

THE MILLS TEAM

is proud to present

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# 311 RICHMOND STREET

SUITE 908



[311Richmond908.com](http://311Richmond908.com)





## WELCOME HOME

- Welcome to your sunny retreat at Imperial Square!
- Rarely offered 1+den CORNER suite that is flooded with natural light year-round in a wonderful mid-sized building community
- Lovingly maintained and upgraded by the original owner
- No wasted space with excellent storage including double closets in the bedroom
- Ultra-functional kitchen has ample counterspace for cooking or entertaining
- The den offers great additional space to be used as a formal dining area or as a work from home office
- The neutral finishes and airy feel throughout make the inviting space completely move in ready
- Discover all the incredible nearby attractions including, the St Lawrence market, George Brown College, the Distillery District, Eaton Centre, and the Waterfront
- Easy access to multiple TTC routes, grocery stores, shops, restaurants and parks





## ADDITIONAL INFO

Property Taxes:	\$2,424.83 (Annual in 2024)
Possession:	30-60 days or to be arranged
Locker:	Exclusive locker - Level A Unit 44
Maintenance Fee:	\$595.39 (monthly 2025)
Includes:	Heat, water, CAC, common elements and building insurance
Heating:	Gas/Forced Air
Utility Costs:	Hydro: Approx. \$ 960.00 (2024-2025)
Square Footage:	Approximately 679 sq ft interior per MPAC
Amenities:	Gym, games room, party/meeting room, rooftop deck/garden, community BBQ, visitor parking
Pet Restrictions:	Two pets per unit (cat, dog, fish or caged bird)
Exposure:	Southeast
Property Mngmnt:	Duka Property Management/ MTCC1403
Property Manager:	Alisa Kamynina (905-673-7338)
Inclusions:	Refrigerator (Whirlpool), Stove (Whirlpool), Dishwasher (Bosch), Built-in Microwave (Whirlpool), Washer and Dryer (Whirlpool), All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures



