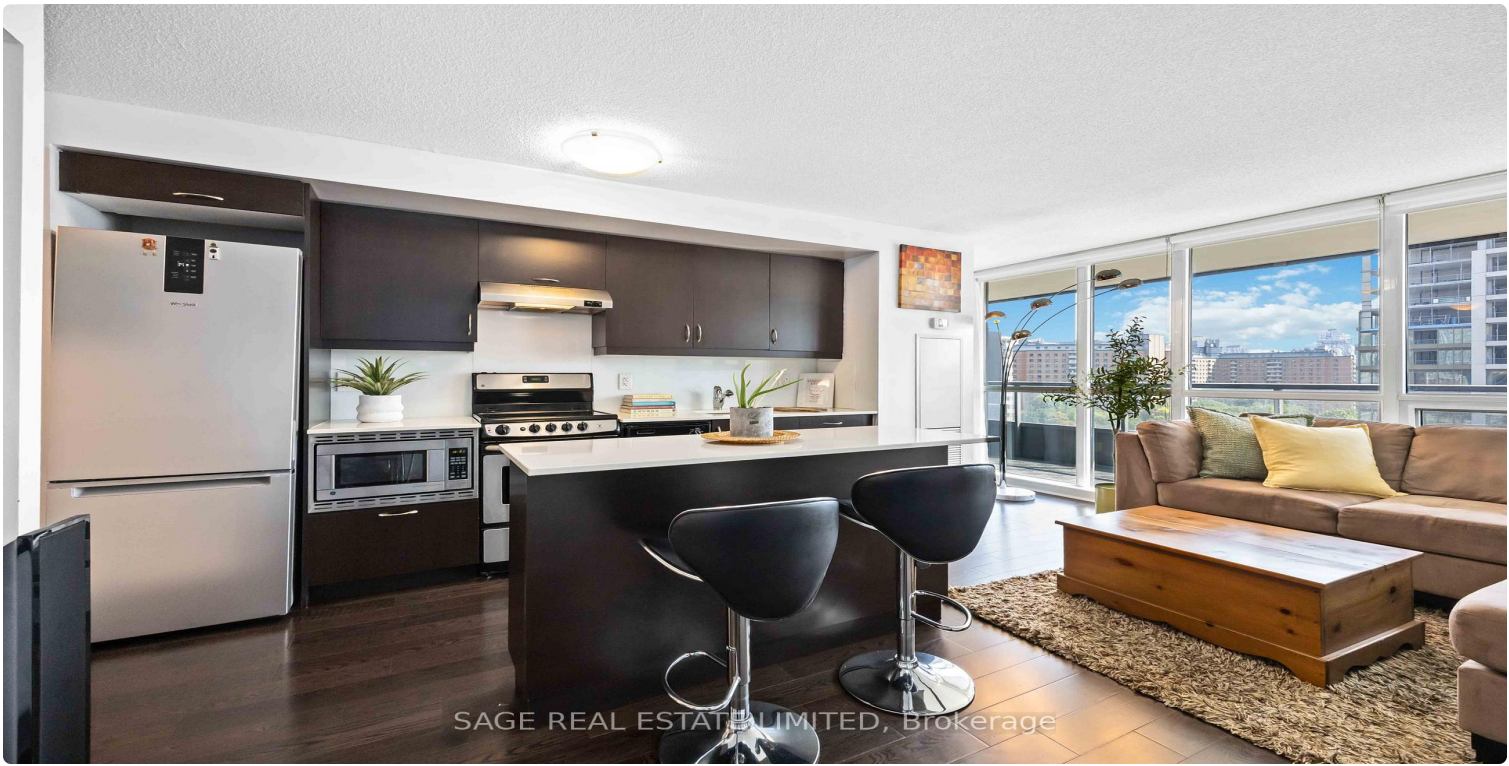




SAGE REAL ESTATE LIMITED, Brokerage

FOR SALE

CONDO APARTMENT

MLS# C13612320

# 320 Richmond Street E 1115, Toronto, ON M5A 2R3

Moss Park, Toronto · M5A 2R3

C\$ 605,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 2         | 750   | 1       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

