

THE MILLS TEAM

is proud to present

1169 QUEEN STREET WEST
SUITE 704



1169Queen704.com



WELCOME HOME

Is this the real life? Is this just fantasy? Get ready to live your own epic Rhapsody at trendy Queen West's "Bohemian Embassy". Look up to the skies and see all the way to the lake from your stunning 240 square foot terrace - the absolute best, unobstructed view in this building! A rare 2-storey layout with 1140 square feet of interior space, with two huge bedrooms, two full washrooms and a dream open-concept main floor. South-facing sunlight from floor to ceiling glass in every room. New flooring, pot lights, bathroom fans and lights. Exceptional storage in suite, under the stairs, plus a separate locker. Underground parking right beside the elevator. Top floor of the building means no one above you, but stellar neighbours right on the floor.

A sought-after building with responsive long-time property manager, \$7.3M reserve fund, 50+ free visitor parking spots, friendly 24/7 concierge, gym, roof-top party room/BBQ terrace, guest suite and car wash station. Exciting things happening in the complex: Fully-funded plans underway for common area/hallway renovations. Exterior Courtyard renewal grant from City approved!

West Queen West: Toronto's hippest hottest hood! Across from the Drake/Gladstone hotels, steps to coveted Ossington strip with every fab restaurant/store/cafe/bar at your fingertips! Groceries and TTC right outside your door. New 2026 King-Liberty GO Station is 150 metres away.

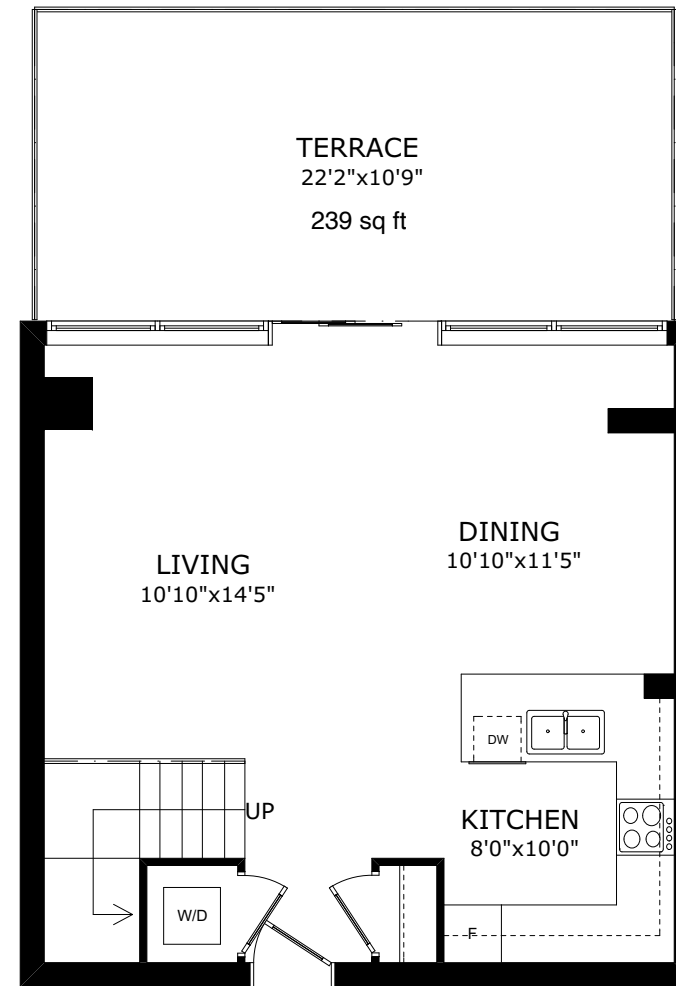
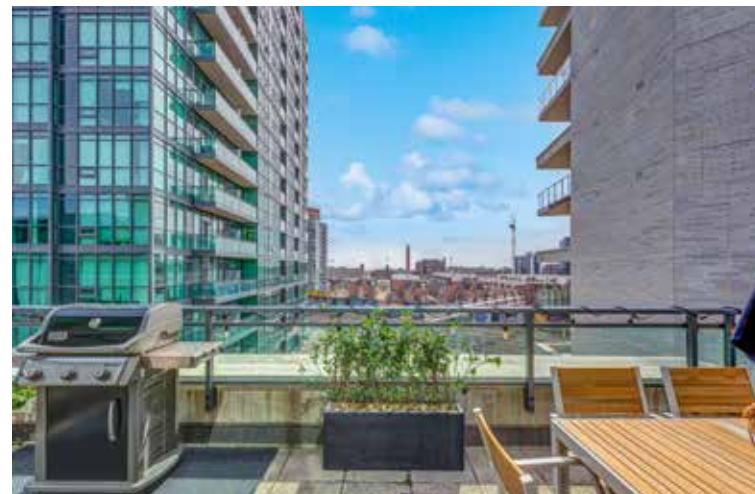
This condo will send shivers down your spine!



