

THE MILLS TEAM

is proud to present

116 GEORGE STREET

SUITE N1404



116George1404.com



WELCOME HOME

- Your “not so typical” one-bedroom downtown condo
- This bright, open, airy suite is just steps to the St Lawrence Market, the waterfront trails, the Eaton Centre, and the nearby Distillery District
- This suite has no wasted space, ample storage, full height kitchen cabinets in an exceptionally well managed building
- The thoughtfully designed space leaves plenty of room for a kitchen island, dining table, work from home office, and a living area
- The bedroom features double closets and a convenient semi-ensuite washroom
- The Vu, built by Aspen Ridge, features two towers giving you access to two gyms, two party/meeting rooms, and one large rooftop deck with multiple BBQs to enjoy entire all season long
- Set in an ideal location whether you’re walking, taking transit, biking or driving. Easily access the King subway station, DVP, Gardiner, or the many bike paths along Adelaide St E and Richmond St E
- Across the street you’ll find St James Park with its impeccably maintained landscaping, and the award winning Berczy Park just a few blocks further
- Moving into the Vu means you won’t just be moving into any downtown building, it means you will be moving into a true community



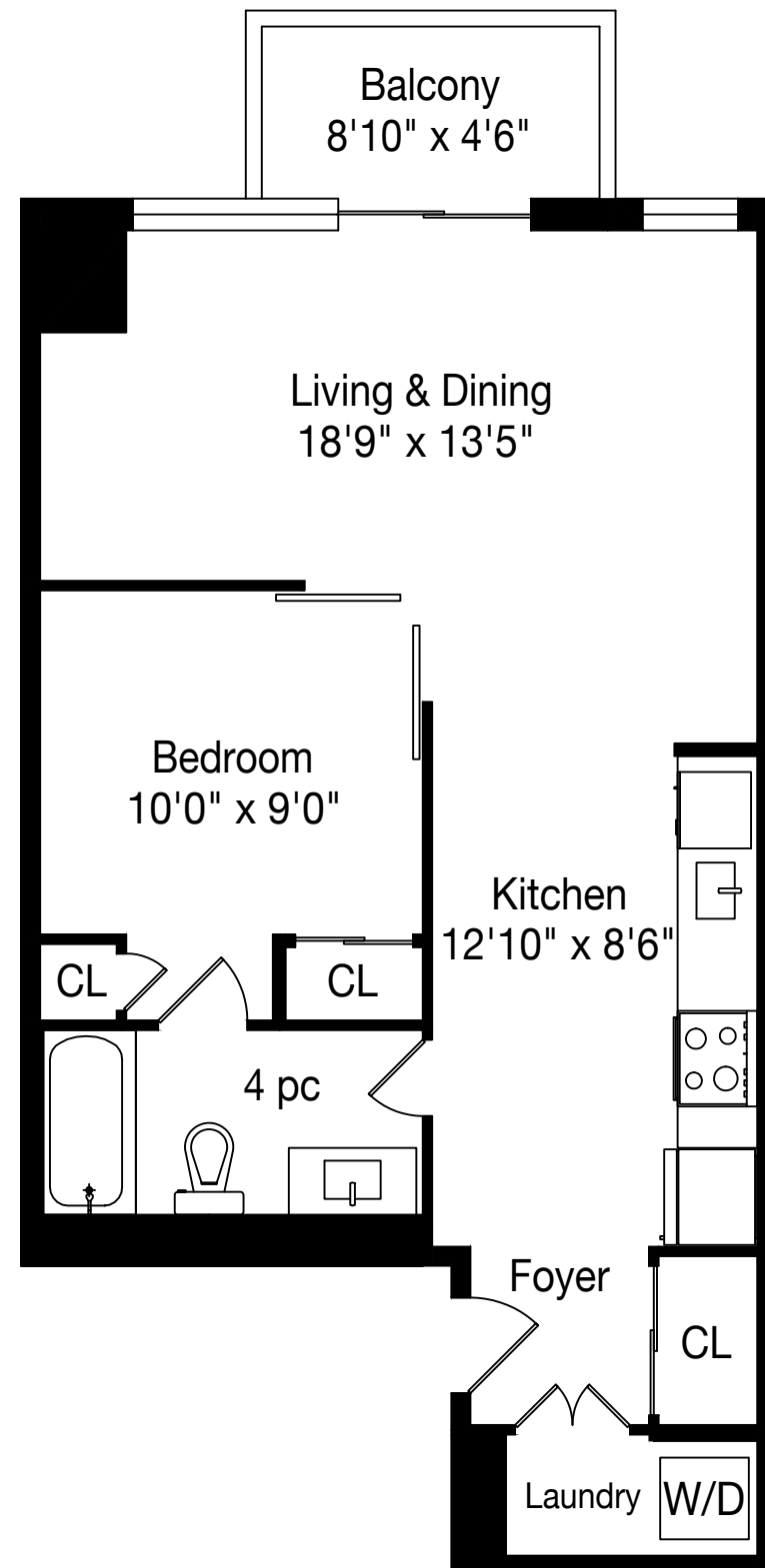
ADDITIONAL INFO

Property Taxes:	\$2,948.48 (Annual 2025)
Possession:	30-60 days or to be arranged
Parking:	One owned parking space - Level B, Unit 58
Locker:	One owned locker - Level B, Unit 93
Maintenance Fee:	\$617.65 (monthly 2025)
Includes:	Water, heat, CAC, common elements, building insurance, parking and locker
Heating:	Electric/Heat Pump
Utility Costs:	Hydro: Approx. \$75.00 (2024-2025)
Square Footage:	Approximately 624 sq ft interior per MPAC
Amenities:	Concierge, 2 gyms, sauna, library, billiards room, rooftop terrace, BBQs, bike storage, guest suites, party/ meeting room, visitor parking
Pet Restrictions:	2 domestic animals (e.g., cats, dogs, and small caged animals such as birds, gerbils, or hamsters) 50 pounds or less
Exposure:	North
Property Mngmnt:	First Service Residential 416-546-9652
Property Manager:	Lazarus Kalimeris, OLCM
Inclusions:	Refrigerator (LG), Stove (LG), Hood Exhaust (LG), Dishwasher (Bosch), Built-in Microwave (LG), Washer and Dryer (Frigidaire), All Built-in and Attached Shelving, All Window Coverings, All Blinds, All Electric Light Fixtures, Garage Remotes (2)

RENOVATIONS AND IMPROVEMENTS

- Kitchen cabinets professionally painted (2025)
- Replaced bathroom faucet (2023)
- Custom closets at entrance & in bedroom (2020-2022)
- New kitchen backsplash (2020-2022)
- New floors throughout (2020-2022)







SCHOOLS

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



- ÉE 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.



- St. James Park**
120 King St E
1 min
- Courthouse Square Park**
10 Court St
5 mins
- Moss Park & Arena**
150 Sherbourne St
3 mins
- FACILITIES WITHIN A 20 MINUTE WALK**

2 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 3 minute walk away and the nearest rail transit stop is a 8 minute walk away.

- Nearest Rail Transit Stop**
King Station
8 mins
- Nearest Street Level Transit Stop**
Queen St East At Jarvis St
3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 0.77km.

- St Michael's Hospital**
30 Bond St
- Fire Station**
207 Front St E
- Police Station**
51 Parliament St

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THE MILLS TEAM



AN EXCEPTIONAL REAL ESTATE EXPERIENCE

TheMillsTeam.ca

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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