

THE MILLS TEAM

is proud to present

1 COLE STREET

SUITE 804



1Cole804.com



WELCOME HOME

Cool, calm and COLE-llected! First-timers, investors, this is effortless living!

Zero wasted space in this 1 + den, 604 square foot suite with room for a dining table, counter stools and large furniture. Hooray for human-sized appliances in this fresh bright kitchen! Spacious bedroom with windows and functional den with built-in Murphy bed - brilliant for both working from home and overnight guests. Enjoy coffee and cocktails on the full-length balcony overlooking the quiet rooftop green space. Brand new flooring, freshly painted and completely move-in ready. Parking, locker and huge foyer closet all included.

An incredibly well-managed, quiet, safe, pet-friendly building. Fab security and amenities: 24/7 concierge, gym, party room, rooftop terrace, bike storage and visitor parking!

Perfectly located in the Regent Park hood that keeps getting better! Groceries, restaurants (shout out Cafe ZuZu), Aquatic Centre and TTC outside your door. Moments to the Distillery, Riverdale Park (best sunsets), St Lawrence Market, Waterfront and Downtown.

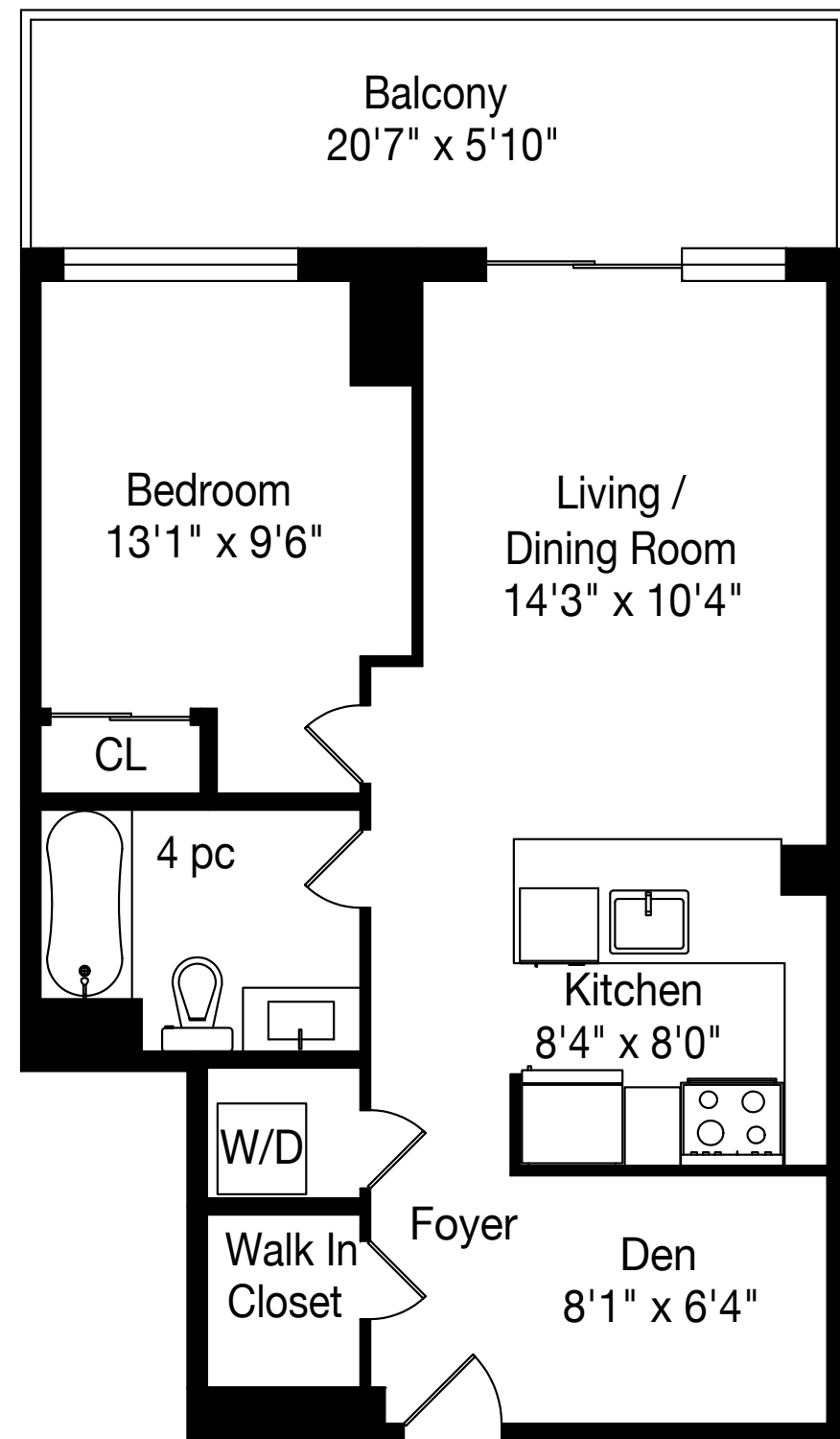




ADDITIONAL INFO

| | |
|-------------------|--|
| Property Taxes: | \$2,367.61 (Annual in 2024) |
| Possession: | 30 Days/TBD |
| Parking: | 1 underground spot (Level B/Unit 100 - Spot #B191) |
| Locker: | 1 owned locker (Level B/Unit 219 - Locker #B169) |
| Maintenance Fee: | \$608.06 (monthly 2025) |
| Includes: | Water, Heat, Central Air Conditioning, Common Elements, Building Insurance and Parking |
| Heating: | Fan Coil / Gas |
| Utility Costs: | Electricity: Approx. \$66/month (2024-2025) |
| Square Footage: | Approximately 604 sq ft as per MPAC |
| Amenities: | Concierge, Gym/Exercise Room, Party Room/ Meeting Room, Games Room, Media Room, Guest Suites, Rooftop Deck/Patio with BBQs, Gardening Plots, Bike Storage and Visitor Parking |
| Pet Restrictions: | Household pets welcome |
| Exposure: | Open balcony with east exposure |
