

THE MILLS TEAM

is proud to present

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# 18 HARBOUR STREET

SUITE 1801



[18Harbour1801.com](http://18Harbour1801.com)



## WELCOME HOME

Stop scrolling—this is the downtown condo that actually deserves your attention. Arguably the best two-bedroom layout in the Pinnacle Centre, with zero wasted square footage and a floor plan that just works. Perched above the city, west-facing, with 9-foot floor-to-ceiling windows, it catches that golden-hour glow that makes everything look better. The kitchen is open, practical, and finished with granite counter breakfast bar, a custom tile backsplash, and blessedly—full-size appliances. No toy stoves here.

Both bedrooms are legitimate rooms with windows, and the primary suite is a total flex with a walk-in closet and its own private ensuite. It's all tied together with wood flooring throughout, designer light fixtures, and thoughtful details like custom wall shelving and lovely window coverings. You've got two full washrooms, a balcony for your morning espresso with a peek at the lake, and the ultimate downtown luxury: a coveted underground parking space. But the lifestyle doesn't stop at your front door. The building is basically an elite private club with a 24-hour concierge (some of the best security we've seen) and the legendary 30,000 square foot Pinnacle Club. You get access to two state-of-the-art gyms, an indoor pool, two hot tubs, a sauna, a steam room, and even basketball, tennis, and squash courts. Add a theatre room, guest suites, and a terrace with BBQs, and you'll realize there's almost no reason to leave.

When you do venture out, you're at the absolute centre of the universe. Steps from Scotiabank Arena, the Financial District, P.A.T.H. and Union Station. The Martin Goodman Trail is right across the street for your morning run by the water, and with the Gardiner, and the airport all right there, your commute just became a non-issue.

This is stylish, smart, and finally a space that doesn't ask you to compromise on a single thing. Honestly, why are you still reading this? It's going to go fast.

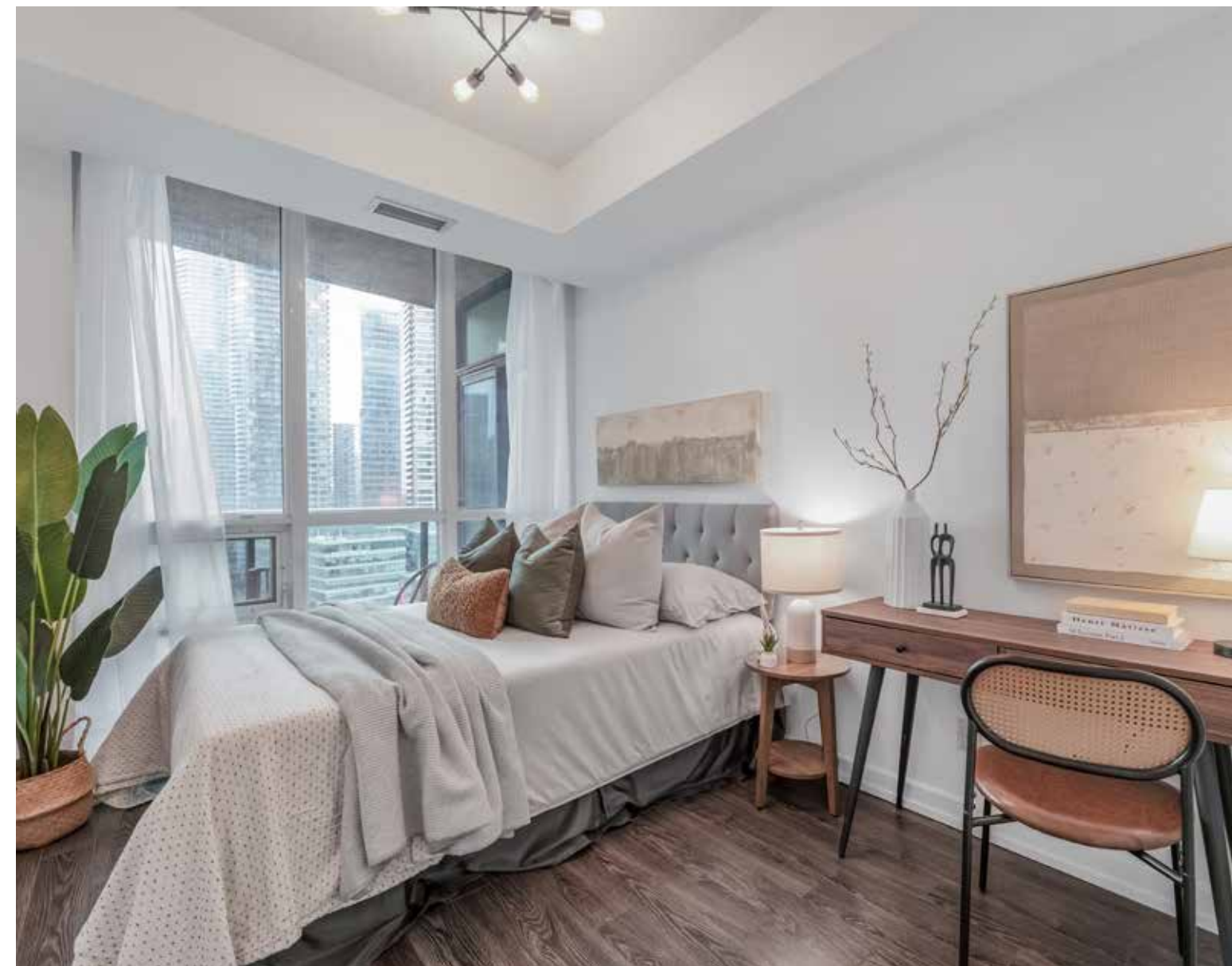
## UPGRADES & RENOVATIONS:

