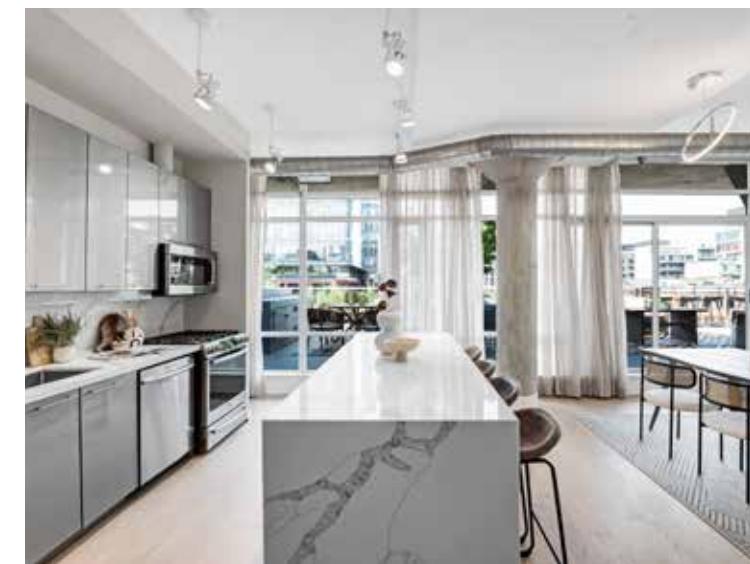
## RECENT IMPROVEMENTS AND RENOVATIONS:

