

WELCOME TO
461 ADELAIDE STREET W SUITE 635



AUTHENTIC URBAN LIVING

Your dream of authentic urban living comes to life with this exceptional unit featuring raw concrete ceilings, laminate floors, and modern kitchen. At approximately 595 square feet plus 50 square foot balcony, this loft-style condo boasts a functional floor plan with a generous open concept living and dining area, perfect for entertaining.

Excellent location in the heart of the Entertainment District, with restaurants, shops, and grocery within walking distance, not to mention transit right at your door. Amazing building amenities including a rooftop terrace with an outdoor infinity pool.

Walk out to the balcony and enjoy views of downtown Toronto. The convenience of living in the heart of the Entertainment District means that world class restaurants, bars, and shopping are all within reach. Building amenities include a stunning lobby, fully equipped gym, and a breathtaking rooftop pool with panoramic views of the city.



SUITE 635 AT A GLANCE

TAXES \$2,380.82 (2020) **BEDROOMS** 1 **BATHROOMS** 1x3 **APPROXIMATE SIZE** 600-699 square feet
PARKING Underground parking (1) **LOCKER** Owned (1) **EXPOSURE** southeast **HEAT** forced air / electric
MAINTENANCE FEES \$484.11

(includes water, heat, central air conditioning, building insurance, parking, and common elements)

INCLUSIONS fridge, stove, dishwasher, washer, dryer, microwave, white bar-style table, 2 bar stools and blinds

LIVING & DINING ROOM

24.08 x 12.79 feet

Laminate floor, combined, walk-out to balcony



LIVING & DINING ROOM

24.08 x 12.79 feet

Laminate floor, combined, walk-out to balcony



KITCHEN

24.08 x 12.79 feet

Laminate floor, stainless steel appliances



BEDROOM

10.79 x 12.17 feet

Laminate floor, closet, window



BATHROOM

Three piece bathroom



BALCONY

South exposure



SWEET HOME



SMART MOVES



GROWTH

YOUR CHOICE FOR DOWNTOWN CONDOS & LOFTS
BAYSTREETCONDOS.CA
REFINED REAL ESTATE SERVICE

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