

H O M E



N331-455 Front Street East



This canary condo doesn't discriminate by size. In fact, this urban go-getter has packed in as much style punch as possible to create an aspirational & ascertainable vision. Nothing to hold you back here including a palatable price tag for first time dreamers or investor seekers alike! We got you covered with a highly functional plan featuring south facing courtyard views, a fresh contemporary kitchen, a huge walk-in closet, a breezy balcony & storage options to boot! In this apartment universe, we say go big (or go bolder)!

Home to 82,000 sq.ft. Cooper Koo family YMCA, George Brown College's first student residence, residential buildings and the health-focused, vibrant front street promenade, canary district is an active and growing community. Connected to the 18-acre Corktown Common park, 1,800 running and biking trails, neighbouring Distillery District, Leslieville and downtown Toronto, Canary District is the perfect address to live, work, shop and play.





Top Five Reasons to Love Living in the Canary District

COMMUNITY

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EAST HARBOUR RE-DEVELOPMENT

Envisioned as one of the largest developments in Canadian history, the re-imagining of Toronto's Unilever Site could deliver a radically intensified urban context to a 60-acre remnant of 20th-century industry. Now marketed as 'East Harbour,' First Gulf's vision proposes calls for the vacant brownfield site to be transformed into one of the city's primary commercial hubs, employing up to 50,000 people across some 11.5 million ft² of new office space.

FUTURE TRANSIT HUB

With the addition of East Harbour and new transit infrastructure, rentals will continue to command high rental rates. At the same time, there will be a serious value increase in residential properties. East Harbour is also going to become one of Toronto's largest transit hubs, connecting multiple transit lines including the new Ontario Line and proposed GO Station. The Ontario Line will add a subway stop to Sumach and Queen — only a six-minute walk from Canary District! If there's one thing we know for sure, it's that property values favour transit.

BEACH LIFE

Head due south and take the Martin Goodman Trail to lively Sugar Beach, one of Toronto's urban beaches. Or head the other direction to Cherry Beach — one of the city's most remarkable beaches for BBQs, paddle boarding and the best off-leash dog park!

AN AWARD WINNING COMMUNITY

2013 The National Awards Community of the Year — Urban

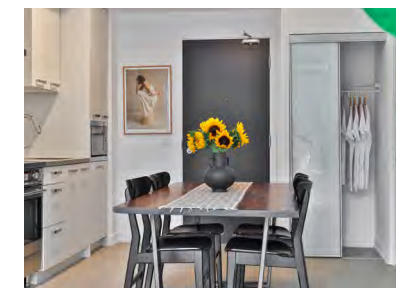
2013 New York-based think tank Intelligent Community Forum (ICF) rated the Canary District the 7th most intelligent community in the world and is Gold Certified by Leadership in Energy and Environmental Design (LEED)

2014 BILD Awards Community of the Year

2012 Canadian Architect Award of Excellence

GALLERY

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May your walls
know joy; may
each room
hold laughter;
and may every
window open to
great possibility.



N331-455 Front St. E.

Front St. East & Cherry Street

Canary District

One Bedroom with Walk-in Closet

One Washroom

1 Storage Locker

South Facing Balcony

Interior Square Feet: 495

Exterior Square Feet: 65

Maintenance Fee: \$399.87 (inclusive of high-speed internet)

Property Taxes: 1784.16

MLS Reference: C5399166

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Inclusions:

Existing integrated refrigerator, dishwasher, built-in microwave, stainless steel stove & cooktop, hood fan, stacking clothing washer & dryer, custom roller shades, existing light fixtures (see exceptions), balcony decking tile.

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Exclusions:

Front hallway light, overhead living room light, primary bedroom wall sconces & overhead light.

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The Building:

Building Name: Canary District

Developer: Dundee Kilmer Developments

Architect: Architects Alliance

Year Built: 2016

Number of Storeys: 11

Number of Suites: 367







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Let's Connect

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