

THE MILLS TEAM

is proud to present

33 UNIVERSITY AVENUE

SUITE 1702



33University1702.com



LIVE AT THE CENTRE OF IT ALL – RARE 895 SQ FT DOWNTOWN SUITE

- Designed for modern city living, this expansive one-bedroom plus den offers exceptional space and flexibility
- Thoughtfully designed and meticulously maintained, the suite features a convenient powder room in addition to a full ensuite bathroom
- The updated open-concept kitchen with pot lights flows seamlessly into an ultra-spacious living and dining area
- The oversized den is a true standout—easily accommodating two home office setups or a desk and pull-out sofa, offering excellent flexibility for remote work, guests, or a creative space
- The primary bedroom is spacious enough for a King-sized bed, and is complete with a walk-in closet and a modern ensuite bathroom
- Enjoy an unbeatable downtown lifestyle with St. Andrew TTC Station just outside the building's main entrance
- Seamless access to the PATH, and walkability to world-class dining, theatres, shopping, and entertainment
- An exceptional opportunity in a prime location—one not to be missed

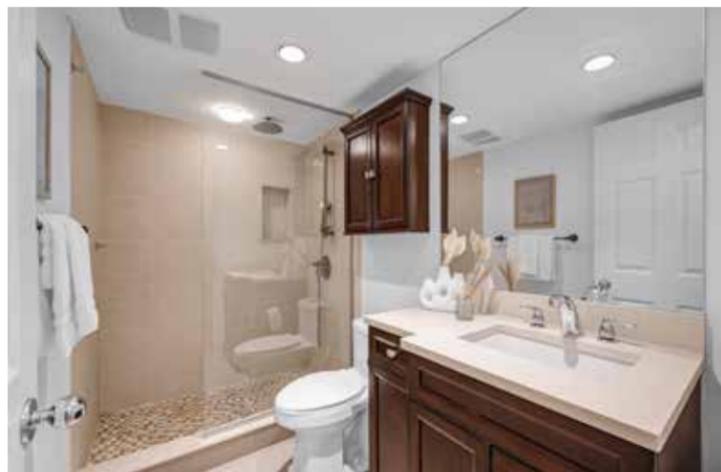
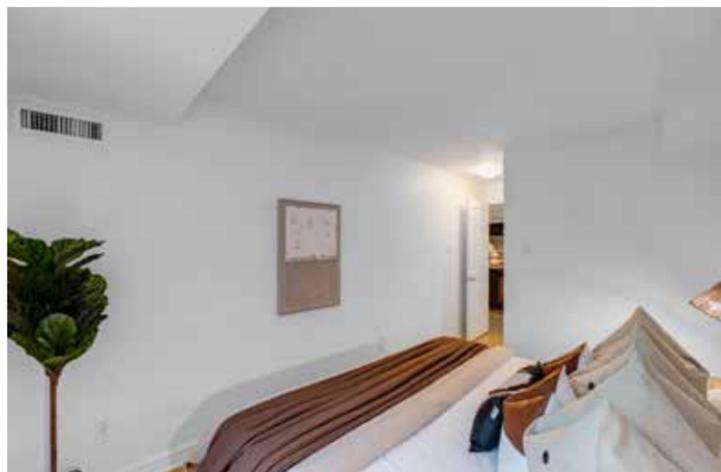


