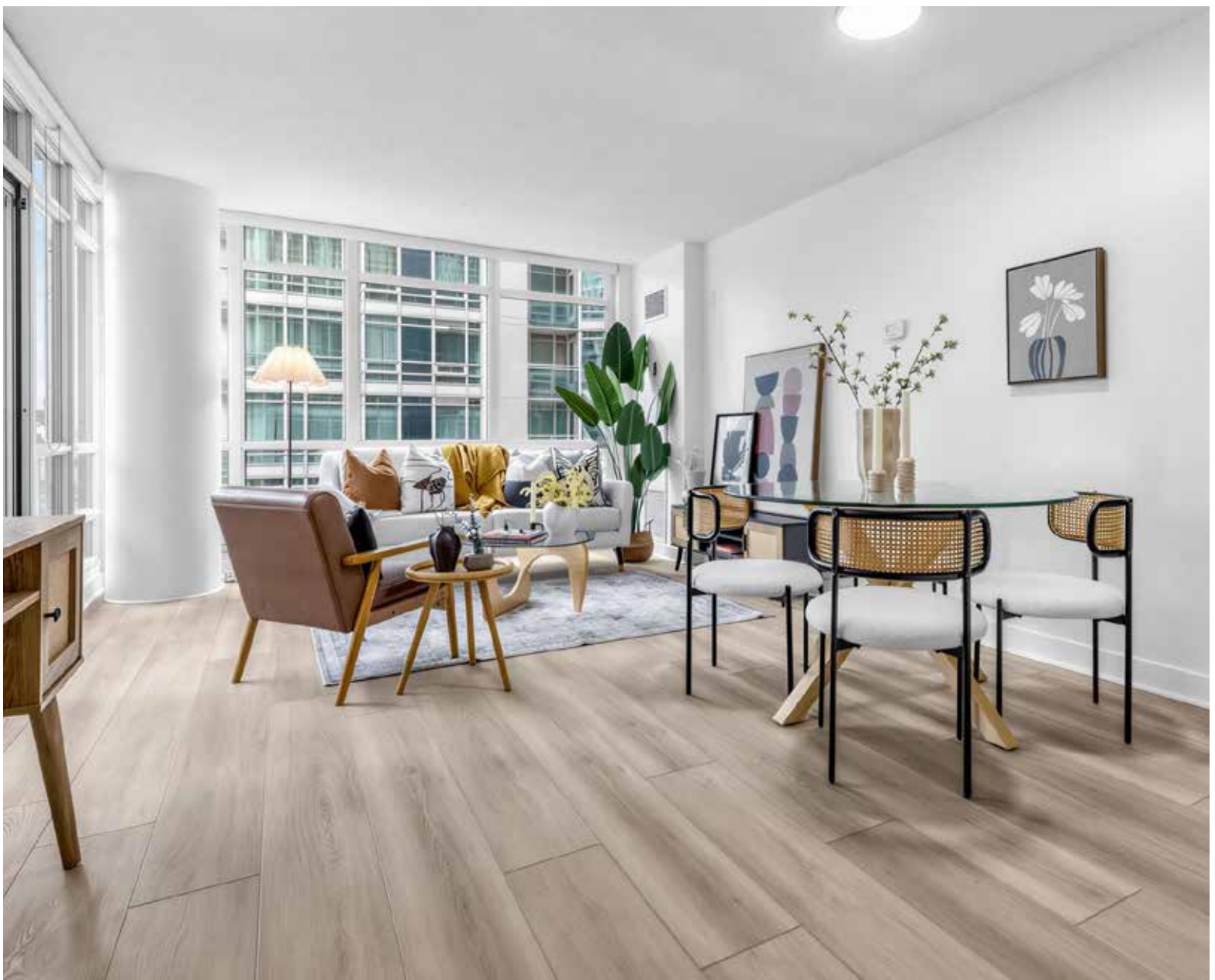


THE MILLS TEAM

is proud to present

381 FRONT STREET WEST

SUITE 611



381Front611.com



WELCOME HOME

Front and centre with a layout that doesn't miss—nearly 1,000 square feet of real, usable space.

