

# FASHION DISTRICT

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



TRANSIT SCORE

9

RAIL LINES < 1 KM

8

BUS LINES < 1 KM

COMMUTE



44

PARKS < 2 KM



GREEN SCENE



FIDO FACTOR

5 < 1 KM

GROCERY STORE



190+

CAFÉS < 1 KM



JAVA JOLT

12

STARBUCKS < 1 KM



MAKING THE GRADE

RYERSON COMMUNITY SCHOOL  
HARBORD COLLEGIATE INSTITUTE  
CENTRAL TECHNICAL SCHOOL



400+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the **BREL**team | SAGE

SAGE REAL ESTATE LTD., BROKERAGE

No BS. No Fridge Magnets. No Broken Promises.

Tyson Café-Ruoff

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## 438 RICHMOND STREET WEST #1203

FASHION DISTRICT

PARKING SPOT INCLUDED

1 + 1 BED + 2 BATH

768 + 79 SQFT BALCONY

Listed by

Tyson Café-Ruoff, Sales Representative



[GetWhatYouWant.ca](http://GetWhatYouWant.ca)

# FASHION DISTRICT CONDO IN LOCAL ARCHITECTURAL LANDMARK

**Truth: This place will leave you speechless.** The views. The layout. The design. The building. The location. It's all happening and it's all yours for the taking.

There's the modern kitchen with stainless steel appliances and a wall cut-out that peers into an open-concept dining/living space. Built-in bookshelves and a desk hidden within custom cabinets provide an ideal workspace that's out-of-sight when the day is done. An entire wall of floor-to-ceiling windows, North-facing, capture epic views of Queen & Spadina and the entire downtown core. Once a 2 bedroom, the layout has been transformed into this versatile, 1+1 bedroom, 2 bathroom—the extra space now usable as a guest room, when needed, and whatever you want otherwise. A walk-in closet, ensuite bathroom, and walkout to private balcony from your bedroom are just 3 more, of many, reasons to fall for this place.

## Things we LOVE:

- **A local landmark...near a landmark:** The Morgan building, an Art-Deco masterpiece, steps to Toronto's renowned Graffiti Alley (and so much more).
- **The layout:** Once 2 bedrooms, transformed into a 1+1, 2 bath, breezy layout. Master bedroom has an ensuite bathroom, walk-in closet and private balcony.
- **The views:** You've got to 'see it to believe it'. Queen & Spadina, the entire downtown core, and a rooftop patio with dramatic panoramic city vistas.
- **Natural light:** Floor-to-ceiling windows across an entire wall.
- **The building:** Omg. We mentioned this...but had to again. It's everything.
- **The location:** Fashion District. Enough said. Doesn't get much cooler than this.

[438RichmondStW-1203.com](http://438RichmondStW-1203.com)