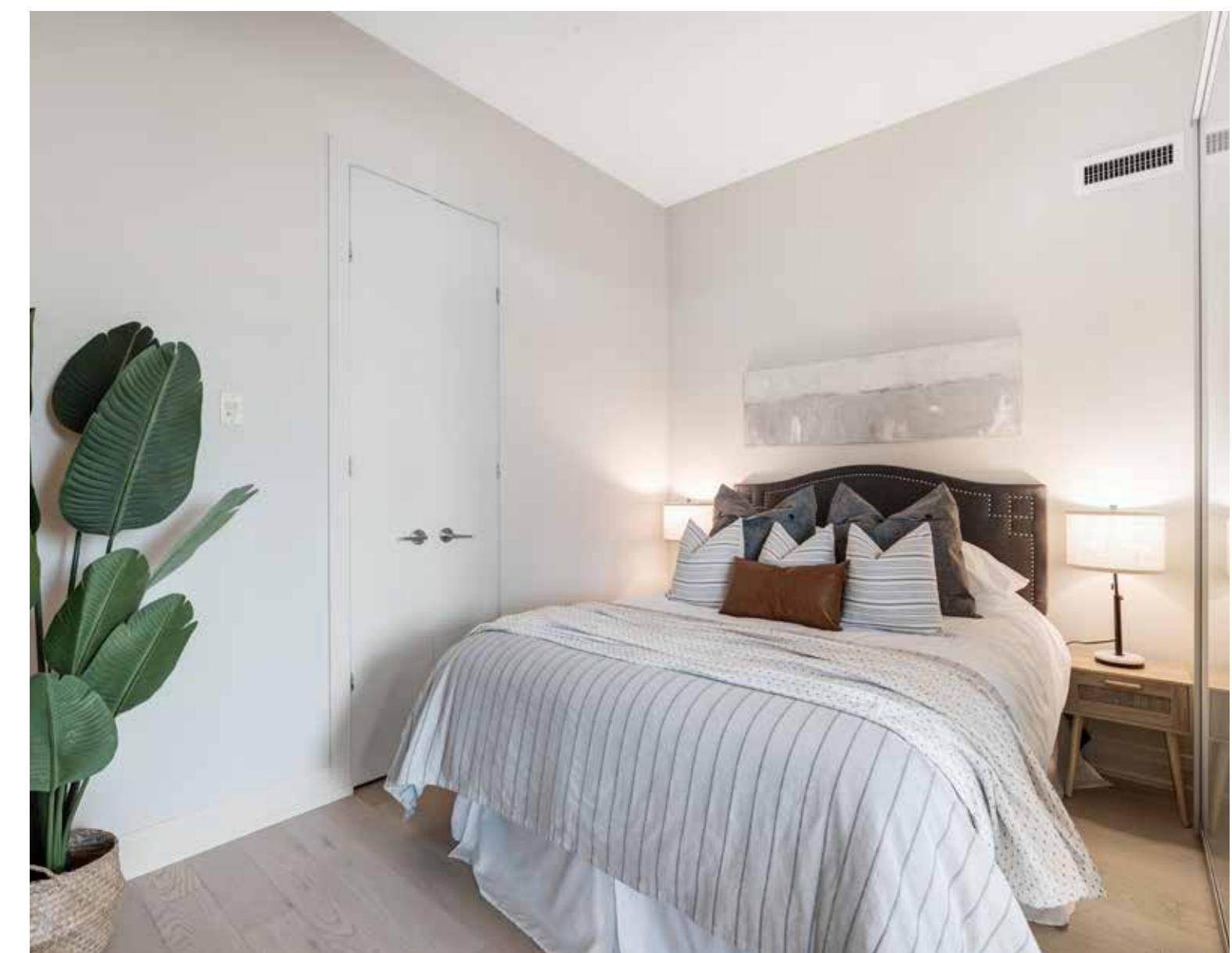
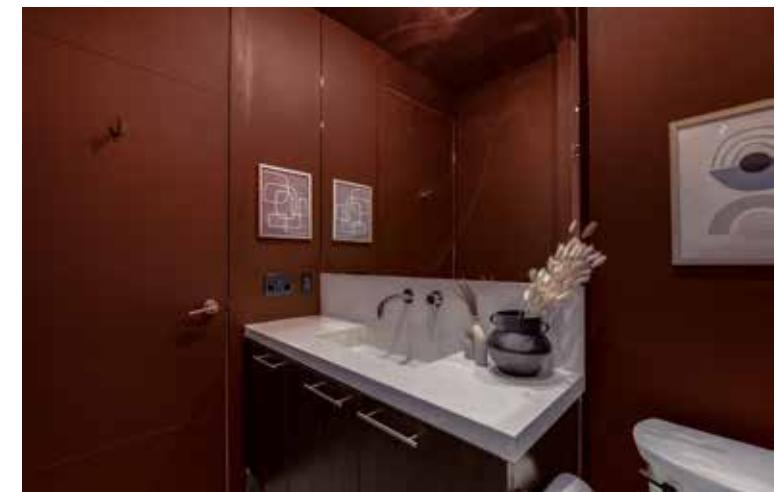
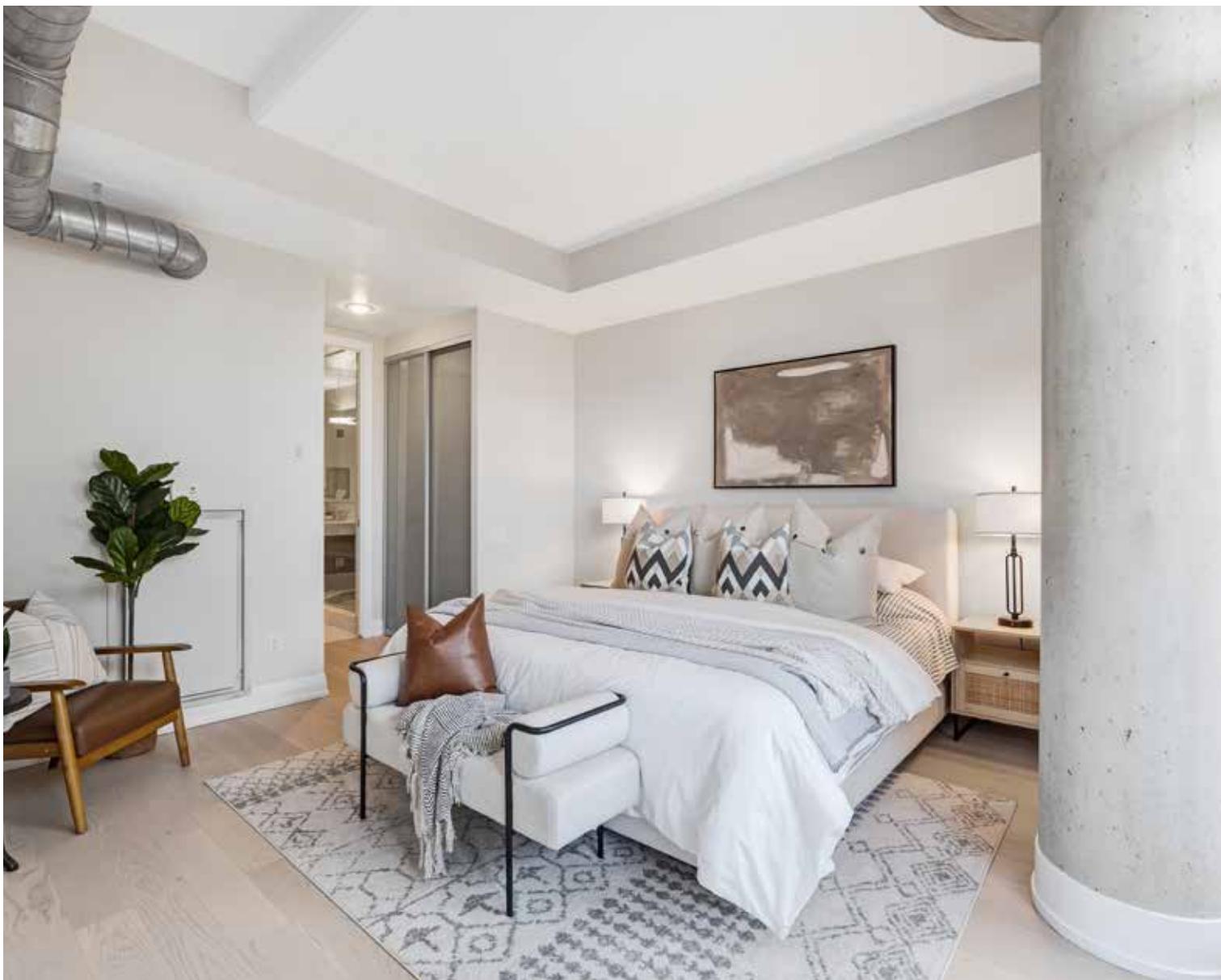
- Professionally painted throughout (2025)
- Custom curtains installed (2024)
- New hot tub cover (2024)
- New gas BBQ (2024)
- Landscaping (2024)
- Hardwood floors installed (2023)