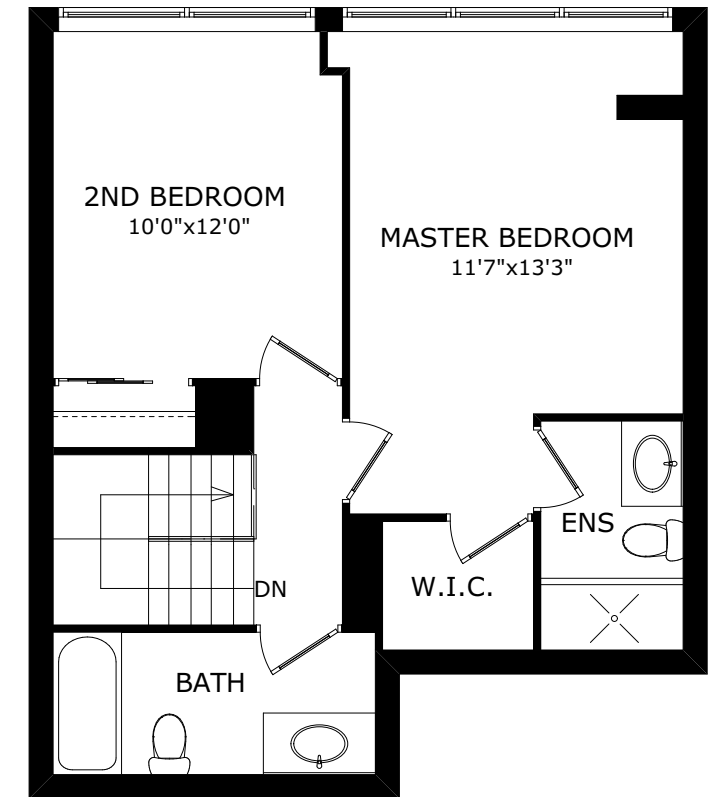
ADDITIONAL INFO

- Taxes:** \$3,576.74 (Annual in 2023)
- Possession:** 60 Days/TBD
- Parking:** 1 underground space (B/6) - Spot #6
- Locker:** 1 owned locker, Level B - Unit 276
- Maintenance Fee:** \$891.82 (monthly 2023)
- Includes:** Water, heat, common elements, building insurance, parking and locker.
- Heating:** Forced air / Fan coil (owned & maintained by suite owner, air filters replaced by condo corp)
- Utility Costs:** *Electricity:* Approximately \$83/month (2022)
- Square Footage:** 1140 sq ft per floor plans
- Terrace:** 239 sq ft per floor plan
- Amenities:** Concierge, Gym & Steam Room, Roof Top Party Room, BBQs available for reservation, Multi-Purpose Room, Theatre/Media Room, Craft Room, Guest Suites, Bike Storage, Car Wash and Visitor Parking
- Pet Restrictions:** Household pets allowed - 2 cats max, 1 dog not exceeding 80 lbs
- Exposure:** South
- Property Manager:** Icon Property Management Ltd
416-236-7979
Condominium Manager: Barry Hada
- Inclusions:** Refrigerator (Frigidaire), Stove (Frigidaire), Dishwasher (Frigidaire), Microwave (Frigidaire), Washer and Dryer (Frigidaire), All built-in and attached shelving, All electric light fixtures, Window Coverings & Garage Door Openers/Fobs.
- Exclusions:** Dining room light fixture, baby gate





MAIN LEVEL
542 sq ft



UPPER LEVEL
598 sq ft

SCHOOLS

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



Alexander Muir/Gladstone Ave Jr and Sr Public School
Designated Catchment School
Grades PK to 8
108 Gladstone Ave

Parkdale Collegiate Institute
Designated Catchment School
Grades 9 to 12
209 Jameson Ave

ÉÉ Pierre-Elliott-Trudeau
Designated Catchment School
Grades PK to 6
65 Grace St

ÉS Toronto Ouest
Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools
The Grove Community School
Grades PK to 6
108 Gladstone Ave

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 9 recreation facilities within a 20 minute walk from this address.



Rita Cox Park
14 Machells Ave

3 mins

Allan A. Lamport Stadium Park
1155 King Street West

5 mins

Melbourne Avenue Parkette
7 Melbourne Ave

4 mins

FACILITIES WITHIN A 20 MINUTE WALK
4 Playgrounds 2 Splash Pads
1 Sports Field 1 Stadium

Trinity Bellwoods Park
790 Queen St W

15 mins

Trinity Community Recreation Centre
155 Crawford St

13 mins

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 12 minute walk away.

Nearest Rail Transit Stop
Exhibition GO

12 mins

Nearest Street Level Transit Stop
Queen St West At Gladstone Ave

1 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 2.01km.

St Joseph's Health Centre
30 The Queensway

Fire Station
90 Quebec St

Police Station
350 Dovercourt Rd



1169 QUEEN STREET WEST, SUITE 704



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

Team@TheMillsTeam.ca

416.443.0300

Lauren Rebecca*, Michael Adams*, Laura Lee*, Sarah O'Neill*, Sue Mills*, Alex Mills**, Victoria Mills Delsnyder, Katie Mills*, Diane Fujita*, Priyanka Mehta, Christine Sweeny* | * SALES REPRESENTATIVE ** BROKER

1169Queen704.com



Signature Realty
IND. OWNED & OPERATED BROKERAGE