

An Urban Go-Getter

N609-455 FRONT STREET EAST



FM



DETAILS

An Urban Go-Getter

For the love of Front! This unblemished & faultless floor-plan features wall-to-wall sunny skies, a top-notch layout and enviable outdoor space with a “wrap-around” temperament. We’re talking smooth, relaxed and easy-going vibes - swing on by to check out this “stacked flat” inclusive of contemporary features & finishes and the best of the best for walkable amenities, outdoor patios & forever green-space. Elevating your apartment design with a corner slice of engineered elegance!

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.





ABOUT THE RESIDENCE

The Essentials:

N609-455 Front St. E.

Front St. East & Cherry St.

Canary District

One Bedroom

One Washroom

North East Facing Balcony

Interior Square Feet: 517

Exterior Square Feet: 185

Maintenance Fee: \$455.36 (inclusive of high-speed internet)

Property Taxes: \$1,869

INCLUSIONS

Existing Integrated Refrigerator

Dishwasher

Built-in Microwave

Stainless Steel Stove & Cooktop

Hood fan

Stacking Clothing Washer & Dryer

Existing Light Fixtures (see exceptions)

Balcony Decking Tile

EXCLUSIONS

Light Fixture in Living Room

Light Fixture in Bedroom

THE BUILDING

Building Name: Canary District

Developer: Dundee Kilmer Developments

Architect: Architects Alliance

Year Built: 2016

Number of Storeys: 11

Number of Suites: 367

TOP FIVE

Reasons to Love Living in the Canary District

THE 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



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



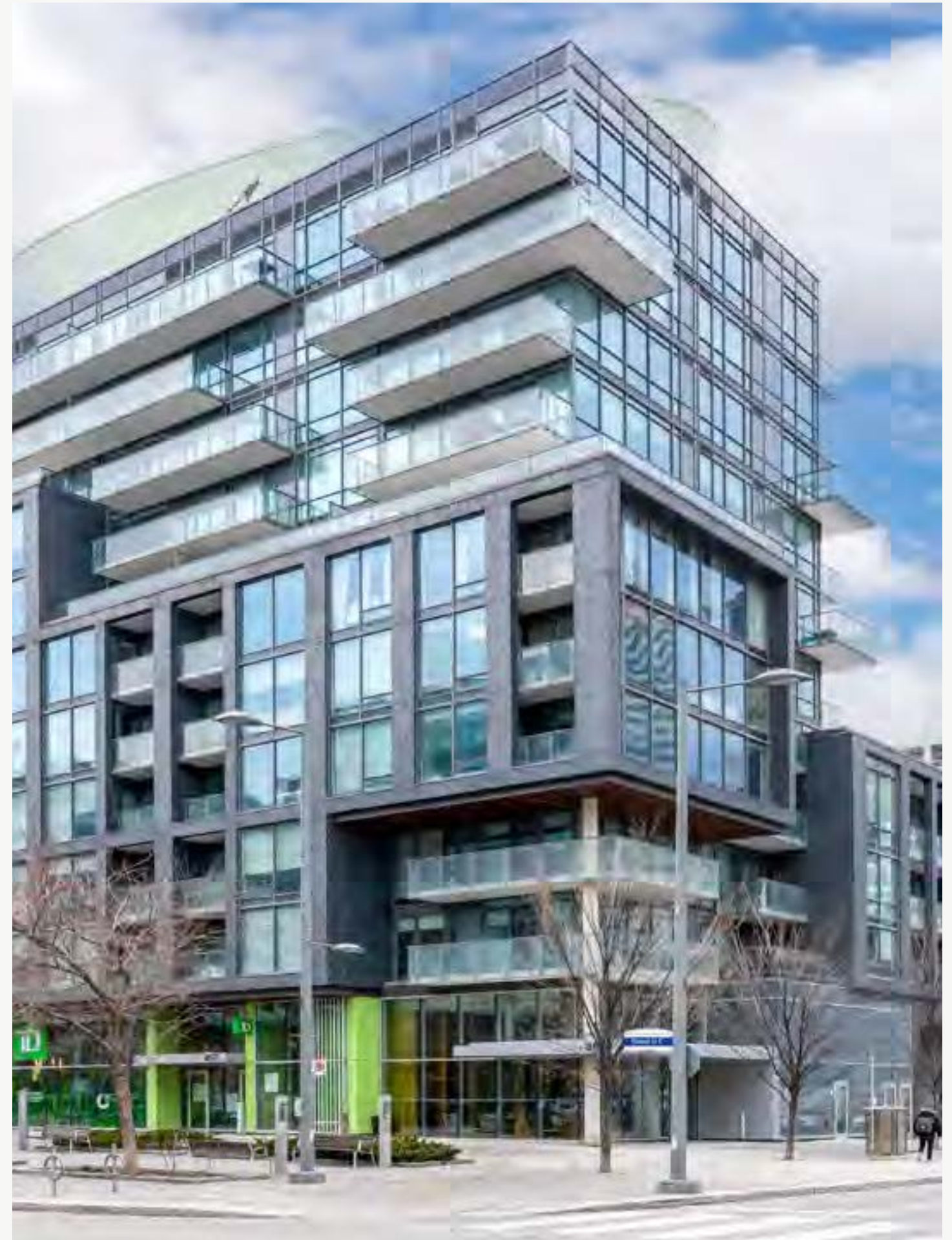
The Gallery:





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