

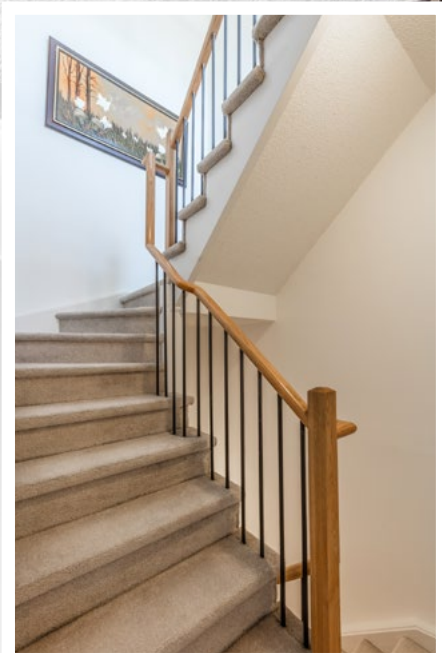
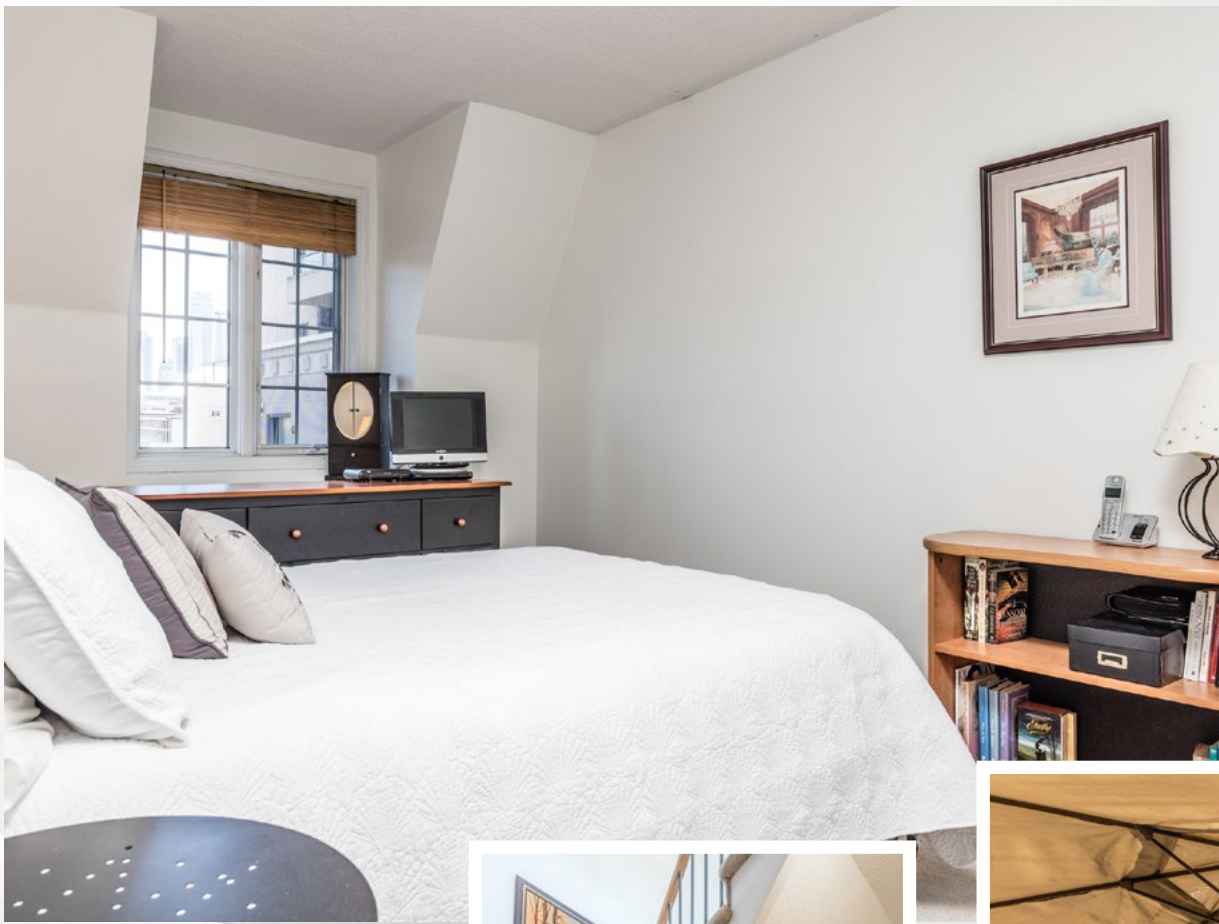


