

THE MILLS TEAM

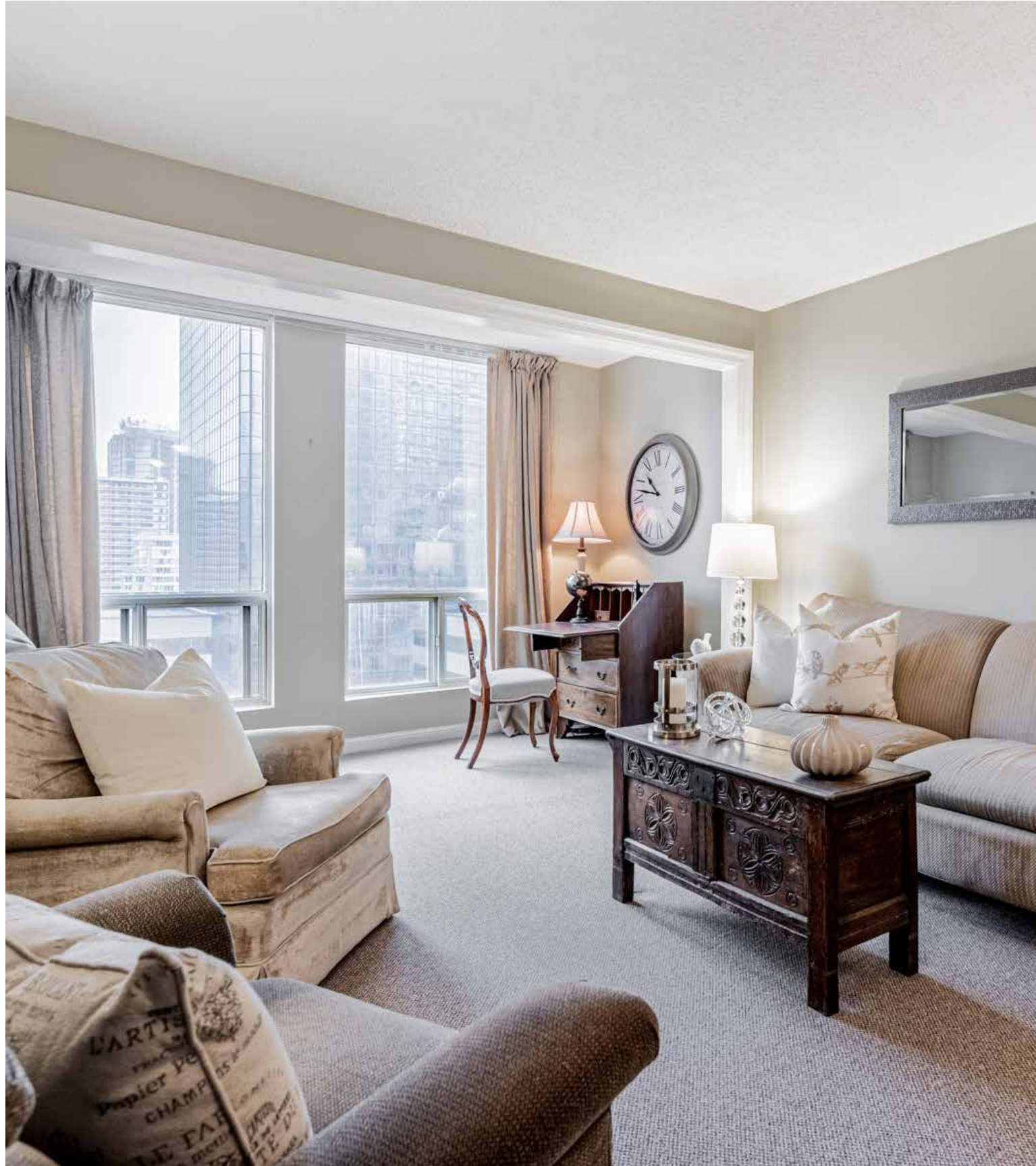
is proud to present

25 GRENVILLE STREET

SUITE 1105



25Grenville1105.com



WELCOME HOME

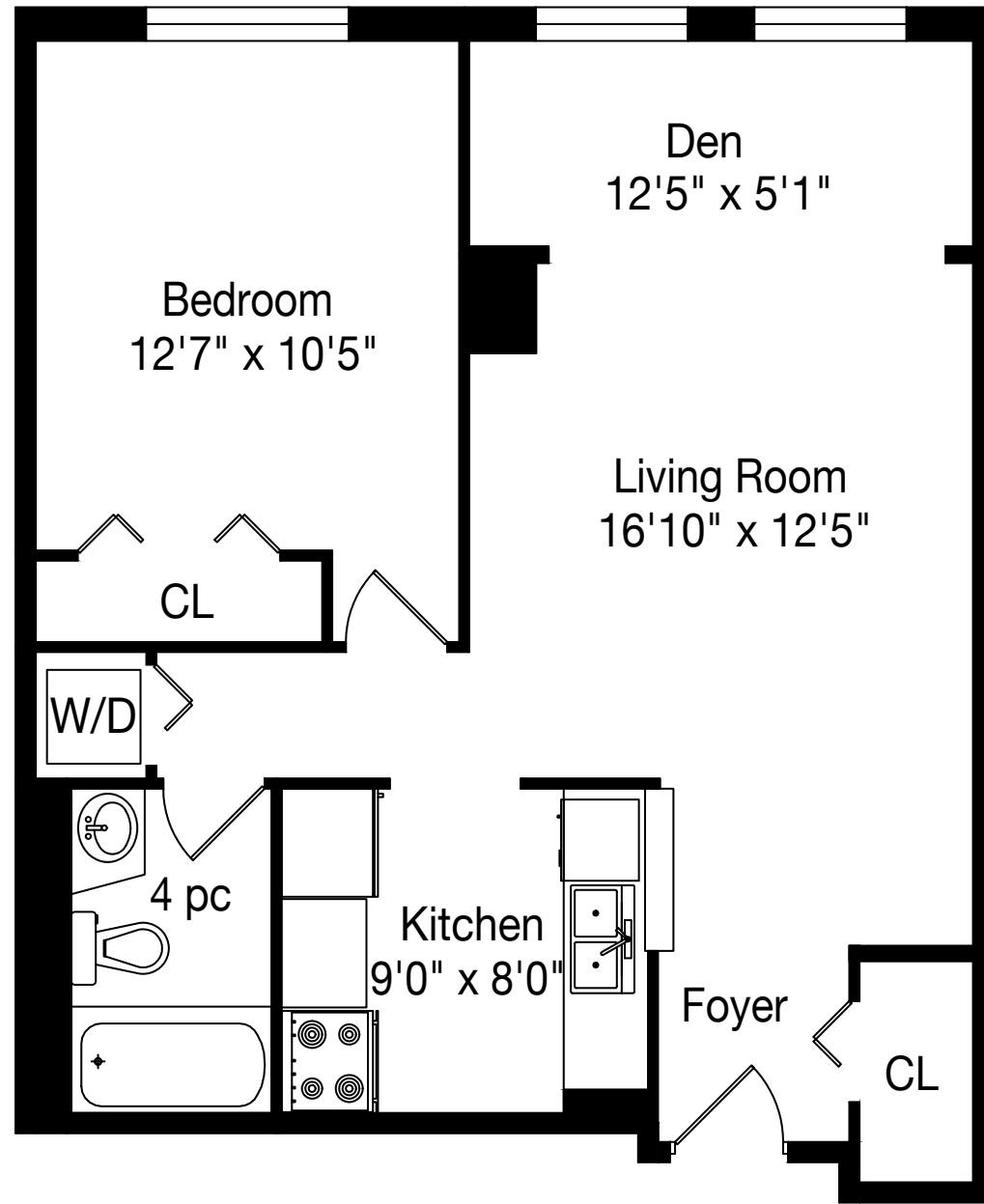
First-timers, investors, renovators! Here's the opportunity you've been waiting for! A sunny, south-facing one bedroom plus den suite in the charming "Gallery" condos. Perfectly located in College Park - just steps to the subway, U of T, Ryerson, hospitals, Central YMCA and every shop/ convenience/eatery you can imagine. Spacious and bright with expansive living/dining room and roomy bedroom, all overlooking a pretty green roof. A well-maintained suite, ready for your personal touch, with ensuite laundry and a very rare storage locker included. Easy budgeting with all-inclusive maintenance fees (cable too) in this incredibly well-managed, safe, pet-friendly building. Enjoy fabulous amenities: 24-hour concierge, lovely rooftop patio with BBQ, gym, squash court, sauna, bike storage and visitor parking.



ADDITIONAL INFO

- Taxes:** \$1,943.03 (Annual in 2021)
- Possession:** 30-60 days or to be arranged
- Locker:** One owned locker - Unit 45 Level C (#LC-045)
- Maintenance Fee:** \$784.13 (monthly 2022)
- Includes:** Water, Heat, Hydro, Cable TV, Central Air Conditioning, Common Elements, Building Insurance and Locker.
- Heating:** Fan coil / Gas (Central system maintained by management, filters changed twice a year. Suite owner to maintain the heat pump/fan coil)
- Square Footage:** Approximately 700 sq ft as per MPAC
- Amenities:** 24-Hour Concierge, Exercise room, Roof Top Deck/Garden, Sauna, Squash/Racquet Court, Bicycle Storage and Visitor parking.
- Pet Restrictions:** Household pets welcome
- Exposure:** South
