

THE MILLS TEAM

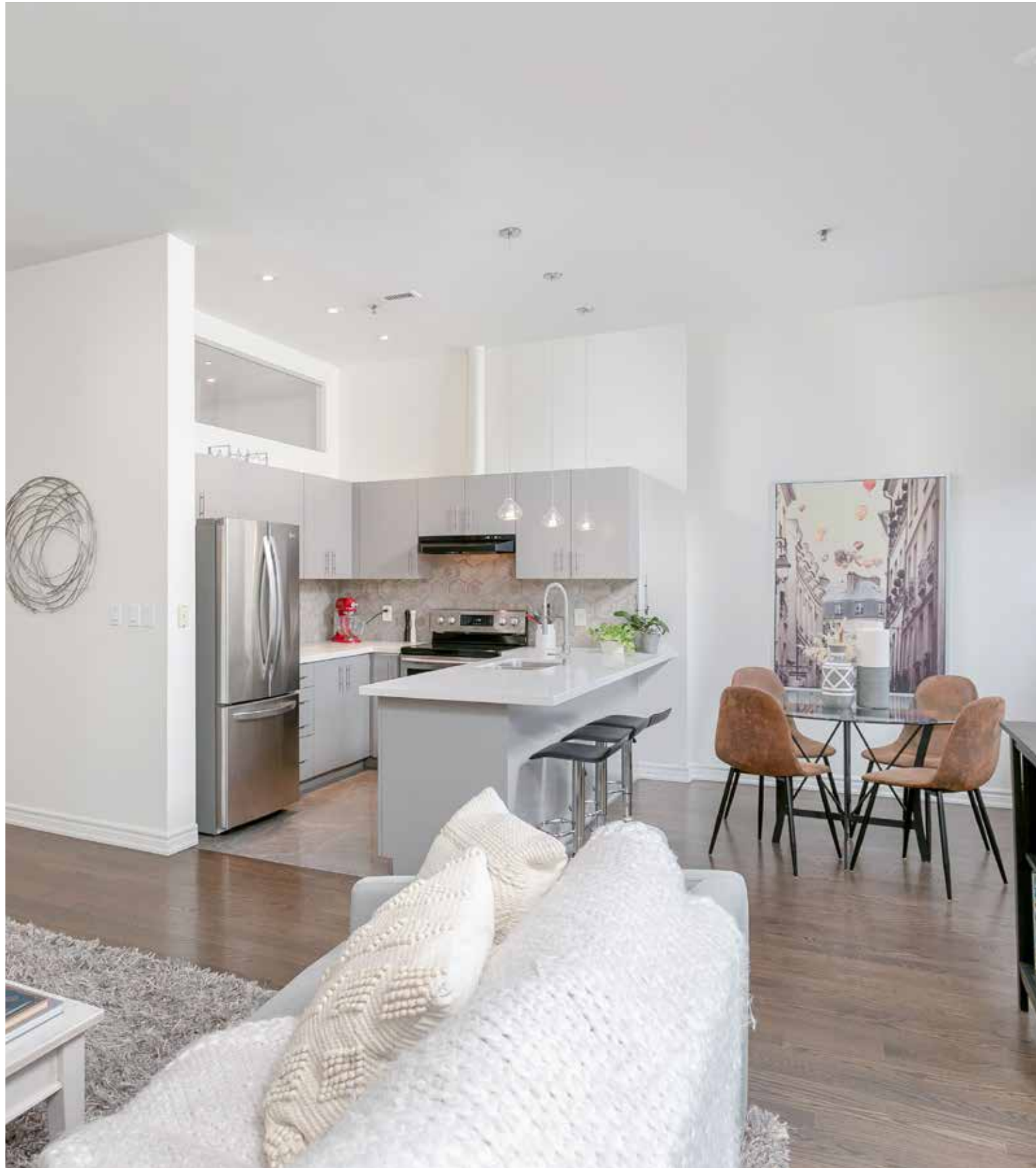
is proud to present

700 KING STREET WEST

SUITE 615



700King615.com



KEEP YOUR STANDARDS HIGH, AND YOUR CEILINGS HIGHER!