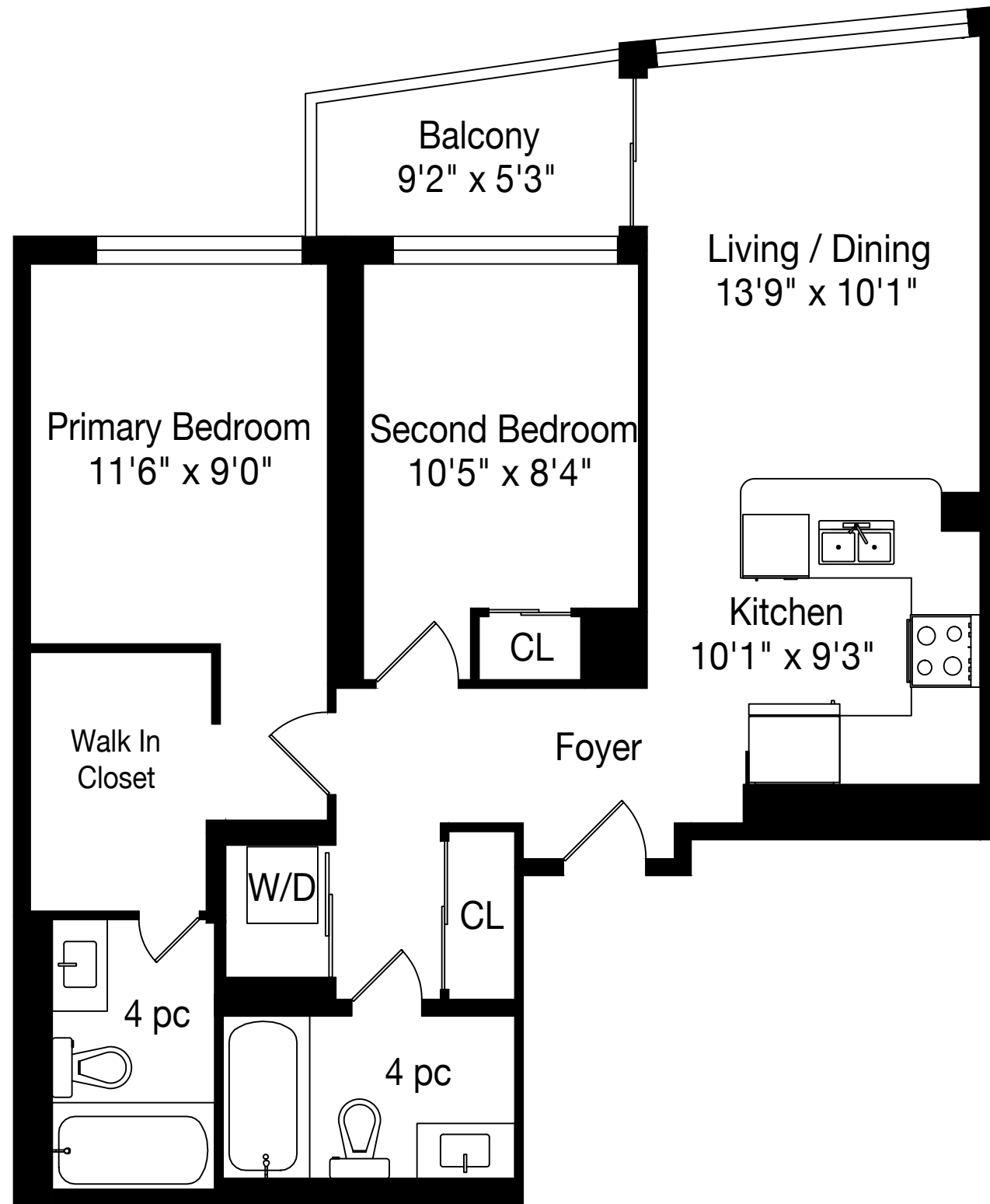
- All window and balcony screens replaced (2025)
- Professionally painted throughout (2024)
- New kitchen backsplash installed (2024)
- Updated light fixtures, baseboards, and shower heads (2024)
- Custom curtains and bedroom shelving units installed (2024)



