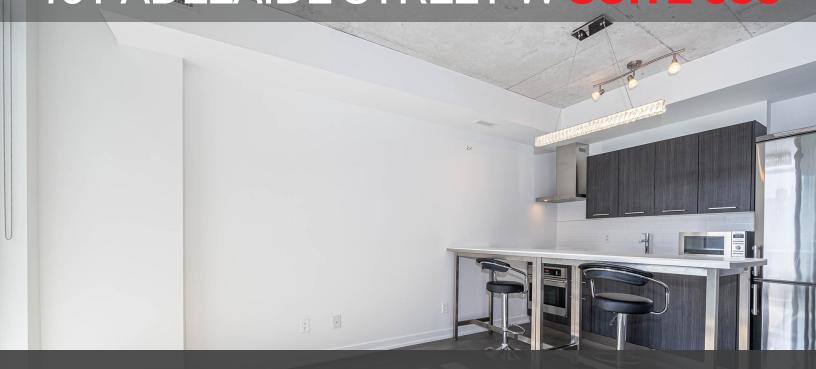
461 ADELAIDE STREET W SUITE 635



### **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, walkout to balcony



### LIVING & DINING **ROOM**

24.08 x 12.79 feet

Laminate floor, combined, walkout 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







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

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