

THE MILLS TEAM

is proud to present

397 FRONT STREET WEST

SUITE 3710



397Front3710.com



WELCOME HOME

It doesn't get more iconic Toronto than this! With only a handful of buildings in the city offering this protected CN Tower/Rogers Centre and lake view, and even fewer suites, you can't find a better investment, or condo to call home. This 1-bedroom plus den stunner is at the intersection of LITERALLY everything, including the city's best attractions at your doorstep. Across the street from the new WELL and walking distance to Union Station and the PATH. Step into the brilliant corner layout with open-concept design, neutral decor and floor-to-ceiling glass to highlight the epic view. Tasteful updates include quartz counters, stainless appliances, wood floors and a refreshed washroom. Tuck into the proper bedroom with two closets and work from home (if you must) in the separate den. Oh it gets better, parking and separate storage locker included and ALL utilities are included in the monthly maintenance fee. Apex is a well-managed, pet-friendly building with 24 hour concierge, gym, indoor pool, party room, basketball court, guest parking, hair salon and more!

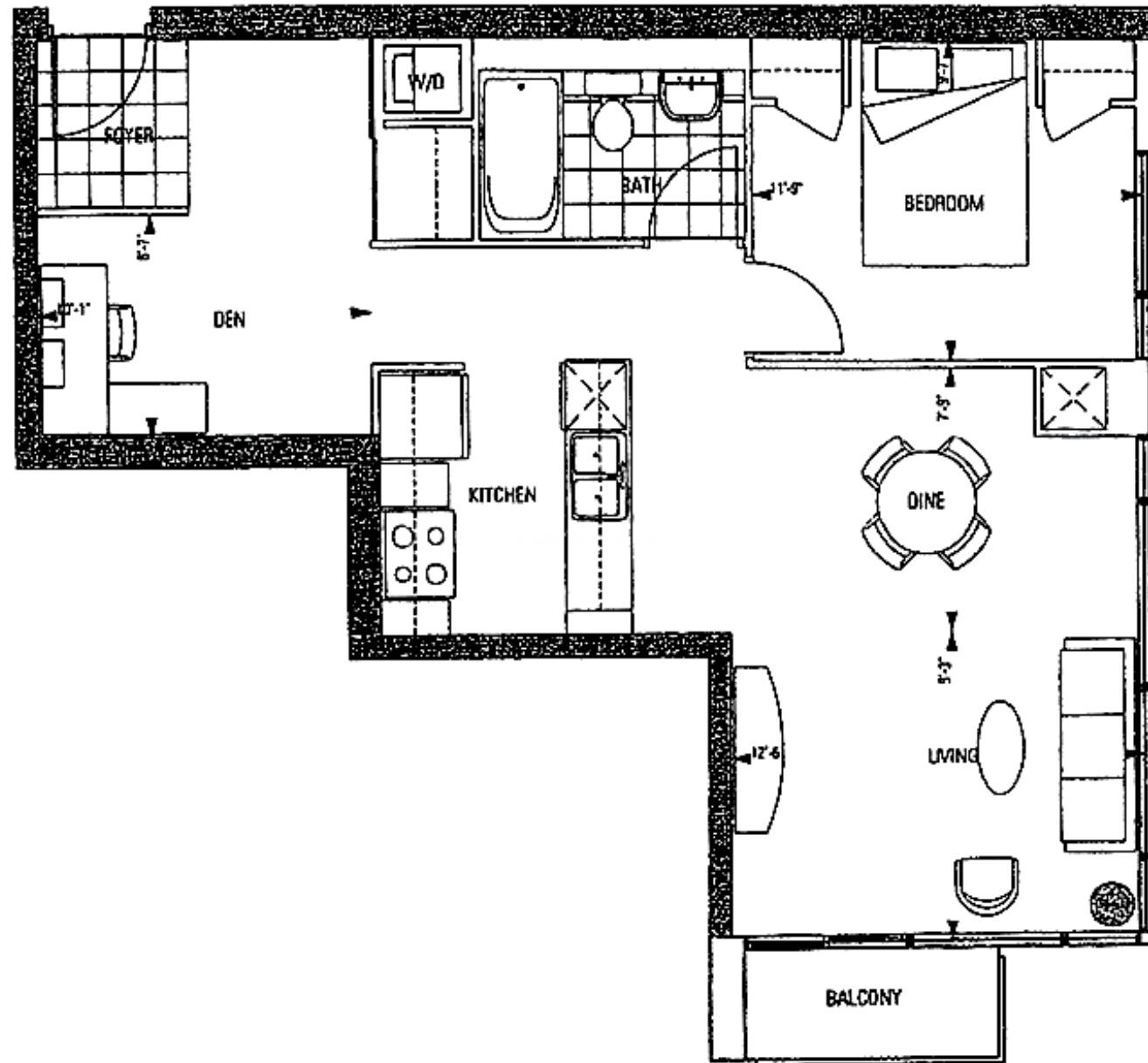




ADDITIONAL INFO

- Property Taxes:** \$2,675.18 (Annual in 2024)
- Possession:** 60 Days/TBD
- Maintenance Fee:** \$641.52 (monthly 2024)
- Includes:** Heat, Water, Hydro, Central Air Conditioning, Common Elements, Building Insurance, Parking and Locker.
- Parking:** 1 underground space (Level B Unit 8)
- Locker:** 1 owned locker (Level C Unit 143)
- Heating:** Gas/Forced Air
- Square Footage:** 690 sq ft as per MPAC
- Amenities:** Gym, Rooftop Deck/Garden with BBQs, Games Room, Indoor Pool, Whirlpool, Sauna, Guest Suite, Party Room/Meeting Room, Media Room, Bike Storage and Visitor Parking
- Pet Restrictions:** Households pet welcome
- Exposure:** South East
- Property Manager:** ICON Property Management
- Condo Manager:** Harmanjot Kaur
Phone: 416-883-8525 X 2, 2
Email: manager@apexcondo.ca
- Concierge:** 416-577-9844 X 1
- Inclusions:** Refrigerator (LG), Stove (Whirlpool), Dishwasher (LG), Microwave (LG), 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.



- 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 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



- Clarence Square Park**
25 Clarence Sq
2 mins

Canoe Landing Park & Recreation Centre
95 Fort York Blvd
5 mins

Victoria Memorial Square Park
10 Niagara St
6 mins
- FACILITIES WITHIN A 20 MINUTE WALK**

3 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 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**
St Andrew Station
12 mins

Nearest Street Level Transit Stop
Spadina Ave At Front 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 police station, and a hospital within 1.67km.

- Toronto Western Hospital (University Health Network)**
399 Bathurst St

Fire Station
339 Queens Quay W

Police Station
255 Dundas St W

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based on sources which we believe are reliable, but for which we assume no responsibility. * Sales Representative