

THE MILLS TEAM

is proud to present

44 GERRARD STREET W  
SUITE 1206

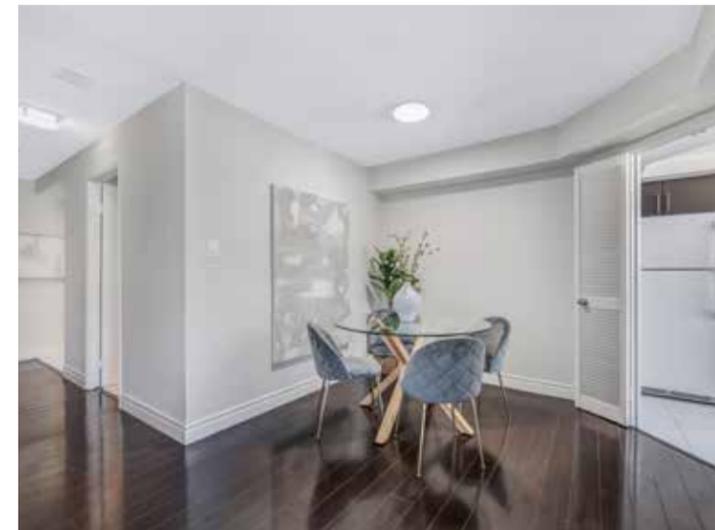


[44Gerrard1206.com](http://44Gerrard1206.com)



## WELCOME HOME

- Incredible value in the heart of downtown Toronto!
- Spacious 1,080 sq ft suite offers 2 bedrooms, 2 full bathrooms, AND 2 versatile dens - perfect for home offices, study areas, or a guest room
- Located in the heart of Toronto's Financial District, you're just steps from the Eaton Centre, King West, TMU, UofT and the hospitals along University Ave
- Ideal layout for students, professionals, or roommates alike and easily live, study, and work all in one place with ample space
- Enjoy the updated flooring, a bright southeast exposure, and a generous living and dining room space to entertain or unwind
- Exceptional 100 transit score, a 98 walk score, and a 90 bike score for everything you need at your doorstep

