

manda
three bedroom + media / 1048 sf + 37 balcony



Purchasers are advised that the suite area, flooring, kitchen orientation, balcony area finishing material and any dividers, where applicable, may vary based on design and material specifications. Balcony dimensions, configurations and location may vary. Purchaser may see prior images of suite. IVY's illustrations, drawings, floorplans, and dimensions are approximate only and are provided as a guide only. Buyer should verify the actual dimensions of the unit and any dividers. Please refer to the Agreement of Purchase and Sale for further details on possible changes and substitutions. Furniture not included. All renderings are artist's concept and drawing not to scale. E. & J. Co. Inc. is the sales representative for details.

a fresh
approach
to downtown
living



FOR LEASE

CONDO APARTMENT

MLS# C13851202

65 Mutual Street 404, Toronto, ON M5B 0E5

Church-Yonge Corridor, Toronto · M5B 0E5

C\$ 3,500/mo

3	2	1,100	0	New	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to Ivy Condos, a brand new residence offering a spacious 3-bedroom plus media room, 2-bathroom layout with walk-out to balcony, in the heart of Toronto's vibrant Garden District. This modern boutique-inspired building features organic architecture with frosted leaf exterior accents and a striking living green wall in the lobby. Designed by RAW Design and built by Dream Development, this contemporary high-rise features thoughtful open-concept layouts with nine-foot ceilings, floor-to-ceiling windows, and nature-inspired finishes throughout. Residents enjoy 24-hour concierge service and an exceptional suite of amenities including a fitness centre, Ivy Lounge with kitchen and wet bar, library with fireplace, business lounge, private dining room, pet spa, bike repair shop, and an outdoor terrace equipped with BBQs and firepits. Tucked along quiet Mutual Street just off Dundas, the location offers a perfect Walk and Transit Score of 100, positioned within steps of Toronto Metropolitan University, CF Toronto Eaton Centre, Yonge-Dundas Square, and the Financial District. Internet and 1 Locker included. Parking is available at additional cost.

FEATURES

- ✓ Park
- ✓ Public Transit
- ✓ New Build

PROPERTY DETAILS

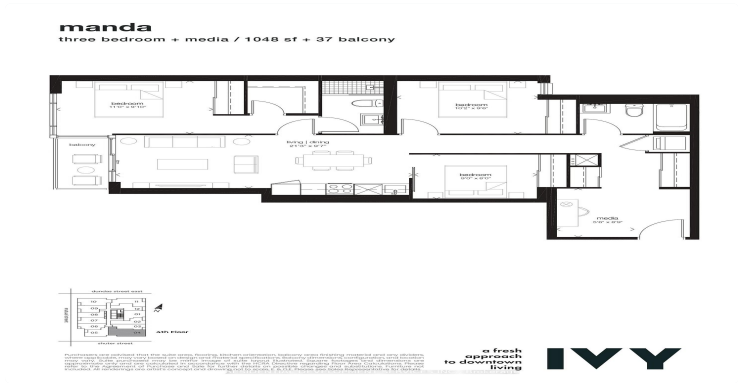
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Lease
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	New years
AREA RANGE	1000-1199 sqft
POSTAL CODE	M5B 0E5
NEIGHBOURHOOD	Church-Yonge Corridor

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	W/O To Balcony, Combined w/Dining, Combined w/Kitchen
Dining Room	Flat	—	Combined w/Living, Combined w/Kitchen, Open Concept
Kitchen	Flat	—	Combined w/Dining, Combined w/Living, Open Concept
Primary Bedroom	Flat	—	Walk-In Closet(s), 3 Pc Ensuite
Bedroom 2	Flat	—	—
Bedroom 3	Flat	—	—

ROOM	LEVEL	DIMENSIONS	FEATURES
Media Room	Flat	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.