

80 FRONT STREET #408

1 BED + 1 BATH

1125 SQ FT AS PER MPAC

1 TANDEM PARKING (2 CARS)

ST LAWRENCE MARKET

Listed by
Brendan Powell & Melanie Piché, Brokers





LIVE LARGE BY THE ST. LAWRENCE MARKET

They say size doesn't matter - but that's because *they* have never seen this positively enormous *one bedroom condo*. Seriously, this is an 1125 square foot one bedroom unit.

And this is no cookie-cutter condo. You'll find fab upgrades like a porcelain floor, marble backsplash, granite countertop and new dark Stainless Steel appliances. Then there's new engineered hardwood, new window coverings - there are even upgrades in the bathroom. Plus, there's a solarium - perfect for an office, reading area or hobby space. Downsizers need not worry about parking. You can bring BOTH cars to this space. And with an oversized walk-in closet, you'll find more storage than you'd get in most Toronto houses!

This mature building is perfect for professionals, downsizers or empty nesters looking for a quiet pied-à-terre...with the best of the city at their fingertips. That doesn't mean a lack of amenities: you'll find an indoor pool, jacuzzi, library and even a squash court in the basement. This building has an enviable rooftop patio with almost 360 degree views of downtown, BBQs for entertaining and even a big green smoker egg! Heck, you look up at the flatiron and CN tower from the front door--does it get any more Toronto?

WHAT ARE THE 5 BEST THINGS ABOUT THIS HOME?

1. Location, Location, Location - across from St Lawrence Market.
2. 24 hour Metro grocery store and more in the building.
3. Easy access to the Gardiner.
4. Walk to several theatres and literally hundreds of restaurants.
5. Subway and Bay street only slightly farther walk

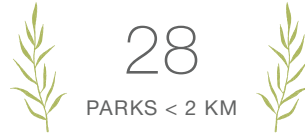
80FrontStreetE-408.com

ST LAWRENCE MARKET

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



28
PARKS < 2 KM
GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



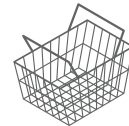
LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

5 < 1 KM
GROCERY STORE



149+

CAFÉS < 1 KM



JAVA JOLT

18

STARBUCKS < 1 KM



MAKING THE GRADE
MARKET LANE JR & SR PS
JARVIS CI



380+



RESTAURANTS & PUBS < 1 KM
WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

Brendan Powell & Melanie Piché
Brokers

o: 416.274.2068 d: 416.827.0789

brendan@getwhatyouwant.ca

melanie@getwhatyouwant.ca