

THE MILLS TEAM

is proud to present

318 KING STREET EAST

SUITE 605



318King605.com



WELCOME HOME

Royal Living at 318 King - Character & Charm, Steps from It All!

Welcome to your stylish downtown retreat! This bright and airy 1-bedroom, 1-bathroom condo offers a rare 150 sq. ft. east-facing terrace – perfect for morning coffee in the sun, weekend BBQs (with a gas hook-up!), or tending to your urban garden thanks to the built-in water connection. Inside, discover true character with a stunning brick accent wall, 9-foot exposed concrete ceilings, and custom built-in shelving that adds both flair and function. A ceiling-mounted bike rack keeps things sleek and space-saving – ideal for active city living.

The kitchen is a chef's delight, featuring stainless steel appliances including a gas stove, stone countertops, and ample cabinet space. Enjoy warm hardwood floors throughout, in-suite laundry, generous closet storage, and a storage locker for extra convenience. Not a fan of cooking? Not to worry! This boutique building is in an unbeatable downtown location – just steps to the St. Lawrence Market, Distillery District, restaurants, shops, the waterfront, and only a 20-minute walk to Union Station. The King streetcar is at your doorstep, and the upcoming Ontario Line station will be right across the street – making this a smart investment and a dream for commuters.

Rental parking available and transferable.

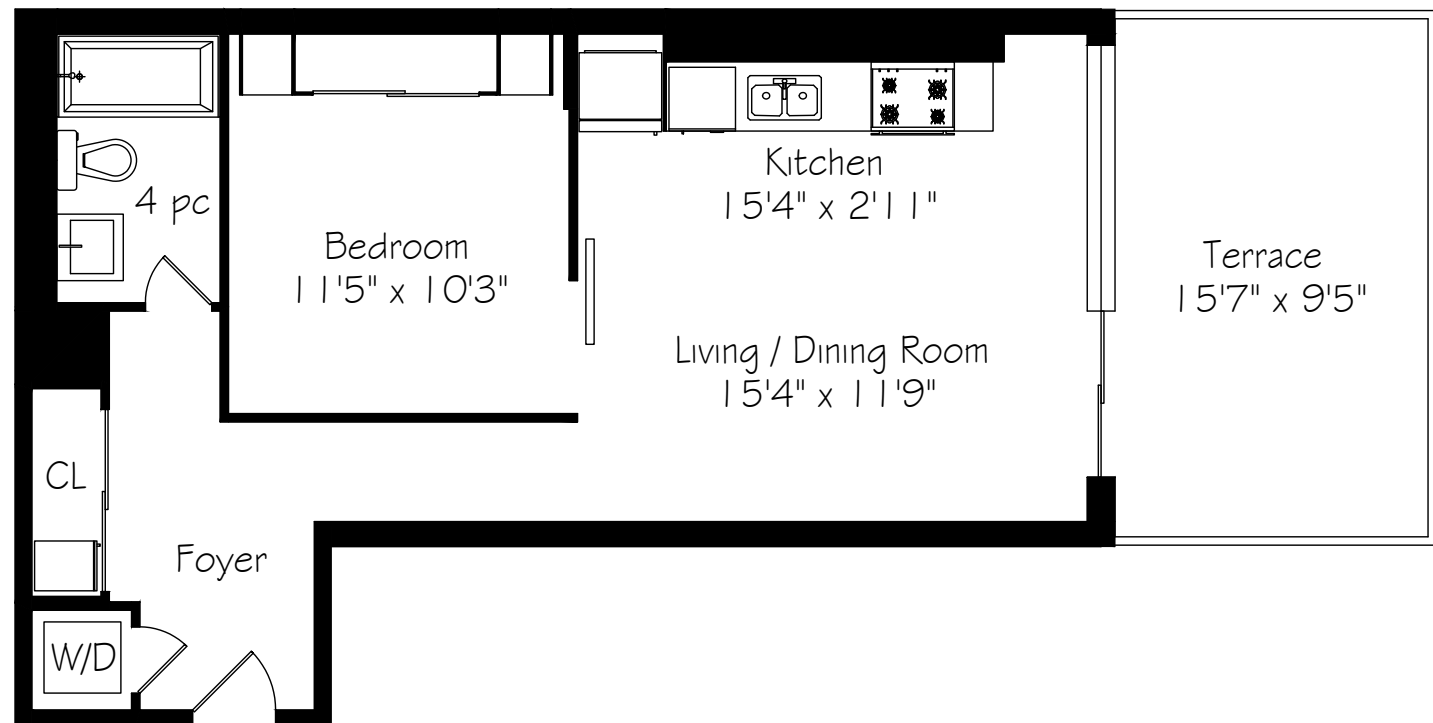
Whether you're a first-time buyer, an urban professional, or looking for a stylish pied-à-terre, this condo checks all the boxes, welcome home!