This is the one that delivers—space where you need it, flexibility where it counts, and a layout that works. A true 2-bedroom + den where the den isn't just a nook—it's a fully separate room that easily functions as a third bedroom, office, or both. Two full washrooms mean no waiting, no sharing, no compromises.

And then there's the light. As a southwest corner suite, this home is wrapped in windows, bringing in sun all day and that warm afternoon glow. The main living space is exactly what you want it to be—wide, open, and designed for living. A generous living and dining area flows into a full-sized kitchen with proper appliances, ample prep space, and room for a real dining table and comfortable seating (yes, both). Step out to your private balcony and take in sweeping city views.

Parking included—because it still matters.

Set right on Front Street, you're steps from The Well, Union Station, the PATH, and the best of downtown Toronto. Easy access to Financial District/ U of T/ Rogers Centre/ Scotiabank Arena/ Groceries & the Lake. Whether it's work, weekends, or everything in between, this location delivers.

Apex is a well-managed, amenity-rich building with all-inclusive maintenance fees for easy budgeting. Offering 24-hour concierge, gym, indoor pool, party room, basketball court, hair salon, terrace with BBQ area, guest parking, and more.

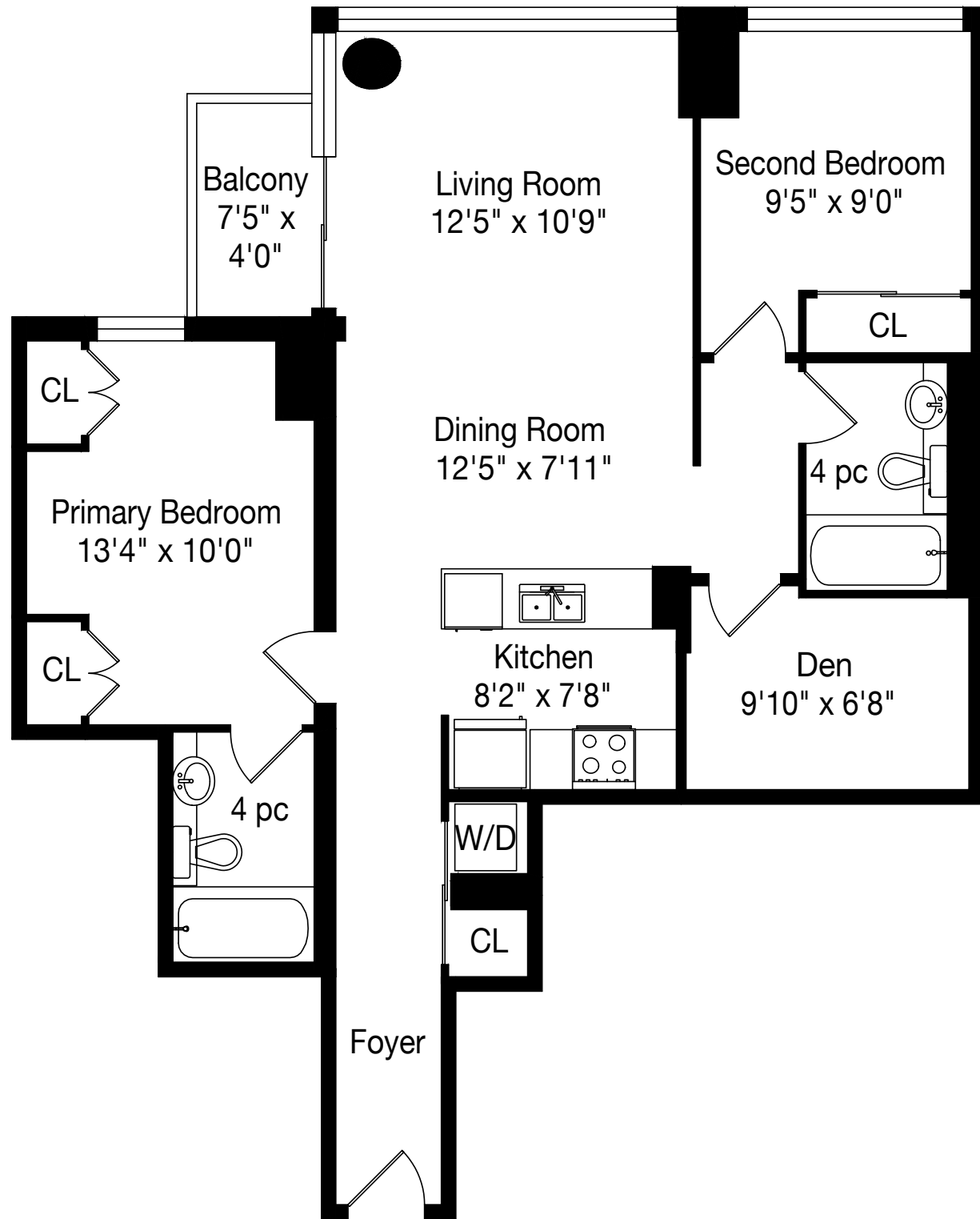
Space, layout, light, location—this one gets it all right.



