



FOR SALE

CONDO APARTMENT

MLS# C13880100

47 Mutual Street 3205, Toronto, ON M5B 0C6

Church-Yonge Corridor, Toronto · M5B 0C6

C\$ 619,900

2	2	650	0	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to modern downtown living in this brand-new, never-lived-in corner suite at the sought-after Garden District Condos. This stunning 2-bedroom, 2-bathroom residence offers a bright, open-concept layout with floor-to-ceiling windows showcasing spectacular northeast city views and an abundance of natural light. The contemporary kitchen flows seamlessly into the spacious living and dining area, creating the perfect setting for both everyday living and entertaining. Approximately \$17,000 worth of upgrades added by developer at finishing stage included. Thoughtfully designed with two well-proportioned bedrooms and two spa-inspired bathrooms, this suite offers exceptional comfort and functionality for professionals, couples, investors, or roommates alike. Located in a luxury building with over 6,600 sq. ft. of top-tier amenities, including a state-of-the-art fitness center, stylish party room, expansive terrace, kids' playroom, and a pet spa. Just steps from Queen & Dundas subway, Eaton Centre, TMU, and St. Michaels Hospital, and only a 12-minute walk to the Financial District this is downtown convenience at its best.

FEATURES

- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Place Of Worship
- ✓ School
- ✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AGE	New years
AREA RANGE	600-699 sqft
ANNUAL TAX	\$4,044
POSTAL CODE	M5B 0C6
NEIGHBOURHOOD	Church-Yonge Corridor

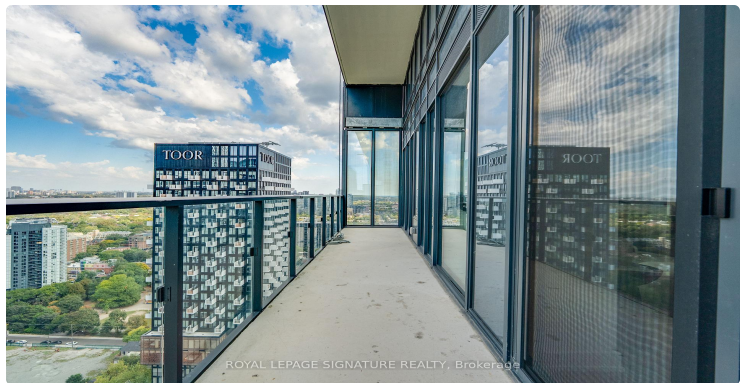
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	Laminate, Open Concept, Stainless Steel Appl
Dining Room	Flat	—	Laminate, Open Concept, Window Floor to Ceiling
Kitchen	Flat	—	Laminate, Open Concept, W/O To Balcony
Primary Bedroom	Flat	—	4 Pc Ensuite, Large Closet, Large Window
Bedroom 2	Flat	—	Laminate, Large Closet, Large Window

ROOM	LEVEL	DIMENSIONS	FEATURES
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GALLERY





LISTING AGENT

Pavel Shaganenko

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