

H O M E



FOX MARIN

A Collective Need for Classic Comfort!

A place to call your own.

313 RICHMOND STREET E, SUITE 464



This time around, The Richmond feels different. Like our collective need for a comfortable & classic home is making a comeback. We're talking homemade pancakes on a Sunday morning after a lazy sleep-in and an extra pot of coffee brewing on the stove. You know what I mean, everyday life, the little things. Strolls down to St. Lawrence Market, inviting friends for dinner and uncorking one too many, people-watching from your balcony or puppy training the newest member of your tribe. It is a great space with superior amenities in a quality building where there is an appetite for the community, yet a place to call your own (home).



GALLERY

FOXMARIN.CA



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





The Essentials.

313 RICHMOND STREET E, SUITE 464

Sherbourne St & Richmond St. E

Two Bedrooms & Two Washrooms

West-Facing Balcony

Interior Square Feet: 866 / Exterior Square Feet: 54

One Underground Parking Space With Tesla Charger & Bike Rack

Maintenance Fee: \$566.02 (all-inclusive of utilities)

Annual Property Taxes: \$2,705

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Building Name: The Richmond

Developer: Tridel

Year Built: 2001

Number of Storeys: 15

Number of Suites: 497

Maintenance Fees: All Inclusive

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Amenities:

Conference Room

Massive Rooftop Deck & Garden with BBQs, Hot Tubs & Fire Pit

2 Level Gym with Basketball Half Court

Sauna

Billiard Room

Party / TV Room

24-Hour Concierge

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Included:

Refrigerator. Stove. Dishwasher. Clothing Washer & Dryer. Electrical Light Fixtures. Parking Spot with Bike Rack & Tesla Charger.

Tesla Charger:

Electricity is included in Maintenance Fee, but the Tesla charger is billed separately. There's no 'monthly' fee whatsoever, but you pay by kW used (zero if you never charged, otherwise it's \$0.115 kWh). The Sellers drive 1,000km to 2,000km per month = \$50 to \$80/month. The EV charger can be 'turned off' entirely so you're not charged for any power.

Excluded:

All Drapery. Overhead Light Fixtures in Living Room, Foyer, Dining Room, Bedrooms One & Two (to be replaced with standard building fixtures upon closing). Mirror in 3 Piece Washroom. Bench & Mirror in Walk-in Closet.



Lazy Sunday Mornings.





Please Visit:

[FOXMARIN.CA](https://foxmarin.ca)



FOX MARIN

Let's Connect

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