ADDITIONAL INFO

- Property Taxes:** \$3,589.46 (Annual in 2026)
- Possession:** 30-60 Days/TBD
- Maintenance Fee:** \$909.82/month (\$861.28+\$48.54)
- Includes:** Hydro, Heat, Water, Central Air Conditioning, Common Elements, Building Insurance and Parking
- Parking:** 1 underground parking space (Spot #81 - Level A, Unit 81 in TSCC 1438)
- Heating:** Gas / Forced air (air filter replaced by the suite owner)
- Security:** Full-time concierge - 24 hours / 7 days per week, enter phone system
- Square Footage:** Approximately 950 sq ft as per MPAC
- Amenities:** Concierge, Gym, Indoor Pool, Sauna & Spa, Basketball Court, Jacuzzi, Party Room/ Meeting Room, Guest Suites, Rooftop Terrace, Rec Room, Outdoor Games Lounge, Yoga Studio, Bike Storage and Visitor Parking
- Pet Restrictions:** Household pets welcome
- Exposure:** South West
- Property Manager:** Icon Property Management
- Condo Manager:** Anna Stoneman
ana.stoneman@iconpm.ca
manager@apexcondo.ca
- Assistant Manager:** Admin@apexcondo.ca
416-883-8525 X 2
- Concierge:** 416-883-8525 X 1
- Inclusions:** Refrigerator (Frigidaire), Stove (Amana), Dishwasher (Whirlpool), Microwave (Samsung), Stacked Washer and Dryer (GE), All built-in and attached Shelving, All Electric Light Fixtures and All Window Coverings.
- Exclusions:** None
- Rental Items:** None







SCHOOLS

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



Nearby Schools

Jean Lumb Public School
Designated Catchment School
Grades PK to 8
20 Brunel Court

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

Harbord Collegiate Institute
Designated Catchment School
Grades 9 to 12
286 Harbord 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

Central Toronto Academy
Grades 9 to 12
570 Shaw St

The Grove Community School
Grades PK to 6
108 Gladstone Ave

PARKS & REC

This home is located in park heaven, with 3 parks and 18 recreation facilities within a 20 minute walk from this address.

Clarence Square Park
25 Clarence Sq

2 mins

Roundhouse Park
255 Bremner Blvd

6 mins



Canoe Landing Park & Recreation Centre
95 Fort York Blvd

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|--------------------|-----------------------------|
| 2 Playgrounds | 1 Splash Pad |
| 2 Dog Parks | 1 Trail |
| 1 Basketball Court | 1 Arts/Performance Facility |
| 2 Sports Fields | 1 Fitness/Weight Room |
| 2 Tracks | 2 Gyms |
| 1 Community Centre | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only a 11 minute walk away, and the nearest street transit stop is a 2 minute walk away.

Nearest Rail Transit Stop
St Andrew Station

11 mins

Nearest Street Level Transit Stop
Spadina Ave At Front St West

2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2km.

Mount Sinai Hospital
600 University Ave

Fire Station
339 Queens Quay W

Police Station
255 Dundas St W

HoodQ

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381 FRONT STREET WEST, SUITE 611



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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416.443.0300

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381Front611.com

ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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