



FOR SALE

CONDO TOWNHOUSE

MLS# C13878500

31 Florence Street 9, Toronto, ON M6K 0C5

Little Portugal, Toronto · M6K 0C5

C\$ 678,000

2	2	950	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover modern living in this beautifully upgraded 969 sq. ft. Newer built 2-bed, 2-bath home. Step inside and feel the warmth of natural light pouring through floor-to-ceiling windows, highlighting the elegant marble and wood-style flooring/ Your next chapter starts here. This modern, light-filled 2-bed, 2-bath beauty gives you all the space, style, and comfort you've been dreaming of-right in the heart of the trendy Queen Street neighborhood. Walk in and instantly feel the vibe: Enter directly to your unit and step into the Luxurious mix of Marble & elegant Wooden Style Flooring Throughout!! NINE foot high ceilings on main floor!! Floor-to-ceiling windows flooding the space with sunshine!!Open-concept living perfect for hosting or unwinding A sleek, upgraded chef-inspired kitchen with granite counters + a huge island Two balconies! One covered for morning coffees or evening sunsets Elegant marble + wood-style flooring throughout. All of this in a home that's less than 7 years old, with direct entry and extra storage. Steps to transit, shops, restaurants, and everything you love about urban living. This is definitely the kind of place that feels good the moment you walk in!!!! Large multifunctional Granite Topped Island with Breakfast Bar and Stainless Steel Appliances. Extra space available in the utility room for storage. This unit will not disappoint!! Offered at a great price! **EXTRAS**Custom Roller blinds & California Shutters. S/S Refrigerator, Oven, Microwave And Dishwasher. Stacked Washer And Dryer. Presently tenanted. Allow 48 hours for showings. Buyer to take over tenants till end of lease contract.

FEATURES

- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Townhouse
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Condo Townhouse
AREA RANGE	900-999 sqft
ANNUAL TAX	\$3,614
POSTAL CODE	M6K 0C5
NEIGHBOURHOOD	Little Portugal

ROOM BREAKDOWN

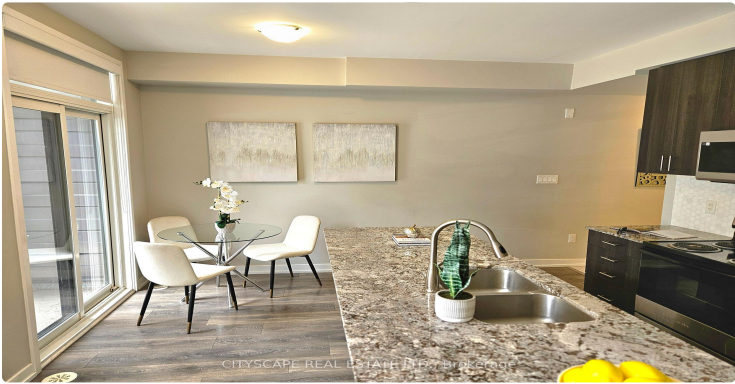
ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Combined w/Dining, Juliette Balcony, Laminate
Dining Room	Main	—	Combined w/Living, Laminate, W/O To Balcony
Kitchen	Main	—	Combined w/Dining, Granite Counters, Modern Kitchen
Foyer	Main	—	Marble Floor, 2 Pc Bath, Combined w/Dining

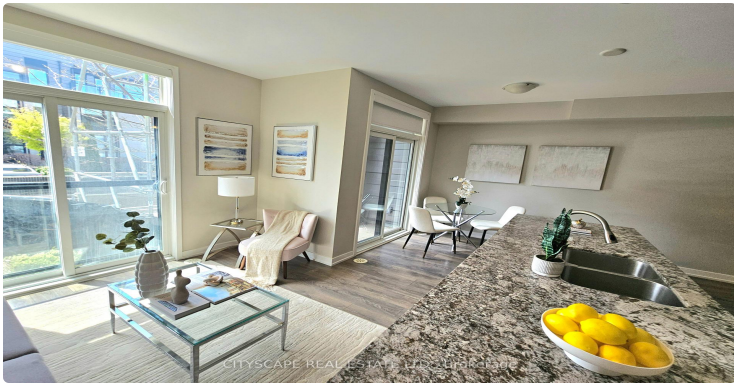
11 Florence Street 9, Toronto, ON M6K 0C5

ESTATE LTD.

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Main	—	Double Closet, California Shutters, Laminate
Bedroom 2	Lower	—	Double Closet, California Shutters, Laminate
Laundry	Lower	—	Ceramic Floor

GALLERY





LISTING AGENT

Pavel Shaganenko

CITYSCAPE REAL ESTATE LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.