## ADDITIONAL INFO

- Property Taxes:** \$3,890.27 (Annual in 2026)
- Possession:** 30-60 Days/TBD
- Parking:** 1 underground space (Spot #B70, Level B/ Unit 70 in TSCC 1834)
- Maintenance Fee:** \$661.70/month (\$568.30+\$93.40)
- Includes:** Water, Heat, Common Elements, Building Insurance and Parking
- Heating:** Fan coil heating and air conditioning (air filter replacement and maintenance by unit owner)
- Utility Costs:** Electricity: Approximately \$60/month (2025-2026)
- Square Footage:** Approximately 797 sq ft as per MPAC
- Amenities:** Concierge, BBQ (5th floor terrace), Banquet Hall, Business Centre, Guest Suites, Games Room, Media Room, Meeting Room, Party Room, Rec Room, Sauna & Steam Room, Squash Court, Basketball Court, Tennis Court, Indoor Pool, Putting Green and Whirlpool, Gym, Bike Storage, and Visitor Parking
- Security:** Full-time concierge - 24 hours / 7 days per week, enter phone system and in-suite security system
- Pet Restrictions:** Household pet welcome
- Exposure:** West
- Property Manager:** Del Property Management
- Condo Manager:** Daniel Maddalena  
416-360-0599  
success.pm@delcondo.com
- Concierge:** 416-360-0532
- Inclusions:** Refrigerator (Frigidaire), Stove (Frigidaire), Dishwasher (Frigidaire), Microwave (Frigidaire), Washer and Dryer (Samsung), All built-in and attached Shelving, All Electric Light Fixtures, All Window Coverings and Garage Door Openers/Fob
- Exclusions:** Attached Television and Wall Mount
- Rental Equipment:** None







## SCHOOLS

With excellent assigned and local public schools near 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

**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

**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.

**Harbour Square Park**  
25 Queens Quay W

3 mins

**Roundhouse Park**  
255 Bremner Blvd

8 mins

**Berczy Park**  
35 Wellington St

7 mins

**FACILITIES WITHIN A 20 MINUTE WALK**

1 Playground  
1 Beach

1 Arts/Performance Facility



## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 5 minute walk away, and the nearest street transit stop is a minute walk away.

**Nearest Rail Transit Stop**  
Toronto

5 mins

**Nearest Street Level Transit Stop**  
Bay St At Lake Shore Blvd W

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 2km.

**St Michael's Hospital**  
30 Bond St

**Fire Station**  
339 Queens Quay W

**Police Station**  
51 Parliament St

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18 HARBOUR STREET, SUITE 1801



**THE MILLS TEAM**



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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18Harbour1801.com

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

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