Setting lofty goals? Make your sky-high dreams a reality in this true loft conversion with 10 ½ foot finished ceilings. Beyond spacious with 1,085 beautifully renovated square feet. Foodies rejoice over the house-sized kitchen with full-size appliances and loooooong breakfast bar for wining and dining. Featuring two generous bedrooms with amazing closet space, two full washrooms, a functional foyer (so rare!), and a wall of south-facing windows for all-day sunlight and lake view! Other wins: A huge locker on the same floor as the suite (seriously huge), upgraded designer lighting (pot lighting!) and real hardwood flooring.

Enjoy a real community spirit in this well-managed building with 24 hour concierge, epic roof-top BBQ terrace, gym, bike storage, visitor parking and more. Close to literally everything (name it, it's there): hot restaurants, cafes, Queen West, Trinity Bellwoods, Farmboy, TTC, Gardiner. #daretodreambig #loftygoals

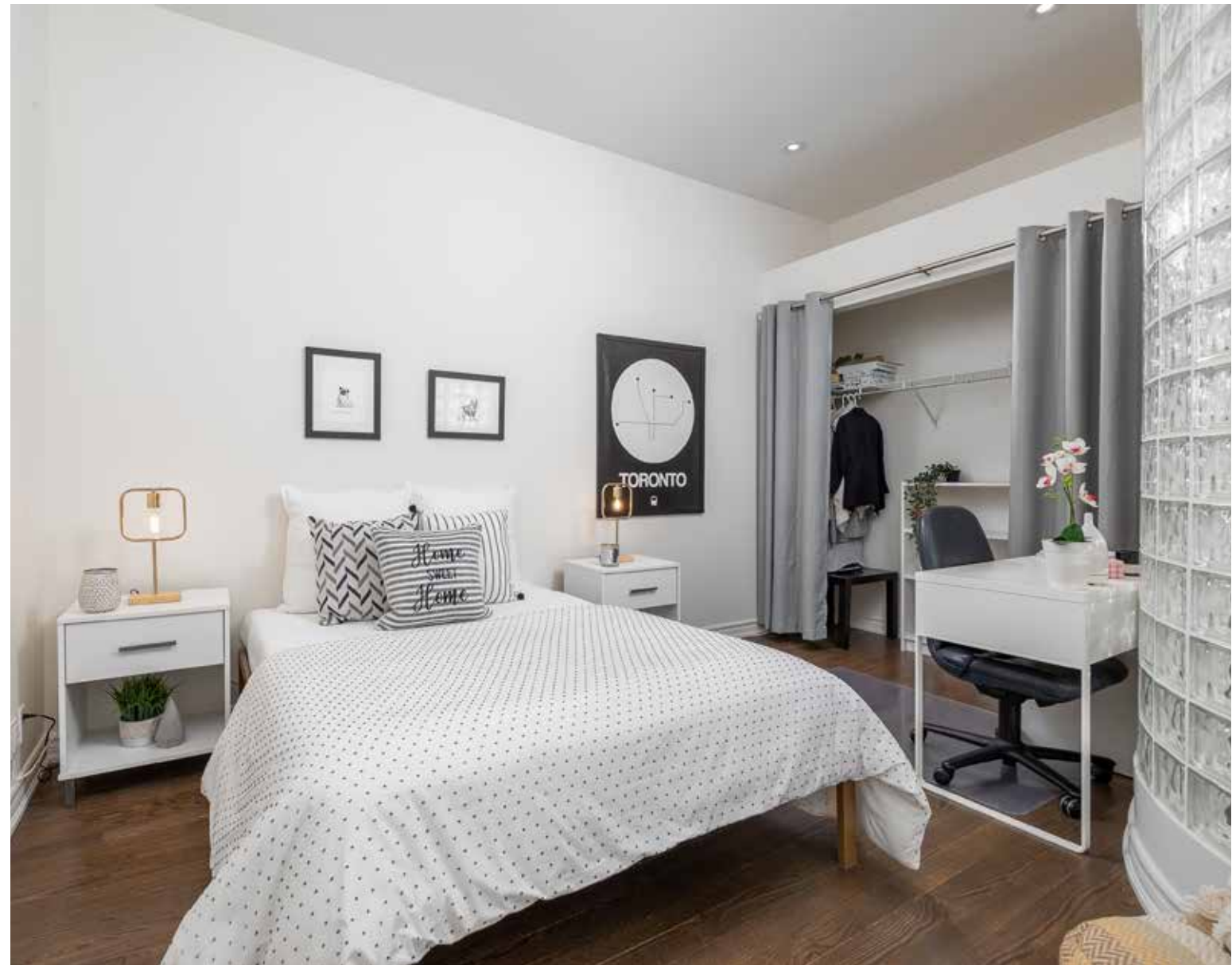


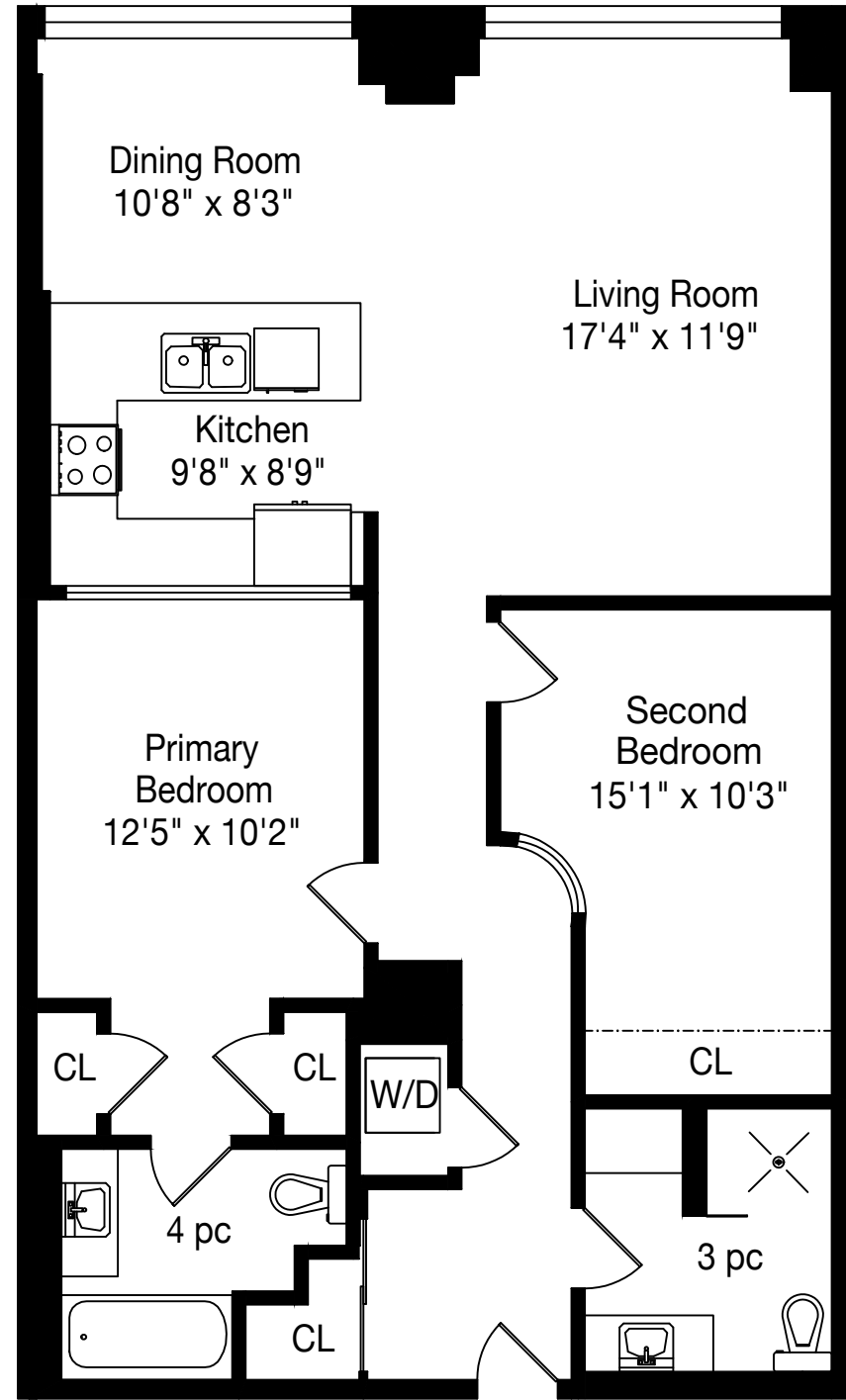
ADDITIONAL INFO

- Property Taxes:** \$3,036.74 (Annual in 2021)
- Possession:** 60 Days / TBD
- Locker:** One owned locker - Same Floor (Level 6 Unit 26)
- Parking:** Rental parking at P3/154 (\$200/month) - Assumable at buyer's option
- Maintenance Fee:** \$853.82 (Monthly starting Dec 2021)
- Includes:** Water, heat, common elements, building insurance and locker
- Utility Costs:** Hydro: Approximately \$ 66.92/month (2020)
- Heating:** Gas and Fan Coil (to be maintained by the suite owner)