| Property Manager: | GPM Property Management 905-669-0222 |
| Sr Condo Manager: | Filomena Tescione 2062office@gmail.com 416-546-6295 |
| Concierge: | Full-time concierge 24 hours / 7 days per week 416-546-7917 |
| Inclusions: | Refrigerator (Frigidaire), Stove (Frigidaire), Dishwasher (Frigidaire), Hood Exhaust (Nutone), Washer and Dryer (Frigidaire), Wall Shelves (Living room), Murphy Bed (Den), All built-in and attached shelving, All electric light fixtures, Custom Blinds and Garage Door Opener/Fob |
| 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.



Lord Dufferin Junior & Senior Public School
Designated Catchment School
Grades PK to 8
350 Parliament St

ÉE 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

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

Kapapamahchakwew - Wandering Spirit School
Grades PK to 12
16 Phin Ave

Danforth Collegiate and Technical Institute
Grades 9 to 12
800 Greenwood 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.



Ontario Street Parkette
227 Ontario St
4 mins

Regent Park
600 Dundas St E
4 mins

4 mins

Regent Park Community Centre
402 Shuter St
5 mins

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 3 Playgrounds
- 1 Dog Park
- 3 Pools
- 1 Sports Field
- 1 Track
- 2 Community Centres
- 1 Splash Pad
- 1 Fitness/Weight Room
- 1 Gym

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 17 minute walk away.

Nearest Rail Transit Stop
Dundas Station

17 mins

Nearest Street Level Transit Stop
Parliament St At Dundas St East

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 1.2km.

St Michael's Hospital
30 Bond St

Fire Station
475 Dundas St E

Police Station
51 Parliament St

HoodQ

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1 COLE STREET, SUITE 804



THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

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ROYAL LEPAGE Signature
INDEPENDENTLY OWNED & OPERATED REAL ESTATE BROKERAGE

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