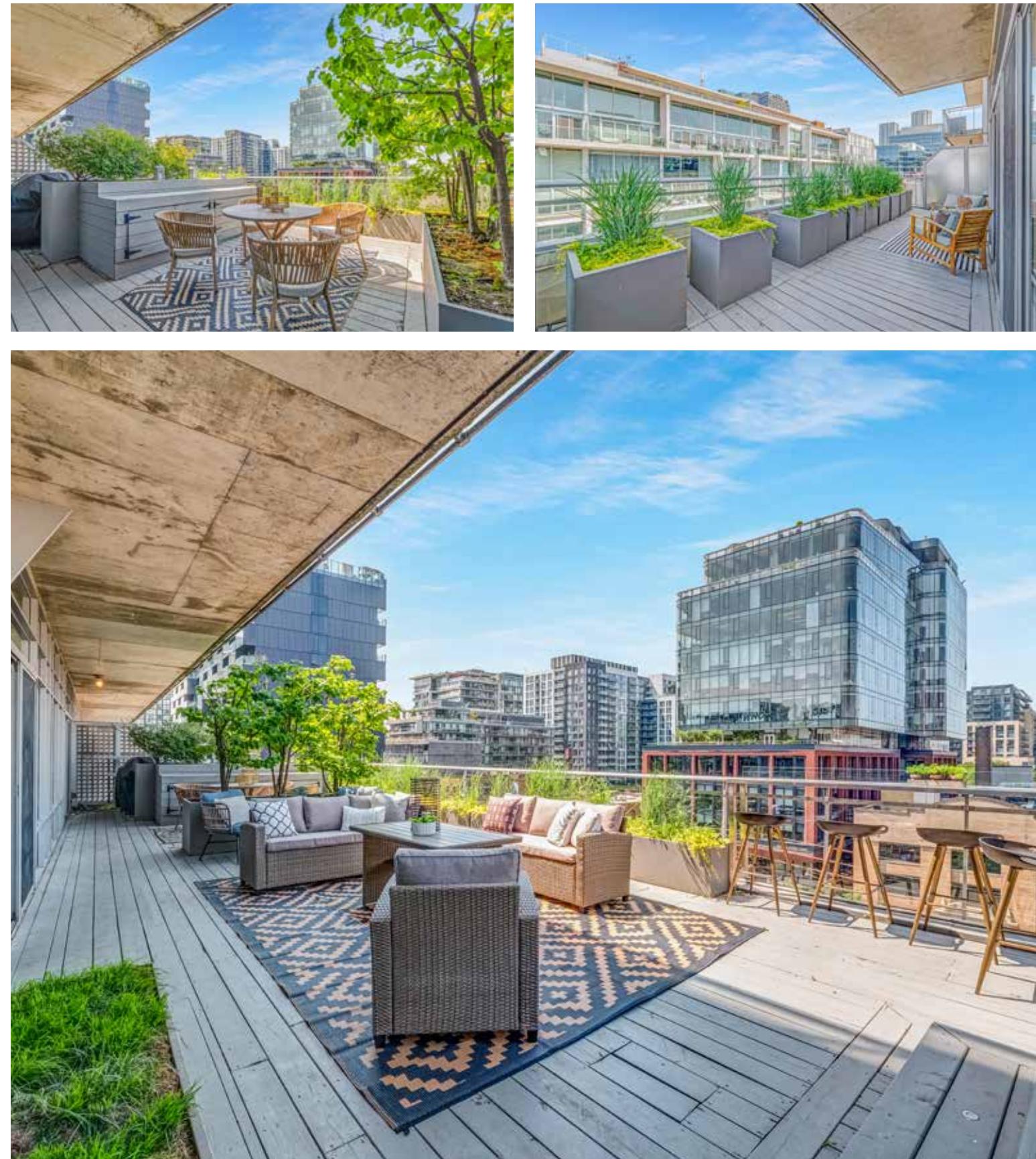
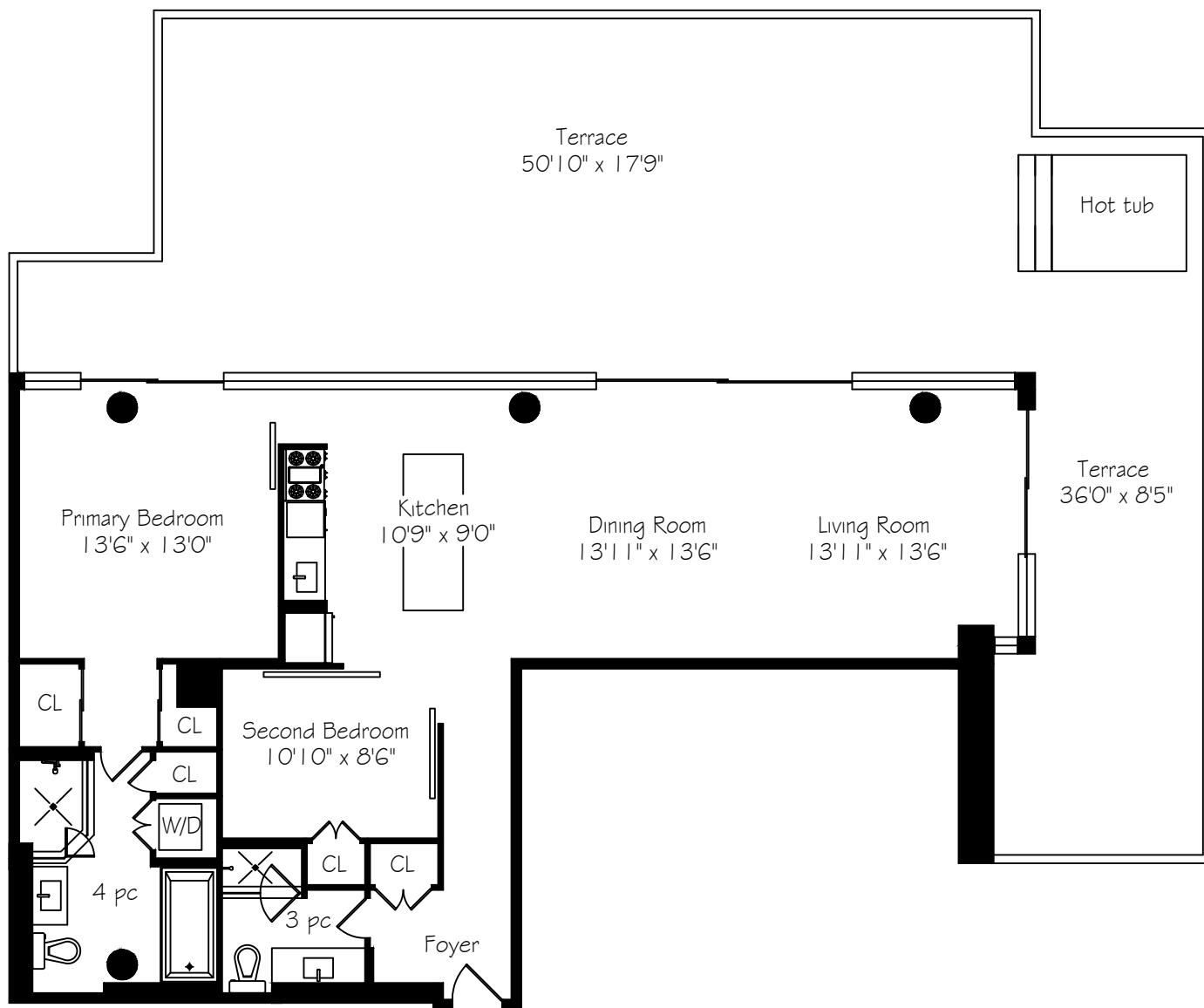