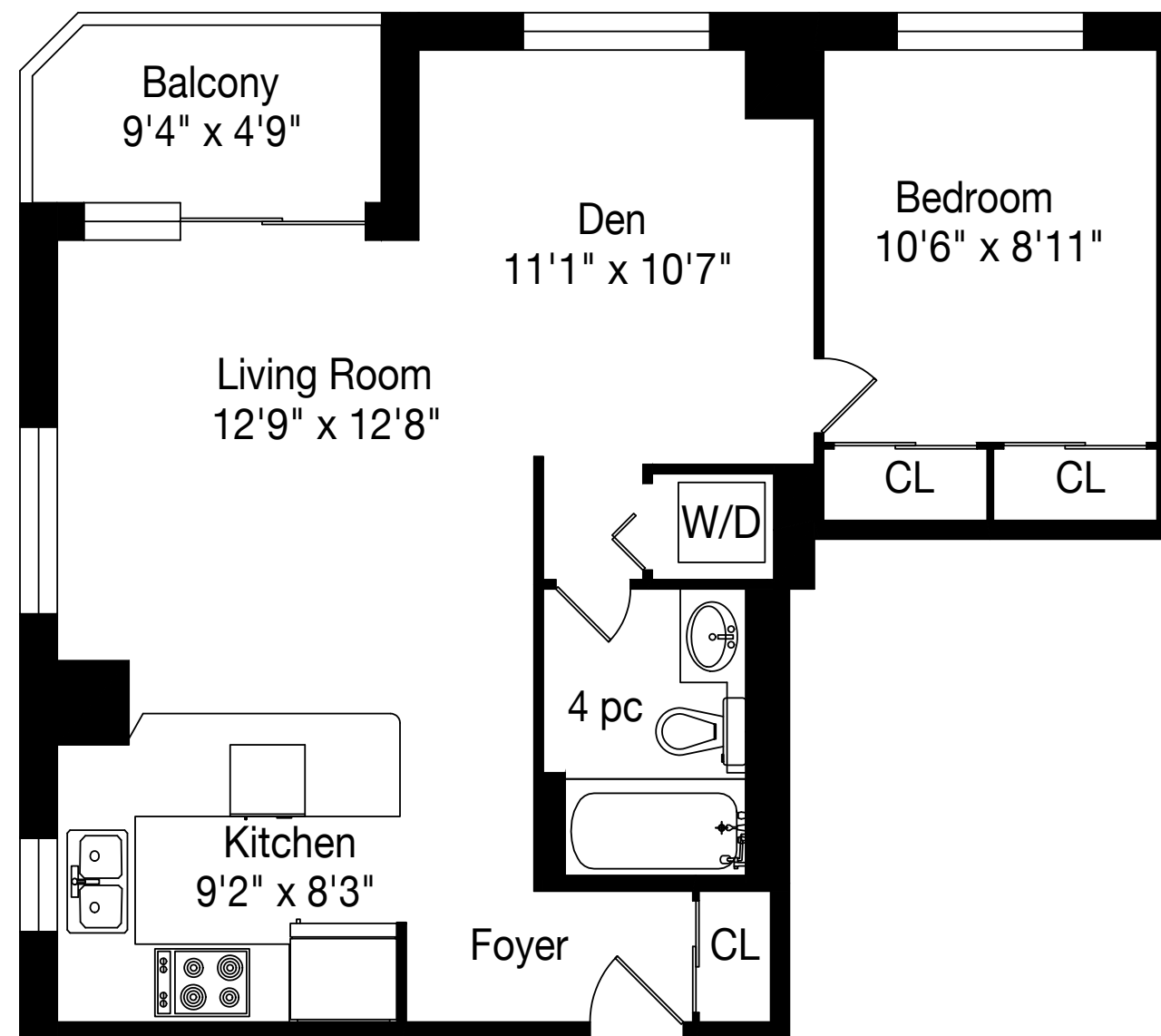
## RENOVATIONS AND IMPROVEMENTS

- Two new heat pumps (2024)
- New engineered hardwood floors (2021)







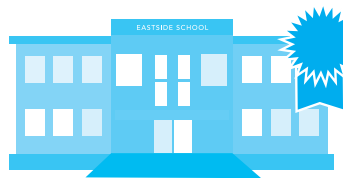






## SCHOOLS

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



### ÉÉ Gabrielle-Roy

Designated Catchment School  
Grades PK to 6  
14 Pembroke St

### Market Lane Junior and Senior Public School

Designated Catchment School  
Grades PK to 8  
246 The Esplanade

### 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

### Rosedale Heights School of the Arts

Grades 9 to 12  
711 Bloor St E

### Lord Lansdowne Junior Public School

Grades K to 6  
33 Robert St

### Central Technical School

Grades 9 to 12  
725 Bathurst St

## 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.



### Moss Park & Arena

150 Sherbourne St



2 mins

### John Innes Community Recreation Centre

150 Sherbourne St



3 mins

### St. James Park

120 King St E

4 mins

### FACILITIES WITHIN A 20 MINUTE WALK

- |                     |                        |
|---------------------|------------------------|
| 3 Playgrounds       | 1 Sports Field         |
| 1 Pool              | 1 Community Centre     |
| 1 Arena             | 1 Splash Pad           |
| 1 Rink              | 1 Sports Court         |
| 2 Tennis Courts     | 2 Fitness/Weight Rooms |
| 2 Basketball Courts | 1 Gym                  |
| 1 Ball Diamond      |                        |

## 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 11 minute walk away.

### Nearest Rail Transit Stop

King Station

11 mins

### Nearest Street Level Transit Stop

Sherbourne St At  
Richmond St East South  
Side

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 0.62km.

### St Michael's Hospital

30 Bond St

### Fire Station

207 Front St E

### Police Station

51 Parliament St

HoodQ

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311 RICHMOND STREET EAST, SUITE 908



## THE MILLS TEAM



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**ROYAL LEPAGE** Signature  
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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