- Square Footage:** Approximately 1,085 sq ft as per floor plan
- Amenities:** Concierge, exercise room, sauna, bike storage, party room, rooftop/deck with BBQs, security guard, visitor parking.
- Pet Restrictions:** Two pets allowed
- Exposure:** South exposure
- Property Manager:** Crossbridge Condominium Services
Joe Gagliano, 416-603-4843
- Inclusions:** Refrigerator (LG), Stove (Samsung), Dishwasher (Blomberg), Stacked Washer and Dryer (Whirlpool), All built-in and attached shelving, All electric light fixtures, All window coverings, All Drapery Tracks/Rods
- Exclusions:** Light fixture in the main bathroom

RECENT RENOVATION & IMPROVEMENTS

- OVER \$25,000 SPENT ON UPDATES AND RENOVATIONS.**
- Interior of home professionally re-painted (2019)
 - Kitchen completely redone - cabinets repainted, new tiles, new countertop, new sink and new backsplash (2019)
 - Beautiful hardwood flooring throughout, sanded and re-stained (2019)
 - Pot lights installed in all bedrooms - designer lighting fixtures installed at the front entrance and kitchen (2019)
 - Bathroom redone - new tile, upgraded sink, repainted cabinets and backlit LED mirror (2019)
 - Removal of barn doors and upgrade to regular doors - increased privacy and reduce travel of sound between rooms (2020)





Suite 615
1085 Square Feet



SCHOOLS

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



Niagara Street Junior Public School

Designated Catchment School
Grades PK to 6
222 Niagara St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

