



425 FRONT STREET EAST UNIT 718

CANARY DISTRICT



## WELCOME TO: 425 FRONT STREET EAST UNIT 718.

Welcome to Canary House Condos, Unit 718—a brand-new, never-lived-in 2-bedroom, 2-bathroom corner suite in the heart of Toronto’s vibrant Canary District. This corner unit boasts a highly desirable split bedroom layout, floor-to-ceiling windows, premium upgrades, and a premium oversized parking space.

With northwest exposure, natural light floods the space, accentuating the seamless indoor-outdoor flow. A wrap-around balcony extends along the unit, offering breathtaking city views and a private outdoor retreat. Residents enjoy an array of state-of-the-art amenities, including concierge service, a rooftop patio ideal for entertaining, and well-appointed communal spaces such as a kitchen, lounge, and dining area—perfect for hosting.

Additional conveniences include a fitness studio, karaoke/theatre room, library, multi-purpose studio, conference room, and a dedicated pet washing station for pet owners. Nestled in a thriving neighbourhood, this residence is close to the YMCA, Distillery District, parks, cafes, and public transit, offering the ultimate blend of luxury and convenience.

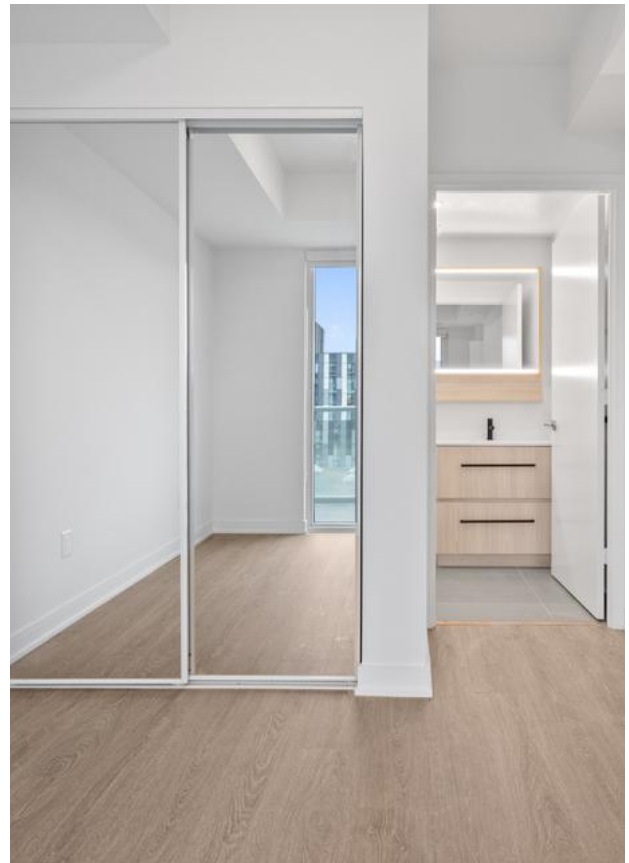






## GENERAL FINISHES & UPGRADES

- Solid core entry door with contemporary lever handle, deadbolt, and security viewer
- Approximately 9ft smooth-finished flat ceilings in principal rooms
- Contemporary-style doors with designer hardware and flat-profile casings
- Contemporary 4" paint-finished baseboards with matching door trim
- Suite entrance with corridor wall sconce
- Front-loading washer/dryer closet
- Premium quartz countertop with quartz backsplash
- Custom-designed modern European-style cabinetry with integrated LED lighting and soft-close motion drawers/doors
- Under-mounted single stainless steel sink with integrated cooktop and oven, over-the-range stainless steel microwave, and fully integrated refrigerator and dishwasher with panelled doors to match kitchen cabinetry
- Upgraded island with additional storage
- Upgraded bathroom tiling
- Vanity with European-style cabinets, under-mounted sink, and a single lever faucet
- Vanity mirror with integrated lighting and shelving
- Frameless clear glass panel shower
- High-efficiency white porcelain plumbing fixtures
- Beanfield MetroConnect fibre optic internet, telephone, and cable in each suite.
- In-suite Cat 6 wiring in designated areas for high-speed internet signal
- Fully wired for WiFi in designated common area locations within the building
- In-suite controlled air-conditioning and heating with a heat recovery ventilation system

