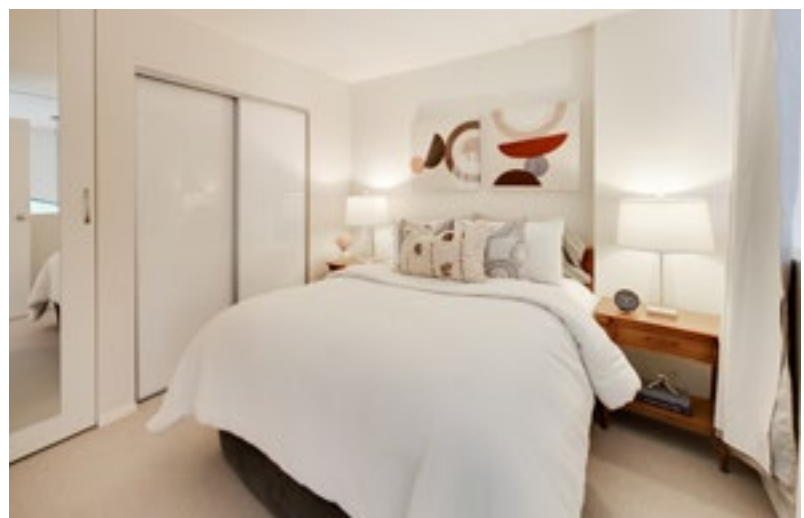




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AIMEE FAIRWEATHER
& COMPANY

PRESENTS
393 KING STREET EAST #207





LOFT LIVING NEAR THE DISTILLERY DISTRICT

Get ready to fall in love with the chic appeal and distinct layout of this nearly 900 sqft 2-bed, 2-bath loft—just steps from the Distillery District. Grand 16ft ceilings and 12ft windows flood the bright and airy space with natural light, while the wood-burning fireplace adds warmth and a touch of timeless charm.

The signature winding staircase creates tasteful and subtle division in an open and spacious living and dining area. The dining room, which comfortably fits a 6-seater dining room table, flows seamlessly into a large kitchen, which boasts modern stainless steel appliances, ample storage, and a built-in pantry. The bedrooms are located on the 2nd floor, each offering generous closet space with built-in organizers for convenience.

Just a few minutes walk from the Distillery District, St Lawrence Market, and boutique cafes, you'll have endless options when it comes to some of the best food, shopping, and entertainment in the city. The downtown core is only a few minutes away by foot, bike, or public transit and the Gardiner Expressway and DVP are less than 5 minutes away.

There's a reason that Derby Loft units rarely become available!

ADDITIONAL INFORMATION

2 BEDROOMS & 2 BATHROOMS

Possession | TBD

Maintenance Fee | \$789.68 / Month

Property Taxes | \$2,844.99 / 2023 (Mill Rate)

Size | 888 Square Feet

Parking | 1 Underground

For more information, visit:

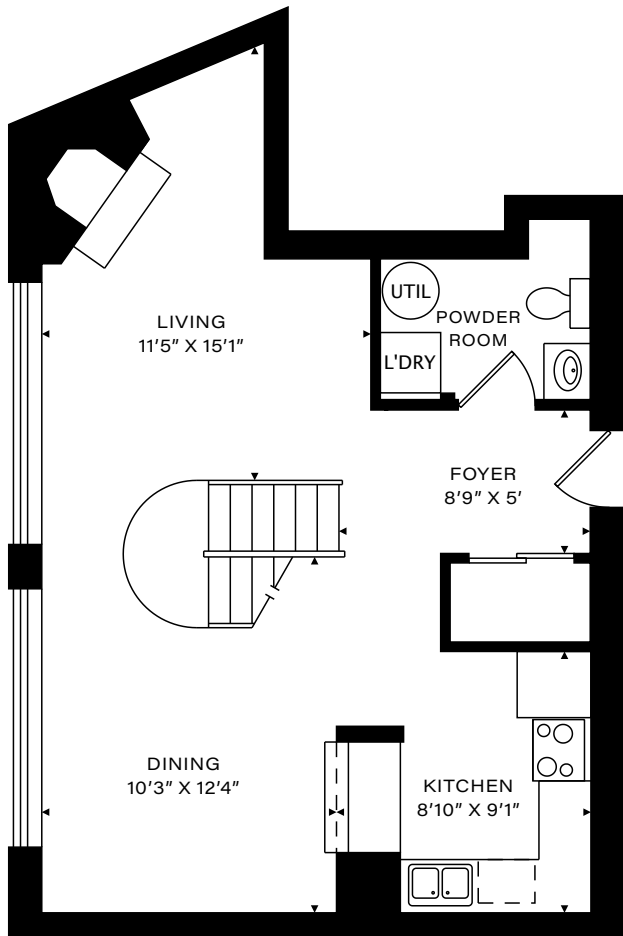
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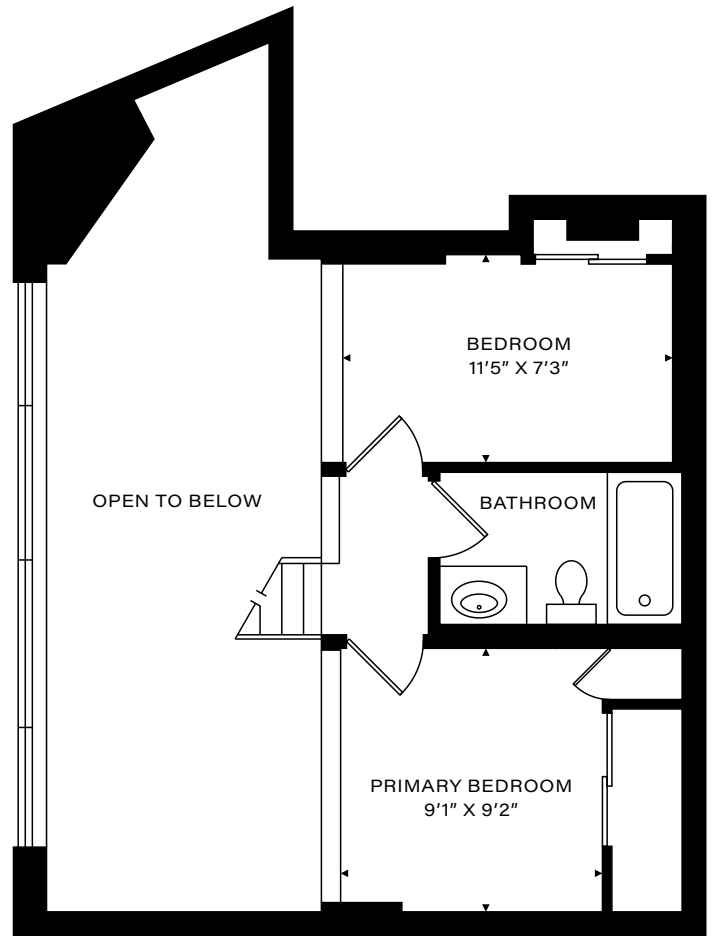
AIMEE FAIRWEATHER
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393 KING STREET EAST SUITE 207

888 SQUARE FEET



MAIN FLOOR
564 SQ FT



SECOND FLOOR
324 SQ FT



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DIMENSIONS, AREAS, LAYOUTS AND DETAILS ARE APPROXIMATE
AND SHOULD BE CONSIDERED ILLUSTRATIVE ONLY.

HOODQ HIGHLIGHTS

393 KING STREET EAST

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Nelson Mandela Park Public School
Designated Catchment School
Grades PK to 8
440 Shuter St

ÉÉ Gabrielle-Roy
Designated Catchment School
Grades PK to 6
14 Pembroke St

Collège français secondaire
Designated Catchment School
Grades 7 to 12
100 Carlton St

Jarvis Collegiate Institute
Designated Catchment School
Grades 9 to 12
495 Jarvis St

Other Local School

Rosedale Heights School of the Arts
Grades 9 to 12
711 Bloor St E

Downtown Vocal Music Academy of Toronto
Grades 4 to 8
96 Denison Ave

Lord Lansdowne Junior Public School
Grades K to 6
33 Robert St

PARKS & REC

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



 **Little Trinity Church Lands**
417 King St



 **Parliament Square Park**
44 Parliament St



 **Sackville Playground**
420 King St E



FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds

1 Pool

1 Basketball Court

1 Ball Diamond

1 Sports Field

1 Community Centre

1 Splash Pad

1 Sports Court

1 Trail

2 Fitness/Weight Rooms

1 Gym

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 17 minute walk away.



Nearest Rail Transit Stop

King Station



Nearest Street Level Transit Stop

Parliament St At King St East



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.13km.



St Michael's Hospital

30 Bond St



Fire Station

207 Front St E



Police Station

51 Parliament St

Aimee Fairweather, Sales Representative | 647.296.4843 | aimee@aimeefairweather.com

Sage Real Estate Ltd., Brokerage | 2010 Yonge Street, Toronto, ON M4S 1Z9

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