## ABOUT THIS PROPERTY

This is Modern Love. Where style meets sunshine in this perfect 2 bedroom, 2 bathroom corner suite with an incredibly spacious balcony. East-facing views so glorious, you and your plants will thrive. Step into your open-concept layout where floor-to-ceiling and wall-to-wall windows flood the space with morning glory glow. The primary bedroom is basically your personal sanctuary, complete with a private ensuite bathroom, double closets and direct balcony access. Morning coffee in a robe anyone? Outside your door? Everything. The Modern sits at Richmond & Sherbourne, steps to the Distillery District, St. James Park, King Street, and Allan Gardens. Forgot milk or need a manicure? The ground-level retail has you covered. The new Ontario Line station will be conveniently located just one block North at Moss Park Station, offering seamless connections and convenient transfers to transit lines. And when it's time to unwind or entertain, the amenities shine. A hotel worthy rooftop pool and sundeck, sauna, party room, guest suites, and visitor parking. Yes, your friends will want to come over. This is downtown living with a heartbeat. Stylish, social, and smart. Welcome to The Modern.

### FEATURES

- ✓ Garage
- ✓ Arts Centre
- ✓ Beach
- ✓ Hospital
- ✓ Island
- ✓ Park
- ✓ School

### PROPERTY DETAILS

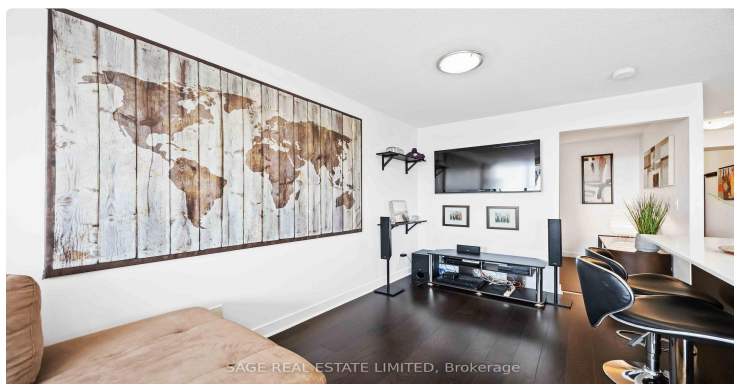
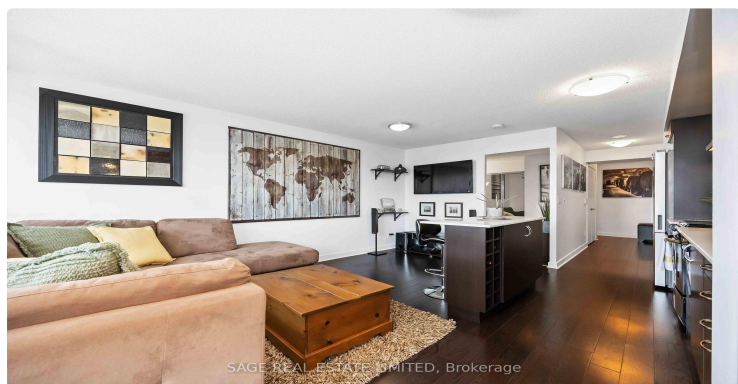
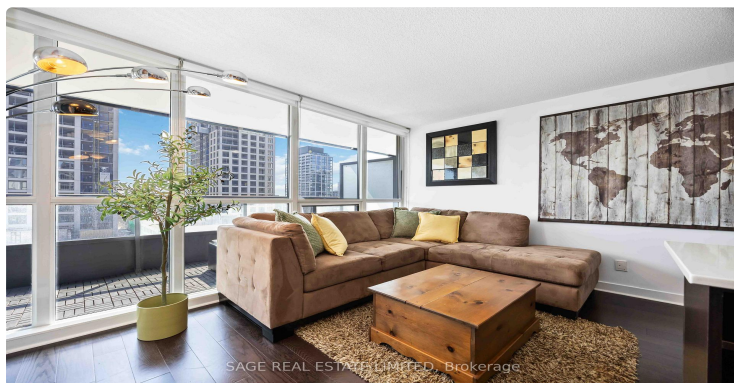
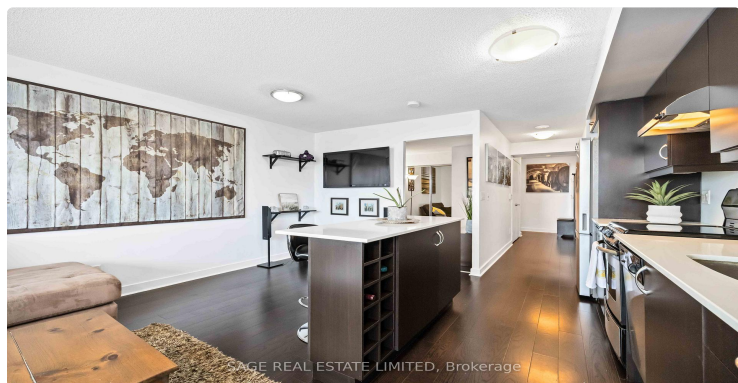
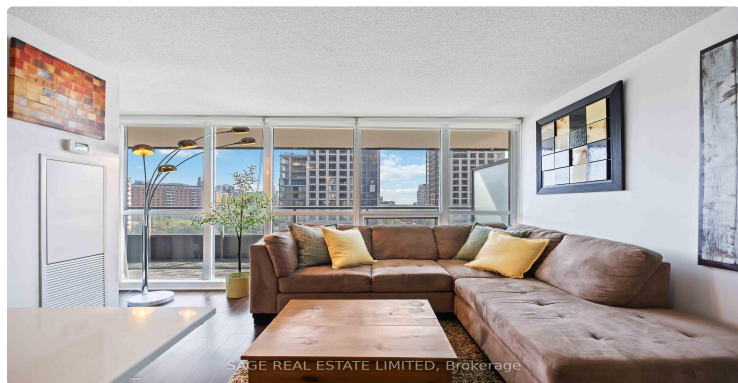
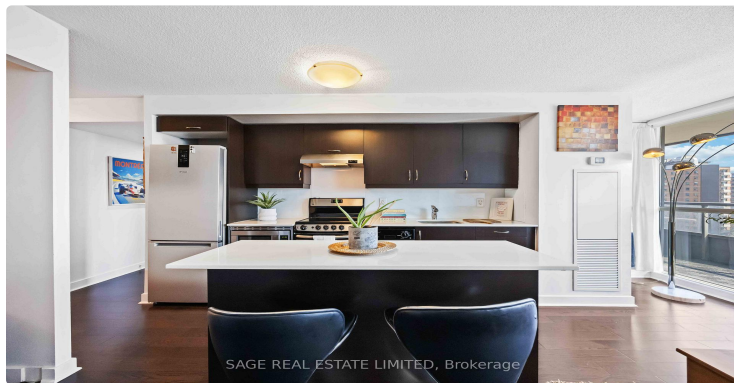
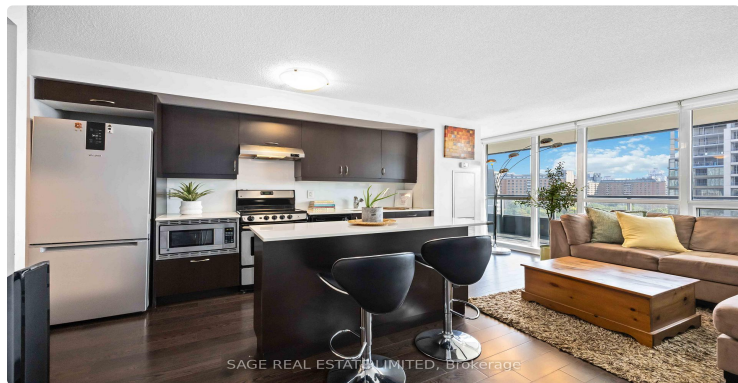
|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Condo Apartment |
| LISTING STATUS | For Sale        |
| STYLE          | Apartment       |
| PROPERTY TYPE  | Condo Apartment |
| AREA RANGE     | 700-799 sqft    |
| PARKING        | 1 spaces        |
| ANNUAL TAX     | \$3,230         |
| POSTAL CODE    | M5A 2R3         |
| NEIGHBOURHOOD  | Moss Park       |

