

Comfort Meets Practicality

35 ROLLING MILLS ROAD, SUITE S450



FM



DETAILS

Discover a loveable space where comfort meets practicality at this Corktown hot spot!

A pragmatic apartment layout peppered with warmth & illumination, south-facing views and floor-to-ceiling windows ushering in a generous amount of natural light & a hint of "small but mighty" condo magic! The open-concept living space, bright and inviting, welcomes your personal style and artful space planning! A fresh contemporary kitchen compliments this "one-bedder," promising a functional area for everyday dining in (or out). And a generous private bedroom topped with desk space, ample storage & contemporary four-piece bath makes this a no-brainer option for first-timers, investors or pied-a-terre seekers alike. The inclusion of a coveted (& enviable) underground parking spot & personal locker space levels up all the wins at this Canary Commons must-have - come and get it before she's gone!

The Canary District is a vibrant community, brimming with cafes, restaurants, gyms, just steps away. With the convenience of swift access to the DVP & public transit, residents can effortlessly navigate their way through the city.





ABOUT THE RESIDENCE

The Essentials:

Waterfront Communities
Front Street East & Bayview Avenue
One Bedroom
One Washroom
One Underground Parking Space
One Owned Locker
Southern Exposure
440 Interior Square Feet
Maintenance Fee: \$440 (Inclusive of Beanfield High Speed Internet)
Property Taxes: Not Yet Assessed

INCLUSIONS

Built-In Stainless Steel Stove
Built-In Stainless Steel Microwave with Exhaust Fan
Integrated Fridge
Integrated Dishwasher
Clothing Washer & Dryer
Existing Window Coverings
Existing Electrical Light Fixtures (see exclusions)
One Parking Space
One Owned Locker

EXCLUSIONS

Bedroom Wall Sconces

THE BUILDING

Name: Canary Commons
Year Built: 2022
Storeys: 12
Units: 401
Developer: Dundee Kilmer Developments
Property Management: Crossbridge Condominium Services

AMENITIES

Canary Commons is perfect for those on the move. With frequent and easy access to the TTC 514 Cherry streetcar connecting directly with King Street, buses, and nearby subway stations, getting to the Financial District, Toronto Eaton Centre, or Union Station is quick and effortless. Take a 10-minute ride into the downtown core or get in some cardio with a Toronto Bike Share rental. For those with slightly further destinations, the Gardiner Expressway and Don Valley Parkway are only a short drive away, or you can grab a train ticket at the proposed GO Station, and sit back and enjoy the ride outside the city. The nearby Billy Bishop Airport is the perfect option for stress-free travel within North America.





Your home
should tell a
story of who
you are and be a
collection of what
you love.



The Gallery:





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