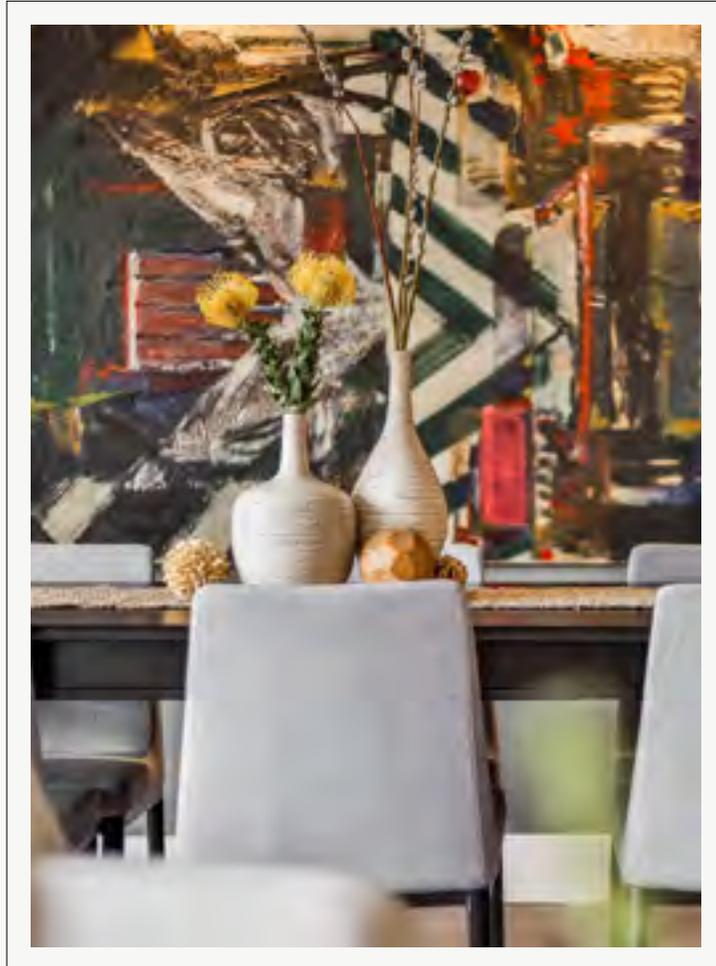


Artful & Distinctive

77 CARLTON STREET SUITE 1007



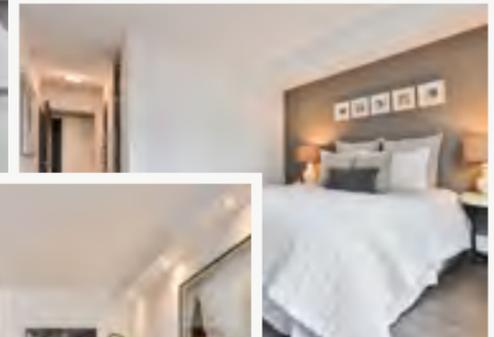
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DETAILS

Artful & Distinctive

Cocooned in a distinctive and stylish motif, a contemporary colour palette and thoughtfully selected design features and finishes throughout! This artful apartment creates a comfortable downtown dwelling with clean lines, easy room transitions, and desirable sophistication. Over 1,350 square feet of effortless living, including beautiful unobstructed south-facing views, a contemporary eat-in kitchen, a functional second bedroom space with adjacent private office & enviable primary chambers with masterful storage for minimalists and maximalists alike. A new level of spare elegance on the edge of one of Toronto's most vibrant and diverse neighbourhoods with over one hundred and twenty-five thousand dollars in designer upgrades to augment light, spaciousness and unique architectural motifs at every turn. An opportunity revealed for those seeking beauty, brilliance & remarkable value in one single, uncomplicated breath!





ABOUT THE RESIDENCE

The Essentials:

1007-77 Carlton Street
Carlton Street & Jarvis Street
Two Bedrooms
Office Space
Two Washrooms
One Exclusive Parking
One Exclusive Locker
Southern Exposure
Interior Square Footage: 1,380
Maintenance Fee: \$1,122.18
Property Taxes: \$3,268.92/2021

INCLUSIONS

Stainless Steel Fridge
Stainless Steel Stove
Stainless Steel Dishwasher
Stainless Steel Microwave
Clothing Washer & Dryer
Granite-topped Island (moveable)
All Electrical Light Fixtures
Roller Shades on Windows
All Closet Built-Ins
Custom Office Furniture
Living Room Bookshelf & Wine Rack
Safe in Walk-In Closet

THE BUILDING

Developer: Pivot Investment Limited
Number of Storeys: 16
Number of Suites: 130
Year Built: 1983
Property Management: Del Property Management

AMENITIES

Concierge
Car Wash
Bike Room
Business Centre
Party Room
Games Room
Private Garden with BBQ's
Racquetball Court
Gym
Library
Party Room
Sauna & Yoga Room
Visitor Parking

