181 Sterling Rd 1107 **List: $555,000 For: Sale**
Toronto Ontario M6R 2B2
Toronto C01 Dufferin Grove Toronto **Last Status: NEW**
SPIS: No **Taxes:** $0/2026 **DOM:** 2

Condo Apt | Apartment | **Rms:** 4 + 1
Corp#: TSCC / 3146 | **#Shares%:** | **Bedrooms:** 1 + 1
Unit#: 7 | **Locker#:** | **Washrooms:** 2
Locker Lev Unit: 1x3xFlat, 1x4xFlat
Locker Unit#:
Level: 11

Zoning:
Prop Mgmt: Duka Property Management
Dir/Cross St: Dundas St W & Bloor St W
Directions: Dundas St W & Bloor St W

MLS#: C13808596 **Possession Remarks:** 30-120
Status Cert: No **Bldg Name:** House of Assembly **PIN#:** 213310557

Kitchens:	1	**Pets Perm:**	Yes-with Restrictions	**Balcony:**	Open
Fam Rm:	N	**Locker:**	Owned	**Laundry Feat:**	In-Suite Laundry
Basement:	None	**Maint:**	$523.47	**Ens Lndry:**	Y
Fireplace/Stv:	N	**A/C:**	Central Air	**Lndy Lev:**	
Heat:	Forced Air / Gas	**Central Vac:**	No	**Exterior:**	Brick / Concrete
Apx Age:	New	**UFFI:**		**Garage:**	Yes
Apx Sqft:	600-699	**Elev/Lift:**	Yes **Retirement:**	**Gar/Gar Spcs:**	Underground / 0
Sqft Source:	MPAC	**HST Applicable to**	Included In	**Drive:**	None
Exposure:	S	**Sale Price:**		**Park Type:**	None
Assessment:		**Taxes Incl:**	**Water Incl:**	**Park/Drv Spcs:**	0
Spec Desig:	Unknown	**Heat Incl:**	Y **Hydro Incl:**	**Tot Prk Spcs:**	0
Survey Type:	None	**Cable TV Incl:**	**CAC Incl:** Y	**Park $/Mo:**	
Phys Hdp-Eqp:		**Bldg Ins Incl:**	Y **Prkg Incl:**	**Prk Lvl/Unit:**	
		Com Elem Incl:	Y	**Bldg Amen:**	Bike Storage, Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking
		Cert Level:		**Prop Feat:**	Ensuite Laundry, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Rec Centre, School
		Energy Cert:		**Exterior Feat:**	Controlled Entry, Recreational Area, Patio
		GreenPIS:		**Interior Feat:**	Carpet Free, Separate Heating Controls, Separate Hydro Meter

Topography: Level

#	Room	Level	Length (ft)		Width (ft)	Description		
1	Living	Flat	10.01	x	24.02	Combined W/Dining	Open Concept	Laminate
2	Prim Bdrm	Flat	10.01	x	9.91	W/I Closet	Juliette Balcony	Laminate
3	Den	Flat	6.1	x	8.1	Laminate		
4	Dining	Flat	10.01	x	24.02	Combined W/Living	Open Concept	Laminate
5	Kitchen	Flat	10.01	x	24.02	Modern Kitchen	Open Concept	Laminate

Client Remks:
Live and work from home in one of the city's most exciting and vibrant neighbourhoods! Welcome to the marvelous, never-lived-in suite 1107 at the brand new House of Assembly Condos. This 1-bedroom-plus-den unit has 662 square feet of interior living space, plus a 48-square-foot south-facing balcony. Step inside and notice right away how much natural light pours through the south-facing windows, amplified by the 9-foot ceilings that make the space feel airy and bright. The open concept living and dining areas offer plenty of space for hosting or relaxing. The sizeable bedroom features a gorgeous ensuite bathroom that will make getting ready each day a joy. The separate den makes a perfect home office, home gym, or whatever your heart desires. Locker included for extra storage. Enjoy unmatched convenience with cafes, the Museum of Contemporary Art, Terroni Sterling, Henderson Brewing Company, parks, and more steps away. Ideally located near TTC transit, GO Transit, and the Bloor UP Express for an easy commute to the city or to the airport in mere minutes. Premium amenities include 24/7 concierge, yoga studio, first-class level fitness centre, rooftop terrace with BBQs, party room, dog run, and bike storage. Welcome home!
Inclusions: Fridge, stove, microwave/hood fan, dishwasher, stacked washer & dryer, all electrical light fixtures.

Listing Contracted With: REMAX CONNECT REALTY **Ph:** 416-588-8248

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