



FOR SALE

CONDO APARTMENT

MLS# C13720870

121 Lower Sherbourne Street LPH1840, Toronto, ON M5A 0W8

Waterfront Communities C8, Toronto · M5A 0W8

C\$ 540,000

2	2	550	0	0-5	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Location, Location, Location! Located at the heart of Toronto's Entertainment and Art District. Steps away from two renowned performing arts theatres, the Young People's Theatre and the Canadian Opera Company Theatre. Within walking distance to the St. Lawrence Market, Distillery District, Corktown, George Brown St. James Campus, Waterfront Trails, Restaurants, Bars, Cafes, Toronto Public Library, Grocery Stores, Public Transit, Banks and Everyday Amenities. And just minutes away from the Financial District, Union Station, Sugar Beach, and Canary District. Very Accessible via Public Transit (TTC, Subway) and by Highway (Gardiner Expressway and DVP). This Building boosts an impressive list of amenities such as 24 Hour Concierge, Gym, Exercise Room, Party Room, Rooftop Terrace, Outdoor Infinity Pool, Ample Visitor Parking just to name a few. It is the place to be for the full Downtown living experience!

FEATURES

✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	0-5 years
AREA RANGE	500-599 sqft
ANNUAL TAX	\$2,617
POSTAL CODE	M5A 0W8
NEIGHBOURHOOD	Waterfront Communities C8

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Combined w/Family, W/O To Balcony
Dining Room	Flat	—	Laminate, Open Concept, Combined w/Living
Kitchen	Flat	—	Stainless Steel Appl, Modern Kitchen, Open Concept
Primary Bedroom	Flat	—	3 Pc Ensuite, Laminate, Large Window
Den	Flat	—	4 Pc Bath, Laminate

GALLERY





LISTING AGENT

Pavel Shaganenko

FIRST CLASS REALTY INC.

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