

H O M E



FOX MARIN

Summertime, and, the Livin' Is Easy.

N430-455 Front Street East

And so the Adventure Begins.

455 FRONT STREET EAST SUITE N430



It's summertime, and, the livin' is easy !!! Freedom 2-0-2-1 is just around the corner and it's time to buckle in for the ride of your life. Check into your very own digs and crank those celebratory party anthems! Say "bye" to your binge-watching, sweatpant living & sourdough bread making ways - and, say "hello" to your very own space with its very own vibe - we're talking fresh, vibrant & ready for the taking! Are you in or are you moving in?



Top Five Reasons to Love Living in the Canary District

COMMUNITY

Home to the 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 km of running and biking trails, neighbouring Distillery District, Leslieville and downtown Toronto, Canary District is the perfect address to live, work, shop and play.

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

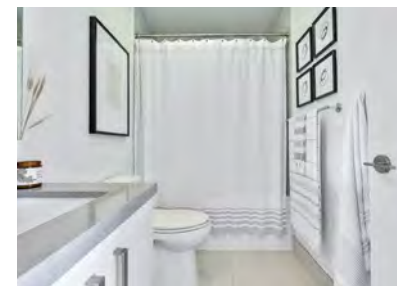
2013 New York-based think tank Intelligent Community Forum (ICF) rated the Canary District the 7th most intelligent community in the world and is Gold Certified by Leadership in Energy and Environmental Design (LEED)

2014 BILD Awards Community of the Year

2012 Canadian Architect Award of Excellence

GALLERY

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In the end,
we only regret
the chances we
didn't take.





N430-455 Front St. E.
Front St. East & Cherry Street
Canary District
One Bedroom with Walk-in Closet
One Washroom
South Facing Balcony
Interior Square Feet: 490
Exterior Square Feet: 98
Maintenance Fee: \$386
(inclusive of high-speed internet)
Property Taxes: 1727
Offers Accepted Anytime
MLS Reference: C5267581

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Included:

Integrated fridge, dishwasher, built-in microwave, stove & hoodfan, clothing washer & dryer, custom roller shades in living room & bedroom, all ceiling mounted light fixtures (see exceptions).

Excluded:

Overhead light fixtures in the living room, bedroom & hallway.

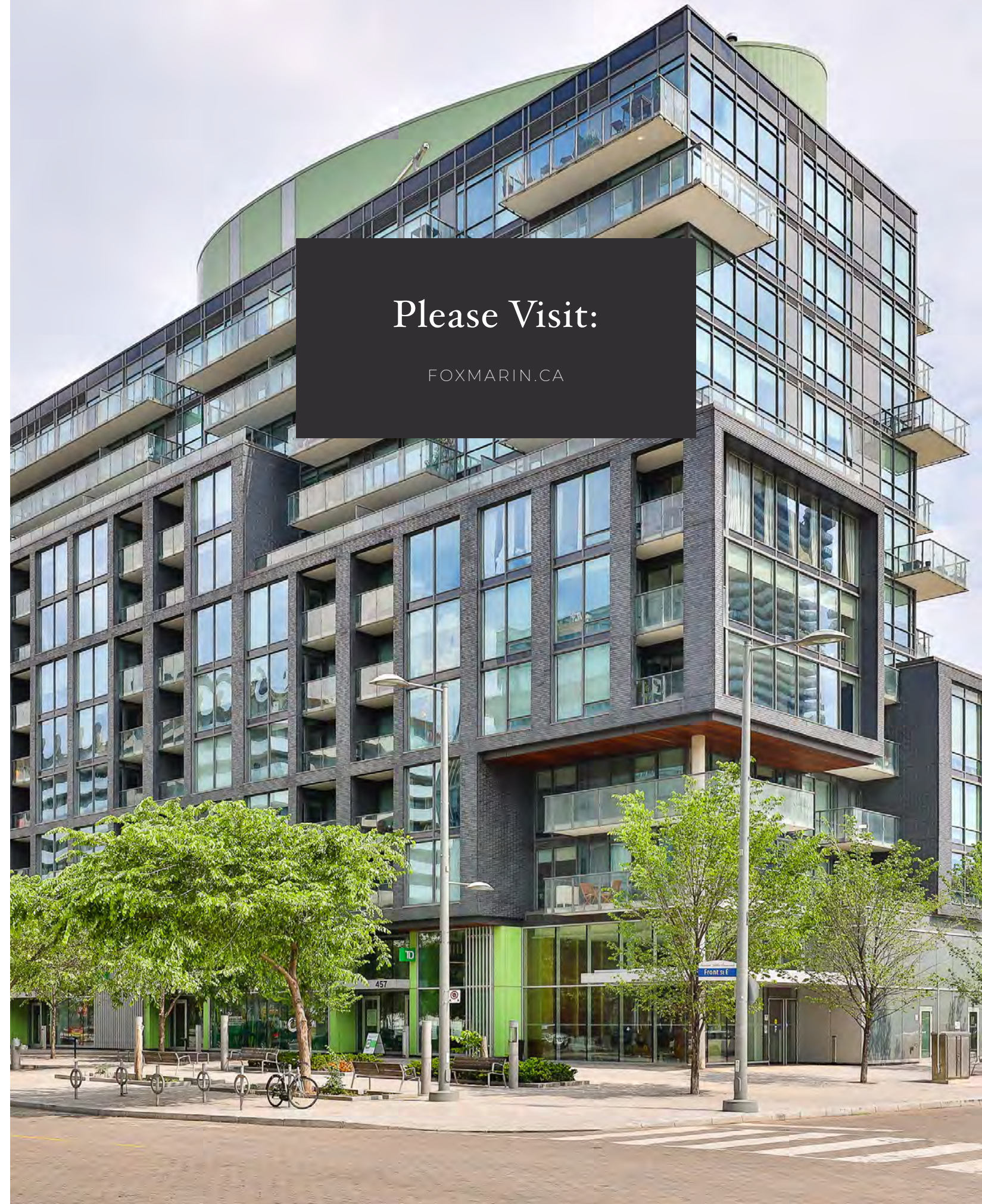
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The Building

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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