11 Niagara Street TH 14

Spectacular urban chic townhome located in prestigious Portland Park Village in the heart of the vibrant King West neighborhood. This spacious end unit townhome has an open concept living room and dining room area with a modern kitchen on the main level making it perfect for both entertaining and relaxing casual time. Two well-appointed bedrooms with ample closet space are on a separate level providing you with the utmost of privacy and comfort. Relax and enjoy panoramic views of downtown, the CN Tower and breathtaking sunsets from your very own private rooftop terrace complete with a gas barbeque and an “al fresco” dining space. This superb location in a quiet courtyard beside Victoria Memorial Park provides you with all of the amenities and night life of King West while also being close to the Financial District, the Island Airport/Waterfront & Queen West. The nearest street transit stop is only a 2 minute walk making it a convenient place for commuters.

It is rare to find both a stylish condominium of this size with an exceptional layout on two floors of contemporary open concept space in combination with your own rooftop terrace providing gorgeous views of the city. This is an unparalleled value for a two bedroom townhouse which truly feels like a home, making it perfect for young professionals, families or downsizers complete with a gym, low maintenance fees, garage parking for one car and access to incredible amenities and transportation in the heart of one of the most dynamic neighborhoods in Toronto. Truly turnkey...just move in and enjoy!







SCHOOLS

With good assigned and local public schools near this home, your kids can thrive in the neighbourhood. There are also 2 Catholic schools and 2 private schools within 2.34km of this address.



Ryerson Community School
Grades PK to 8 (Assigned)
96 Denison Ave
1.11 KM

Harbord Collegiate Institute
Grades 9 to 12 (Assigned)
286 Harbord St
2.43 KM

É Éléonore-Pierre-Elliott-Trudeau
Grades PK to 6
65 Grace St
1.64 KM

Central Toronto Academy
Grades 9 to 12
570 Shaw St
2.5 KM

PARKS & REC.

This home is located in park heaven, with 15 parks and a long list of recreation facilities within a 20 minute walk from this address.



15 Parks

Victoria Memorial Square Park
10 Niagara St
0.09 KM

Canoe Landing
95 Fort York Blvd
0.3 KM

Fort York National Historic Site
250 Fort York Blvd
0.23 KM

FACILITIES WITHIN A 20 MINUTE WALK
1 Pool
7 Playgrounds
3 Sports Fields
1 Basketball Court
5 Ball Diamonds
5 Picnic Facilities
4 Dog Parks
3 Wading Pools
2 Tennis Courts
1 Splash Pad
8 Trails
1 Museum

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 18 minute walk away.

Nearest Street Level Transit Stop
Bathurst St At Niagara St
2 min

Nearest Rail Transit Stop
St Andrew Station
18 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.62km.

Fire Station
339 Queens Quay W
0.98 KM

University Health Network - Toronto Western Hospital
399 Bathurst St
1.4 KM

Police Station
255 Dundas St W
1.62 KM

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

Pharmacy
0 KM

Coffee
0.2 KM

Grocery
0.4 KM

Cleaner
0.2 KM

Gym
0.3 KM

Gas Station
0.5 KM



ADDITIONAL INFORMATION:

TAXES:	\$3,346.28 in 2017
PARKING:	One parking space in semi private garage
MAINTENANCE:	\$664.74/month (includes common elements, building insurance, parking and water)
HOT WATER TANK:	Rental \$34.19/month
POSSESSION:	To be determined

APPLIANCES & INCLUSIONS:

- Whirlpool stackable washer and dryer
- LG refrigerator/freezer
- Bosch dishwasher
- Maytag gas stove and oven
- Panasonic built-in microwave
- All electric light fixtures
- All window coverings and hardware
- Ceiling fan

OFFERED FOR SALE AT \$789,000
STATUS CERTIFICATE AVAILABLE UPON REQUEST

[Seller Kindly requests Certified Deposit To Be Attached To Offer]

PROPERTY FEATURES:

- Open concept living room and dining room, modern kitchen and laundry on main level
- Two bedrooms & four piece washroom on separate level plus a private rooftop terrace and one car garage space
- Freshly painted end unit townhouse with low monthly maintenance and property taxes



THE ASHBY POOLE TEAM

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