É Éléonore-Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Parkdale Collegiate Institute

Designated Catchment School
Grades 9 to 12
209 Jameson Ave

És Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Central Toronto Academy

Grades 9 to 12
570 Shaw St

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison 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.



Victoria Memorial Square Park

10 Niagara St



3 min

Alex Wilson Community Gardens

552 Richmond Street West



5 min

St. Andrew's Playground

450 Adelaide St W



5 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool
- 2 Dog Parks
- 3 Playgrounds
- 1 Wading Pool
- 2 Tennis Courts
- 1 Ball Diamond
- 1 Picnic Facilities
- 1 Community Garden

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 20 minute walk away.

Nearest Rail Transit Stop

Osgoode Station

Nearest Street Level Transit Stop

Bathurst St At King St West



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 1.57km.

Toronto Western Hospital (University Health Network)

399 Bathurst St

Fire Station

33 Claremont St

Police Station

255 Dundas St W

CONVENIENCE

Daily errands are quick and easy in this neighbourhood, with 4 amenities within a 9 minute walk from this home.

- Coffee
- Gym
- Grocery
- Gas Station



700 KING STREET WEST, SUITE 615



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Mike Adams*, Laura Lee*, Sue Mills*, Alex Mills**, Victoria Mills
Delsnyder, Katie Mills*, Diane Fujita*, Sarah O'Neill* | * SALES REPRESENTATIVE ** BROKER

700King615.com



Signature Realty
IND. OWNED & OPERATED BROKERAGE