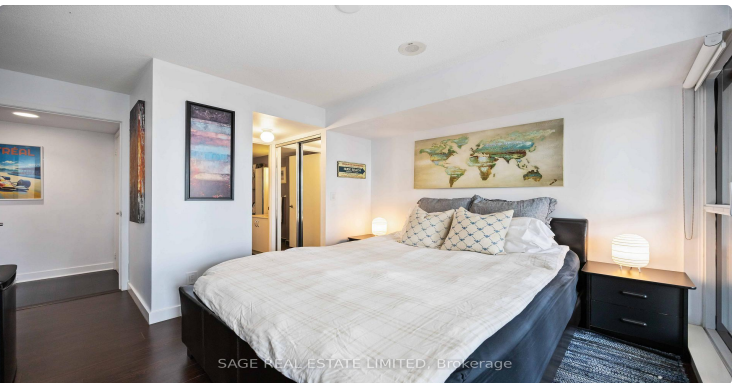
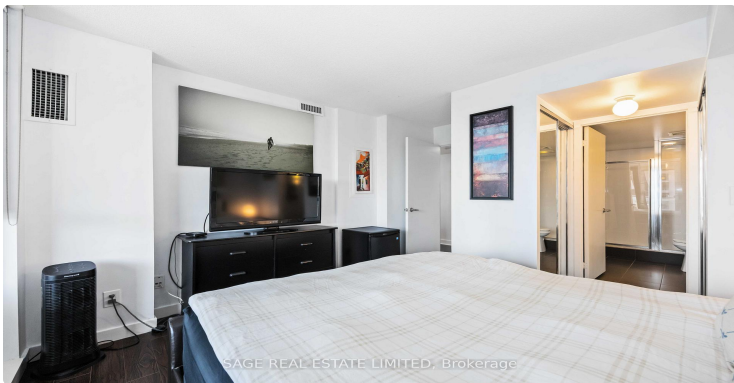
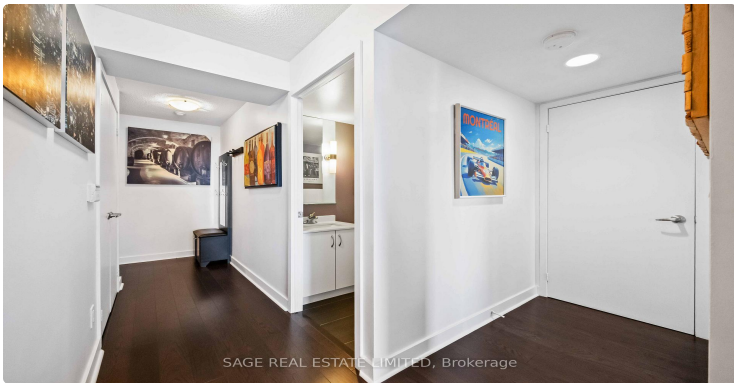
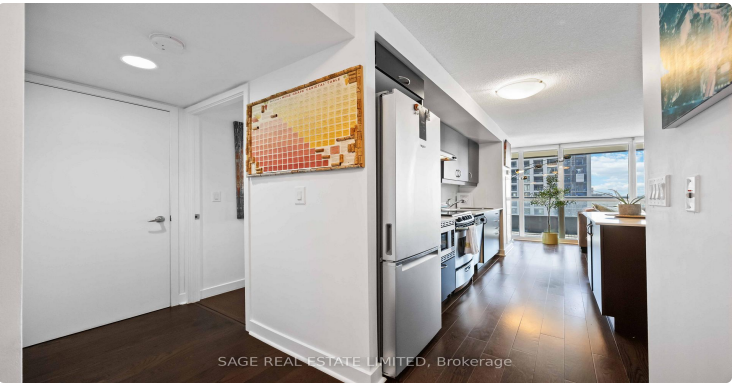
## ROOM BREAKDOWN

| ROOM            | LEVEL | DIMENSIONS | FEATURES                                              |
|-----------------|-------|------------|-------------------------------------------------------|
| Foyer           | Flat  | —          | Closet, Combined w/Laundry, Laminate                  |
| Kitchen         | Flat  | —          | Centre Island, Stainless Steel Appl, Granite Counters |
| Bedroom 2       | Flat  | —          | Large Closet, Glass Doors, Laminate                   |
| Living Room     | Flat  | —          | Window Floor to Ceiling, Combined w/Dining, Laminate  |
| Primary Bedroom | Flat  | —          | W/O To Balcony, Double Closet, 3 Pc Ensuite           |

| ROOM        | LEVEL | DIMENSIONS | FEATURES                                  |
|-------------|-------|------------|-------------------------------------------|
| Dining Room | Flat  | —          | Open Concept, Combined w/Living, Laminate |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

SAGE REAL ESTATE LIMITED

**Email:** pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.