ADDITIONAL INFO

Property Taxes:	\$2,977.37 (Annual in 2025)
Possession:	60 Days/TBD
Maintenance Fee:	\$479.92 (monthly 2025)
Includes:	Heat, water, common elements, building insurance and locker
Utility Costs:	<i>Electricity:</i> Approx \$80.00/month (2024-2025)
Heating:	Fan coil unit (maintained by suite owner)
Security:	Concierge, enter phone system and in-suite security system. <i>Mon-Wed</i> 8am-10pm <i>Thurs-Fri</i> 8am-6am <i>Sat</i> 10am-6am <i>Sun</i> 10am-10pm 416-777-0394
Square Footage:	Approximately 586 sq ft as per MPAC
Amenities:	Concierge, Guest Suites, Party Room/Meeting Room, Terrace with BBQ, Bike Storage and Visitor Parking
Pet Restrictions:	Dog, cat, fish, caged bird and other such animal allowed with board permission. Two pet maximum (2 caged birds and fish tank not exceeding 227 liters).
Exposure:	East
Property Manager:	Icon Property Management
Condo Manager:	Alfeed Rahemtulla 416-777-1745 416-236-7979 ext 174 alfeed@iconpm.ca
Inclusions:	Refrigerator(GE), Stove (GE), Dishwasher (GE), Microwave (GE), Hood Fan, Washer and Dryer (GE), All Built-in and Attached Shelving, Custom Built Shelving in living room (2), Wall Mount and Attached Television, All Electric Light fixtures, All Window Coverings and Gas BBQ
Exclusions:	Deep Freezer (in closet)
Rental Items:	Heat Pump Rental \$39.44/month







SCHOOLS

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



Market Lane Junior and Senior Public School
Designated Catchment School
Grades PK to 8
246 The Esplanade

ÉE 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

Jarvis Collegiate Institute
Designated Catchment School
Grades 9 to 12
495 Jarvis St

Other Local Schools
Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

Kapapamahchakwew - Wandering Spirit School
Grades PK to 12
16 Phin Ave

Danforth Collegiate and Technical Institute
Grades 9 to 12
800 Greenwood Ave

PARKS & REC.

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



Little Trinity Church Lands
417 King St
1 min

Parliament Square Park
44 Parliament St
3 mins

Sackville Playground
420 King St E
4 mins

FACILITIES WITHIN A 20 MINUTE WALK
2 Playgrounds
1 Pool
1 Basketball Court
1 Ball Diamond
1 Sports Field
1 Community Centre
1 Splash Pad
1 Sports Court
1 Trail
2 Fitness/Weight Rooms
1 Gym

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 16 minute walk away.

Nearest Rail Transit Stop
King Station

16 mins

Nearest Street Level Transit Stop
Parliament St At King St East

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.06km.

St Michael's Hospital
30 Bond St

Fire Station
207 Front St E

Police Station
51 Parliament St

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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