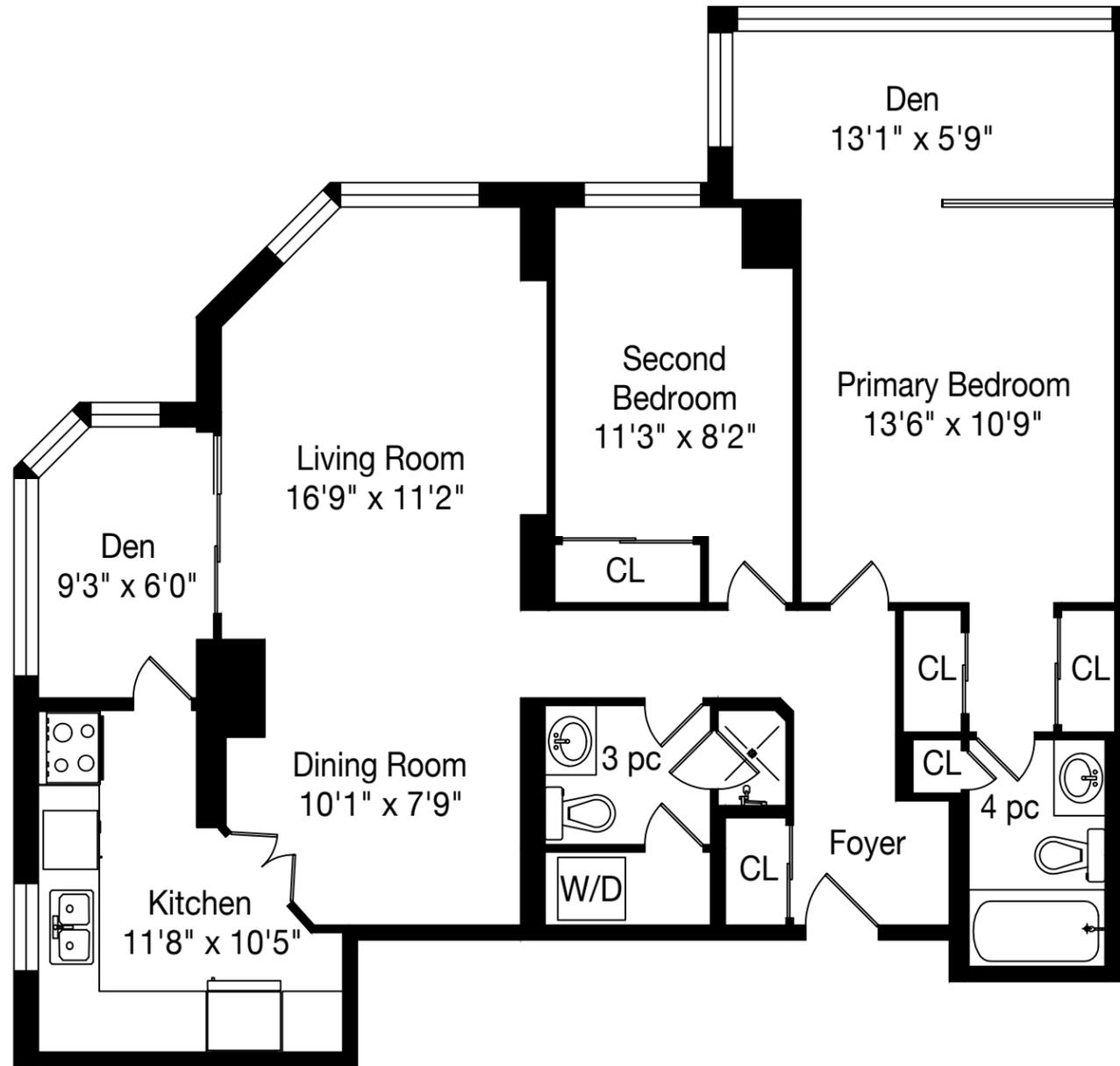




## ADDITIONAL INFO

- Property Taxes:** \$3,679.95 (Annual in 2025)
- Possession:** 30-60 days or to be arranged
- Parking:** One owned parking space - Level B, Unit 4
- Locker:** One owned locker - Level B, Unit 69
- Maintenance Fee:** \$1,274.00 (monthly 2025)
- Includes:** Water, heat, hydro, CAC, common elements, building insurance, parking and locker
- Heating:** Gas/Forced Air
- Square Footage:** Approximately 1,080 sq ft interior per MPAC
- Amenities:** 24 hour gatehouse security, indoor pool, jogging track, gym, party/meeting room, library roof top garden
- Pet Restrictions:** A domestic cat, a domestic dog, a domestic caged bird, a small caged domestic common household pet such as a guinea pig, hamster, or rabbit, or an aquarium containing fish with a 20-liter water capacity or less are allowed
- Exposure:** South East
- Property Mngmnt:** Del Property Management  
416-599-5487
- Property Manager:** Madeline Oboroceanu
- Inclusions:** Refrigerator, Stove, Hoof Exhaust, Dishwasher, Washer and Dryer, All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures







## SCHOOLS

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



### Church Street Junior Public School

Designated Catchment School  
Grades PK to 6  
83 Alexander 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

### ÉÉ Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Jesse Ketchum Jr and Sr Public School

Designated Catchment School  
Grades PK to 8  
61 Davenport Rd

### Other Local Schools

### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

### Central Technical School

Grades 9 to 12  
725 Bathurst St

### Rosedale Heights School of the Arts

Grades 9 to 12  
711 Bloor St E

## PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



### College Park

420 Yonge St



1 min

### Trinity Square

19 Trinity Square



6 mins

### Ryerson Community Park

50 Gould St



4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

1 Playground  
3 Rinks

3 Arts/Performance  
Facilities

## 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 4 minute walk away.

### Nearest Rail Transit Stop

Dundas Station

4 mins

### Nearest Street Level Transit Stop

Bay St At Gerrard St West  
North Side

1 min

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a police station, and a fire station within 0.47km.

### Toronto General Hospital (University Health Network)

200 Elizabeth St

### Fire Station

12 Grosvenor St

### Police Station

40 College St

HoodQ

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44 GERRARD STREET W, SUITE 1206



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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44Gerrard1206.com

**ROYAL LEPAGE Signature**  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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