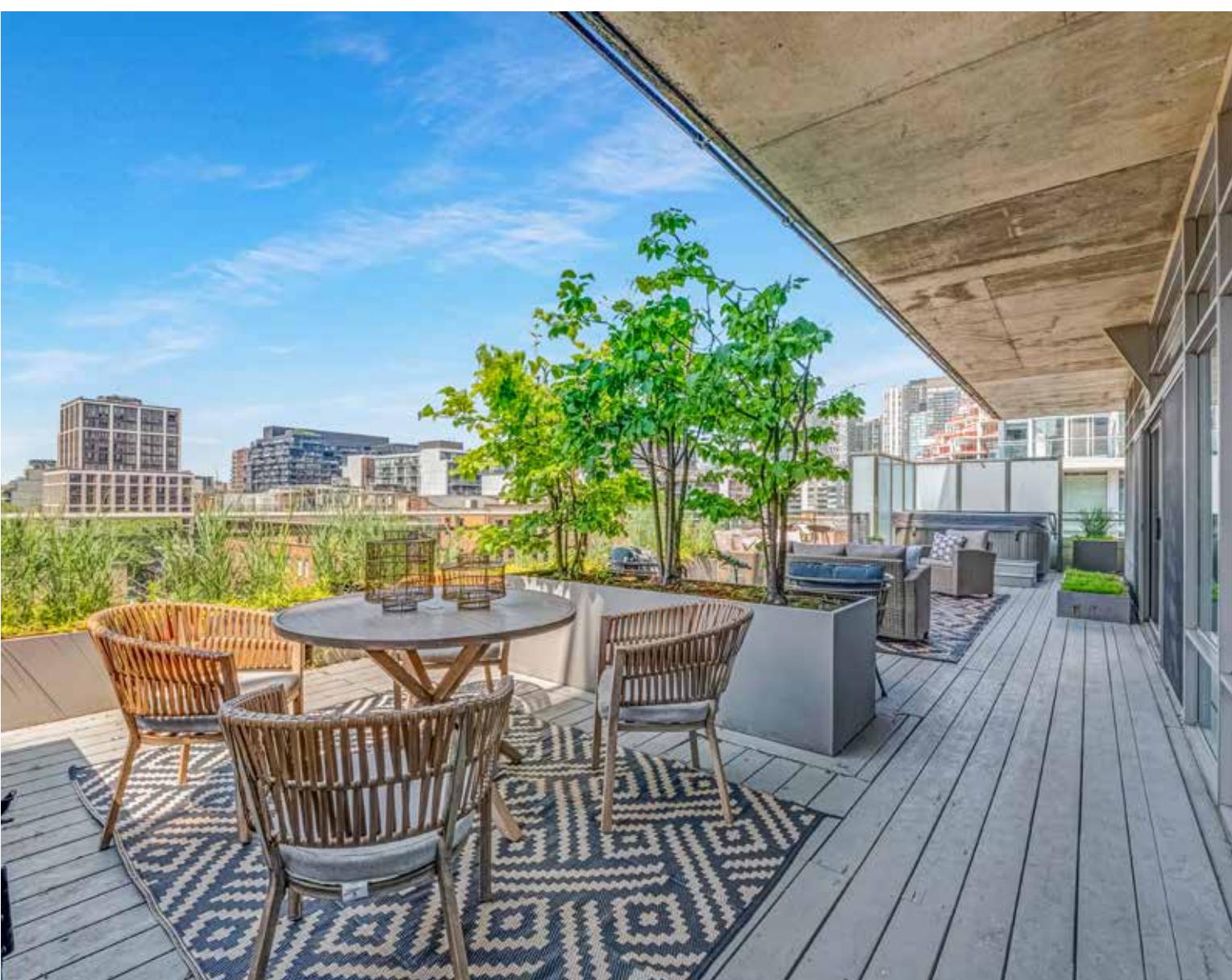
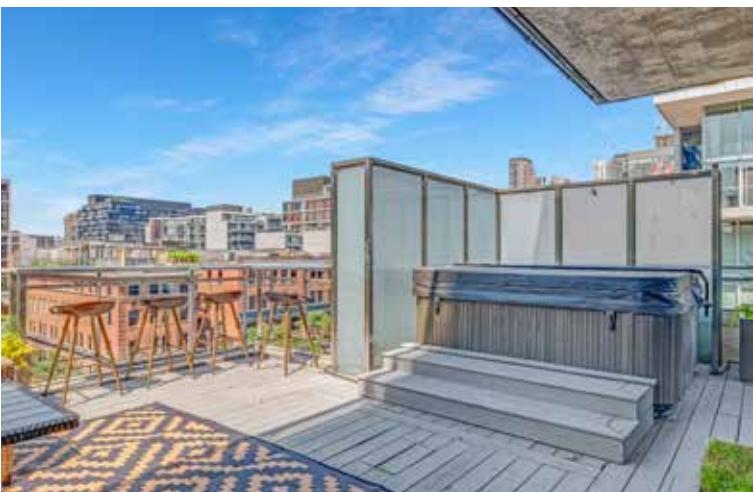
## ADDITIONAL INFO

