

# 281 MUTUAL STREET #1109

1 BED

598 SQ FT + 110 SQ FT BALCONY

1 BATH

CONDO

*Listed by*

*Kristin Shensel, Sales Representative & Tyson Café-Ruoff Sales Representative*



GetWhatYouWant.ca





# AND THE AWARD FOR BEST LAYOUT GOES TO...

We've all been there. You see the photos and you love a place and then you get there and you find it... wasted space. Because let's face it - when you're buying your first condo, every square foot matters.

This unit makes every inch count. You can do a lot of living in this one bedroom, one bath. The kitchen is well planned and lets you cook out of sight (or leave dishes in the sink), with lots of counter space. The living area is wide and bright with floor to ceiling windows. And there's a balcony that spans the width of the unit, offering great views of the east.

The very walkable neighbourhood puts Yonge and Bloor, Church street, Dundas Square, Ryerson, the amazing Maple Leaf Gardens Loblaws and TTC all within walking distance.

## YOU'RE GONNA **LOVE**

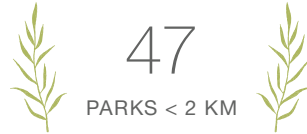
- 1 **The view** - sweeping city east views
- 2 **The layout!** Under 600 sq. ft. but amazing use of space
- 3 **The huge balcony that spans length of unit** - rare for a space this size
- 4 **The location** - right in the middle of it all
- 5 **The building** - nicely designed. Well thought out. Good vibe.

# CHURCH-YONGE CORRIDOR

## NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM  
GREEN SCENE



RAIL LINES < 1KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

10 < 1 KM

GROCERY STORE



145+

CAFÉS < 1 KM



JAVA JOLT

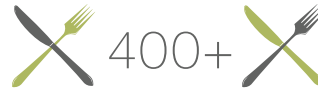
18

STARBUCKS < 1 KM



MAKING THE GRADE

CHURCH STREET JR PS  
JESSE KETCHUM JR & SR PS  
JARVIS CI



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the  
**BRELteam** | SAGE

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No BS. No Fridge Magnets. No Broken Promises

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