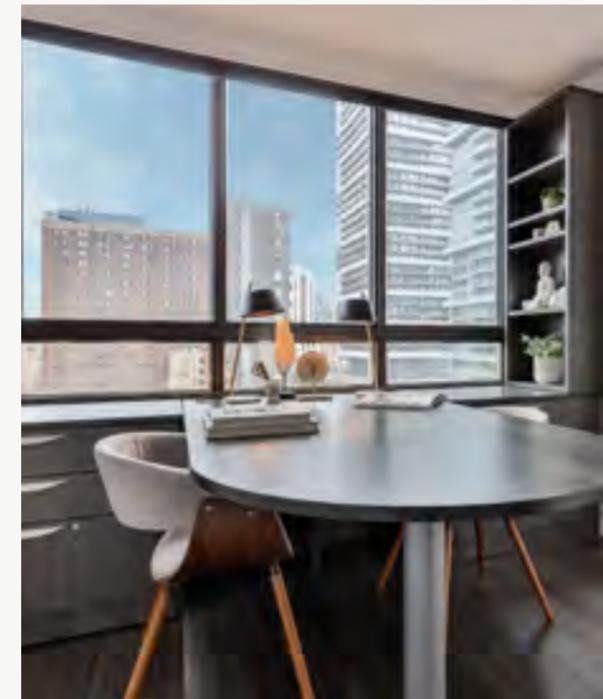




May your walls
know joy; may
each room hold
laughter; and may
every window open
to great possibility.



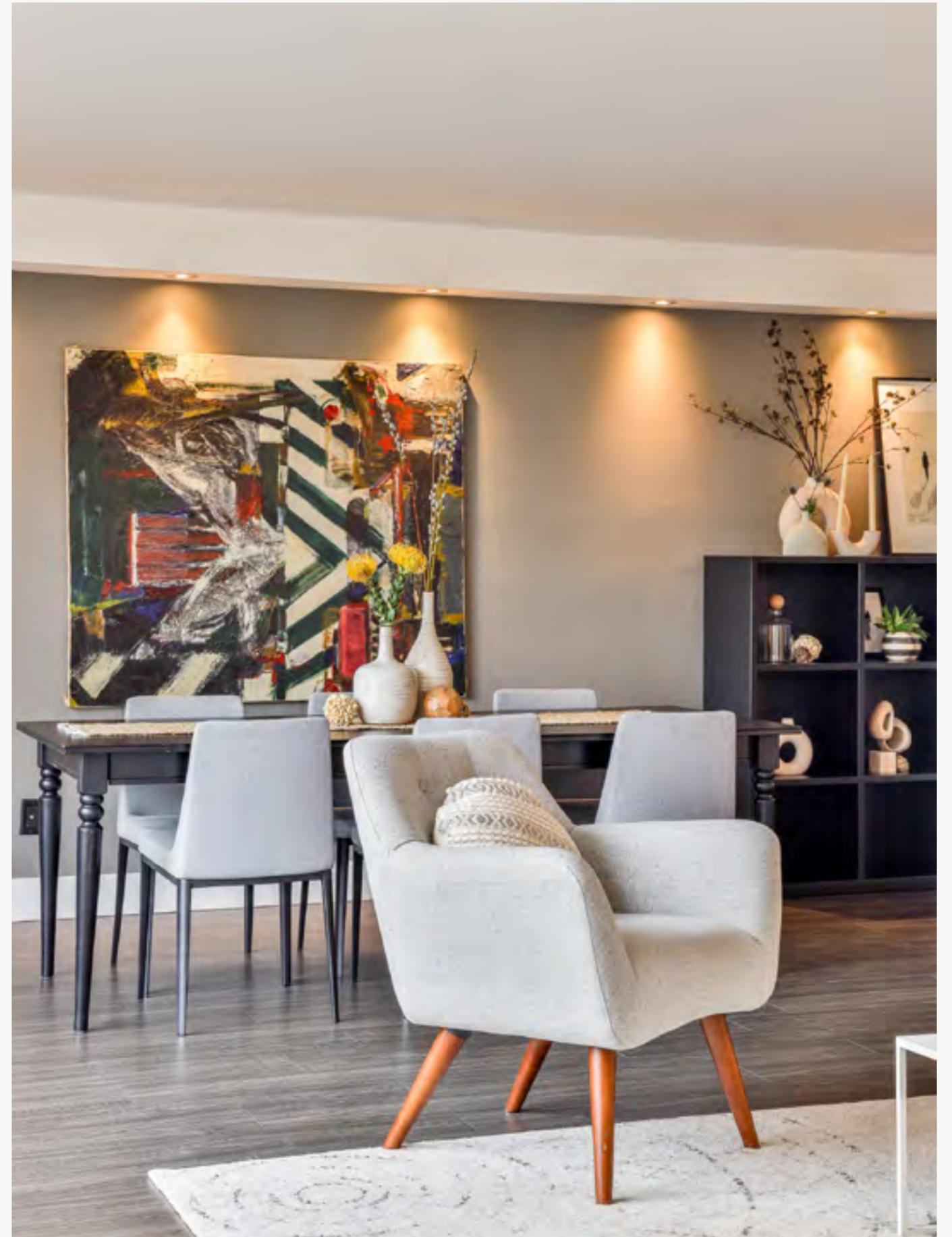
The Gallery:





Please Visit:

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Ralph Fox
FOUNDER, BROKER OF RECORD

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FOUNDER, BROKER

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