<b>Property Taxes:</b>	\$6,794.32 (Annual in 2025)
<b>Possession:</b>	30-60 days or to be arranged
<b>Maintenance Fee:</b>	\$947.38 (monthly 2025)
<b>Includes:</b>	Heat, water, CAC, common elements, building insurance, parking
<b>Heating:</b>	Gas/Forced Air
<b>Utility Costs:</b>	Hydro: Approx. \$84.00/month (2024-2025)
<b>Square Footage:</b>	Approximately 1,209 sq ft interior per MPAC
<b>Amenities:</b>	BBQs allowed, enter phone system
<b>Pet Restrictions:</b>	Dogs, cats, canaries, budgies or other small caged birds, an aquarium of fish or small caged animals considered to be a pet are allowed
<b>Exposure:</b>	North
<b>Property Mngmt:</b>	360 Community Management/TSCC1823
<b>Property Manager:</b>	360 Community Management Annette Quitevis 905-604-3602 aquitevis@360cm.ca
<b>Inclusions:</b>	Refrigerator (Amana), Stove (G.E.), Built-in Microwave (Bosch), Dishwasher (Samsung), Washer and Dryer (G.E.), All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures, Garage Remotes (2), Outdoor Irrigation System, Attached Gas BBQ, Hot Tub & Cover
<b>Exclusions:</b>	None
<b>Rental:</b>	None









## SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



### Ryerson Community School

Designated Catchment School  
Grades PK to 8  
96 Denison Ave

### Harbord Collegiate Institute

Designated Catchment School  
Grades 9 to 12  
286 Harbord St

### ÉÉ Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Collège français secondaire

Designated Catchment School  
Grades 7 to 12  
100 Carlton St

### Other Local Schools

#### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

#### Central Toronto Academy

Grades 9 to 12  
570 Shaw St

### The Grove Community School

Grades PK to 6  
108 Gladstone Ave

### Central Technical School

Grades 9 to 12  
725 Bathurst St

## PARKS & REC.

This home is located in park heaven, with 4 parks and 7 recreation facilities within a 20 minute walk from this address.



### Victoria Memorial Square Park

10 Niagara St  
1 min

### St. Andrew's Playground

450 Adelaide St W  
3 mins

### Alex Wilson Community Gardens

552 Richmond Street West  
5 mins

## FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds  
1 Dog Park  
1 Community Garden  
1 Trail  
1 Arts/Performance Facility

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 17 minute walk away.

### Nearest Rail Transit Stop

St Andrew Station  
17 mins

### Nearest Street Level Transit Stop

King St West At Portland St  
1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.43km.

### Toronto Western Hospital (University Health Network)

399 Bathurst St

### Fire Station

33 Claremont St

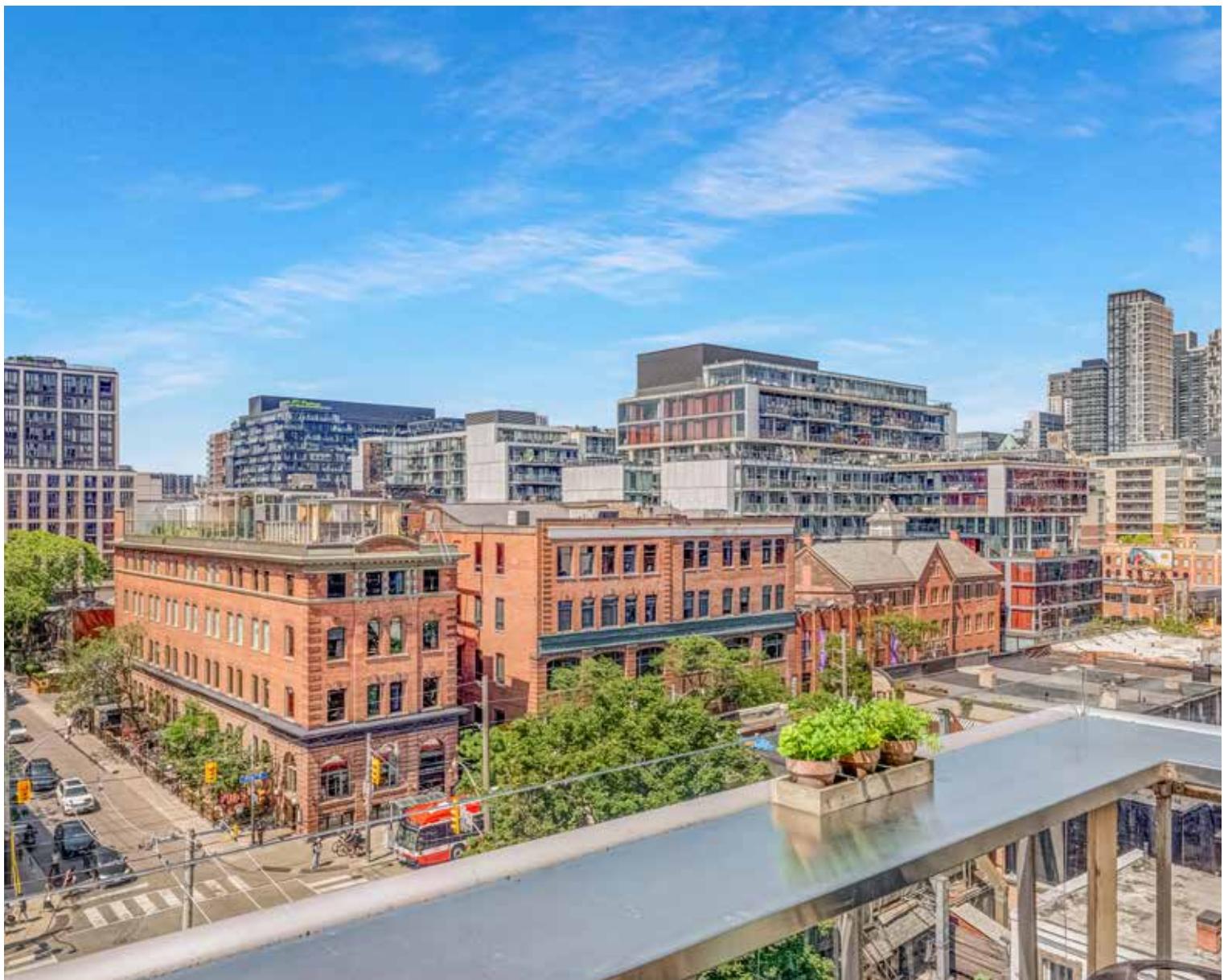
### Police Station

255 Dundas St W

HoodQ

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66 PORTLAND STREET #708



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