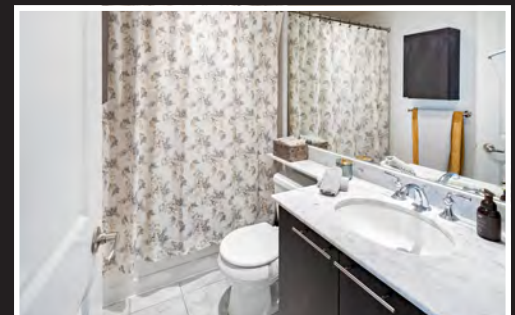
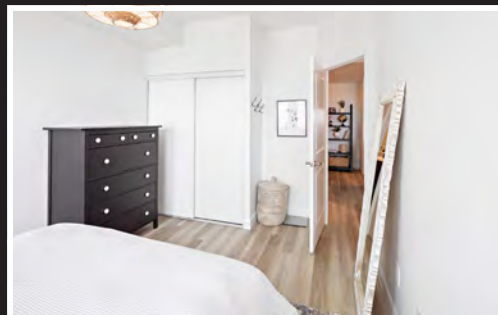
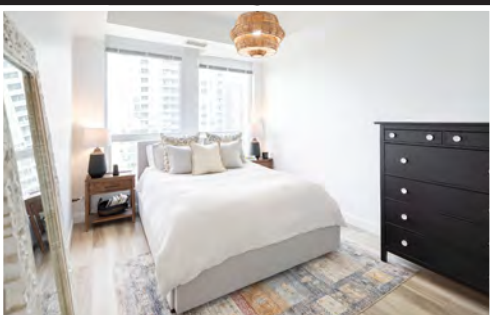
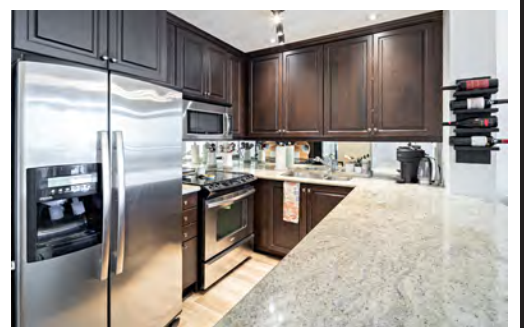
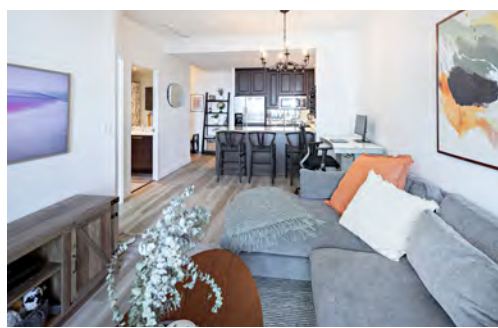




1601-628 Fleet Street



Vivian Eyolfson

Sales Representative

416.346.8601

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Website: www.viv.ca

Kaitlin Rees

Sales Representative

647.383.8774

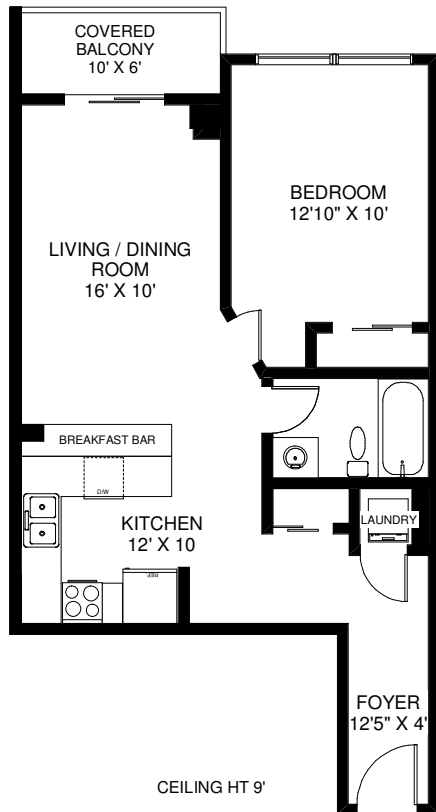
eyolfson.k@gmail.com



REAL ESTATE SERVICES LTD.,
BROKERAGE

55 St. Clair Ave W, Toronto, ON M4V 2Y7

Office: 416.921.1112 Fax: 416.921.7424



APPROXIMATELY 650 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Inclusions:

Stainless-steel fridge; stainless-steel stove; B/I stainless-steel dishwasher; stainless-steel microwave/fan; stackable washer & dryer; electric light fixtures & all existing window coverings. All will be in their current working condition.

Exclusions:

Primary bedroom light fixture.

Maintenance Fee includes:

Common elements, building insurance, heat, central air, water, locker.

Expenses (2023):

Taxes: \$2,318.63
 Maint Fee: \$408.78
 Hydro: \$810/year

**Figures are approximate
 Please attach Schedules to all offers*

Price: \$648,000

Possession: Mid-end September - TBA

Corp #: TSCC2095

Year built: 2010

Parking: None

Locker: Owned – P1 Unit 160

Bedrooms: 1

Bathrooms: 1x4

Heating: Forced Air Gas (Heat Pump)

Cooling: Central Air

Pets: Yes - Restricted

Security: Concierge

Management Office:

Crossbridge Condominium Services: 416-941-9744

West Harbour City!

Special Features:

- 650sq/ft of well-designed living space!
- Convenient location – steps to the lake, streetcar, entertainment/financial district, Billy Bishop Airport, King West shopping, top restaurants the list goes on and on...
- Bright open concept design!
- Modern kitchen with stainless steel appliances – open to living & dining rooms
- New floors & trim – 2023
- Freshly painted throughout – 2023
- Primary bedroom features large floor to ceiling window and a large closet
- Neutral 4-piece bathroom
- South/West facing balcony with lake view!

Amenities:

24-hour concierge, exclusive access to the roof top 11th floor “Harbour Club featuring: fitness/weight room, communal sundeck, visitor parking, 2 guest suites, billiards room, theatre & party rooms, indoor swimming pool with his & hers change rooms, whirlpool, Harbour Club lounge with panoramic lake and city views, An outdoor roof top terrace with a tanning deck, lounge & BBQ's!