231 Fort York Blvd 609 **List: $624,900 For: Sale**
Toronto Ontario M5V 1B2
Toronto C01 Niagara Toronto
SPIS: N **Taxes:** $2,699.63/2025 **DOM:** 1

Condo Apt | Apartment | **Rms:** 5
Corp#: TSCC / 1848 | **#Shares%:** | **Bedrooms:** 1 + 1
Unit#: 9 | **Locker#:** | **Washrooms:** 1
Locker Lev Unit: A 1x4xFlat
Locker Unit#: 179
Level: 6

Zoning:
Prop Mgmt: Horizon Property Management Inc.
Dir/Cross St: Bathurst & Lakeshore
Directions: Bathurst & Lakeshore

MLS#: C12449840 **Possession Remarks:** T.B.A
Status Cert: N **Bldg Name:** Atlantis at Waterpark City **PIN#:** 128480191

Kitchens:	1	**Pets Perm:**	Restrict			**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned			**Ens Lndry:**	Y
Basement:	None	**Maint:**	$688.20			**Lndy Lev:**	Main
Fireplace/Stv:	N	**A/C:**	Central Air			**Exterior:**	Concrete
Heat:	Forced Air / Gas	**Central Vac:**	N			**Gar/Gar Spcs:**	Underground / 1
Apx Age:	16-30	**UFFI:**				**Park/Drive:**	
Year Built:	2006	**Elev/Lift:**	Y **Retirement:**			**Drive:**	
Yr Built Source:	MPAC	**HST Applicable to**	Included In			**Park Type:**	Owned
Apx Sqft:	600-699	**Sale Price:**				**Park/Drv Spcs:**	1
Lot Size Source:	MPAC	**Taxes Incl:**	**Water Incl:**	Y		**Tot Prk Spcs:**	1
Sqft Source:	MPAC	**Heat Incl:**	Y **Hydro Incl:**			**Pk Spot#:**	58
Exposure:	S	**Cable TV Incl:**	**CAC Incl:**	Y		**Park $/Mo:**	
Assessment:	2025	**Bldg Ins Incl:**	Y **Prkg Incl:**	Y		**Prk Lvl/Unit:**	B
Spec Desig:	Unknown	**Com Elem Incl:**	Y			**Bldg Amen:**	Concierge, Gym, Indoor Pool, Rooftop Deck/Garden, Sauna
Survey Type:	None	**Cert Level:**					
Phys Hdp-Eqp:		**Energy Cert:**					
		GreenPIS:				**Prop Feat:**	Ensuite Laundry, Marina, Park, Pets Allowed with Restrictions, Public Transit, School
						Interior Feat:	Carpet Free
						Security Feat:	Security Guard,Concierge/Security

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Flat	12.93	x	8.79	Combined W/Dining	W/O To Balcony	Laminate
2	Dining	Flat	7.35	x	10.63	Combined W/Living	Open Concept	Laminate
3	Kitchen	Flat	11.25	x	10.43	Stainless Steel Appl	Centre Island	Laminate
4	Prim Bdrm	Flat	13.22	x	9.12	Closet Organizers	O/Looks Park	Laminate
5	Den	Flat	9.68	x	9.09	B/I Bar	B/I Desk	Laminate

Client Remks:
Life is hotter on the water! Welcome to 231 Fort York Boulevard Suite 609, an exceptionally spacious updated one-bedroom-plus-den condo with everything you need to feel like home. Step inside the foyer and notice right away the separate den that still gets lots of natural light so you won't spend your work-from-home days feeling like you're locked in a dreary dungeon, or make use of the built-in bar as the first stop of your evening entertainment. Turn right and be wowed by the fully updated designer kitchen with quartz countertops, stainless steel appliances, and ample storage - your inner chef will thank you! Hard to find in a one-plus-den unit, there is plenty of space for a separate dining room setup, making hosting dinner parties or planning delicious meals at home a breeze. The living room features huge south-facing windows overlooking Coronation Park and offering plenty of natural light and ultimate privacy. The bedroom features a large closet with built-in closet organizers, and a renovated bathroom makes getting ready for the day an absolute delight. An owned locker and underground parking complete this fantastic unit, not that you'll want to take the car with endless walking and biking trails just steps away on Lake Shore Blvd. If you do decide to drive, hop over to Lake Shore and the Gardiner Expressway in minutes, making this location perfect for those working downtown or outside the city. Billy Bishop Airport is also a quick jaunt away for those who have the travel bug or who fly for business. Endless restaurants, cafes, and shops are all within walking distance. Welcome home!

Inclusions:
Stainless steel fridge, stainless steel stove, built-in stainless steel microwave/hood fan, built-in dishwasher, two under-counter stainless steel beverage fridges, stacked washer & dryer, all electrical light fixtures, bedroom window coverings, built-in desk, built-in dresser in the bedroom, closet organizers.
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Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248

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