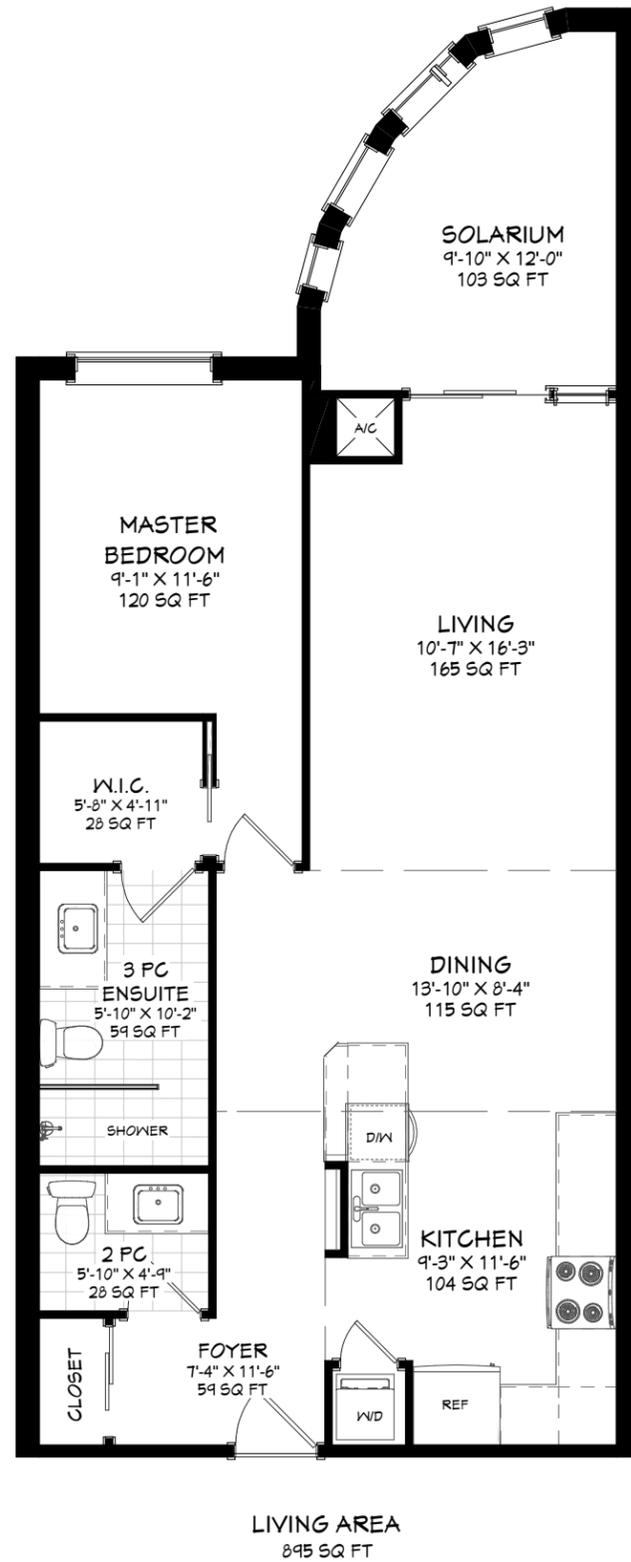
ADDITIONAL INFO

- Property Taxes:** \$3,137.01 (Annual in 2025)
- Possession:** 30-60 days or to be arranged
- Maintenance Fee:** \$863.96 (monthly 2026)
- Includes:** Heat, hydro, water, CAC, common elements, building insurance, and parking
- Heating:** Gas/Forced Air
- Square Footage:** Approximately 895 sq ft interior per floor plans
- Amenities:** Concierge, gym, bike storage, library, party room/meeting room, rooftop deck/garden, visitor parking
- Pet Restrictions:** One domestic cat, one caged bird, or one tropical fish are permitted in the unit. There are no dogs allowed in the building.
- Exposure:** South East
- Property Mngmnt:** First Service Residential
416-363-6849
- Inclusions:** Refrigerator (Whirlpool), Stove (GE), Dishwasher (Bosch), Microwave (GE), Washer and Dryer (Kenmore), All Built-in and Attached Shelving, All Window Coverings, All Blinds, and All Electric Light Fixtures
- Exclusions:** None
- Rental Items:** None

RENOVATIONS AND IMPROVEMENTS

- Freshly painted throughout (2023)
- New heating and cooling system (2021)







SCHOOLS

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



Nearby Schools

ÉÉ Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Orde Street Public School

Designated Catchment School
Grades PK to 8
18 Orde 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

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 3 parks and 4 recreation facilities within a 20 minute walk from this address.



David Pecaut Square

215 King St W

3 mins

Roundhouse Park

255 Bremner Blvd

6 mins

Simcoe Park

255 Wellington St

4 mins

FACILITIES WITHIN A 20 MINUTE WALK

1 Playground

4 Arts/Performance Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 2 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop

St Andrew Station

2 mins

Nearest Street Level Transit Stop

King St West At University Ave East Side (St Andrew Station)

2 mins

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 1km.

St Michael's Hospital

30 Bond St

Fire Station

260 Adelaide St W

Police Station

255 Dundas St W

HoodQ

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Laura Lee*, Tonille Giovis*, Katie Mills*, Sue Mills*, Sarah O'Neill*, Breanna Rothe, Priyanka Mehta, Christine Sweeny*, Merida Lake* | * SALES REPRESENTATIVE

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