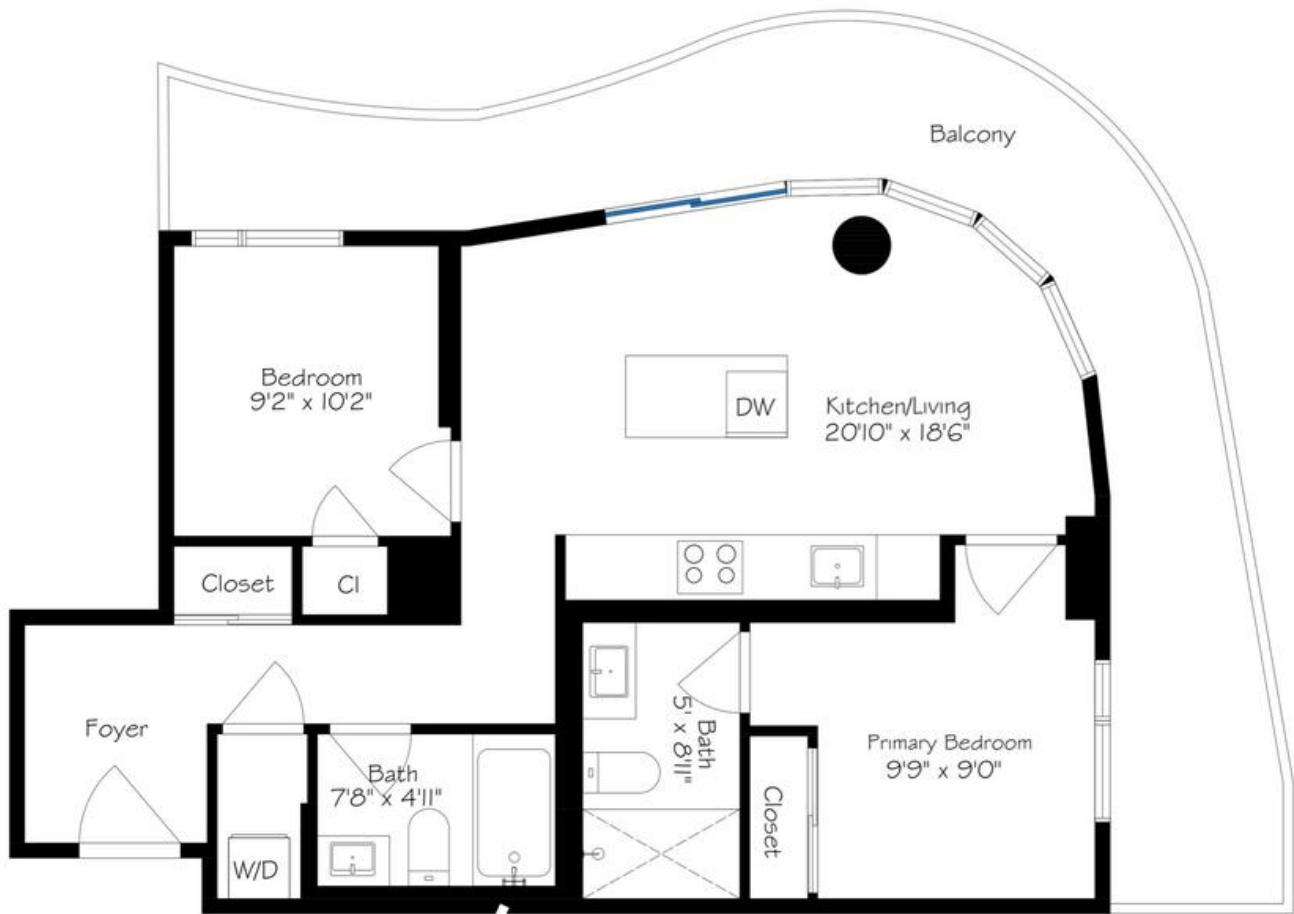


Located next to the YMCA, this home places you at the heart of a neighbourhood celebrated for its blend of green spaces, cultural attractions, and convenience. The Canary District is a thriving community that combines modern amenities with an eco-conscious, pedestrian-friendly design, offering residents a unique urban lifestyle. Residents are also well-connected to the city's transit system, with convenient access to the King and Queen streetcars and future Ontario Line stations, ensuring seamless commutes to downtown and beyond.

The surrounding area provides access to everything you need for a balanced lifestyle. Stroll through the vibrant Distillery District, known for its cobblestone streets, art galleries, theatres, Christmas market, and some of Toronto's finest restaurants and cafés. Also, close proximity distance to St. Lawrence Market and Corktown Common, offering lush green space with walking trails, playgrounds, and scenic views of the city, perfect for outdoor enthusiasts and families alike.



# 425 FRONT STREET E #718



## POSSESSION

- Immediate - 30 Days

## MAINTENENCE

- \$645.40

## HEATING

- Forced Air Gas

## COOLING

- Central Air Conditioning

## LOCKER

- None

## TAXES

- Not Yet Accessed

## EXCLUSIONS

- None

## INCLUSIONS

- Fridge
- Dishwasher
- Stove
- Microwave
- Washer/Dryer
- Premium Extra Wide Parking Spot
- All Custom Window Coverings







## ELEVATE YOUR EXPECTATIONS



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