- Property Manager:** First Service Residential Ontario (416-293-5900)
Rita Amato (416-847-7234)
- Inclusions:** Refrigerator (Frigidaire), Stove, Range Hood (Broan), Microwave (Galaxy), Dishwasher (Maytag), Washer and Dryer (Whirlpool), All built-in and attached shelving and All electric light fixtures
- Exclusions:** All window coverings







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

É ÉléM 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

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

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Central Technical School

Grades 9 to 12
725 Bathurst St

PARKS & REC.

This home is located in park heaven, with 4 parks and 8 recreation facilities within a 20 minute walk from this address.



Queen's Park
110 Wellesley St W



6 min

James Canning Gardens
15 Gloucester St



6 min

Ryerson Community Park
50 Gould St



6 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Dog Park
- 1 Wading Pool
- 1 Rink
- 1 Trail
- 2 Playgrounds
- 1 Splash Pad
- 1 Community Centre

TRANSIT

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

Nearest Rail Transit Stop
College Station 2 min

Nearest Street Level Transit Stop
Yonge St At College St (College Station) 2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 0.36km.

Toronto General Hospital (University Health Network)
200 Elizabeth St

Fire Station
12 Grosvenor St

Police Station
40 College St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- Coffee**
- Grocery**
- Gym**
- Gas Station**

HoodQ

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25 GRENVILLE STREET, SUITE 1105



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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