


FOR SALE | CONDO APARTMENT | MLS# C14140420

# 21 Earl Street 302, Toronto, ON M4Y 3C8

North St. James Town, Toronto · M4Y 3C8

## C$ 699,000

| 2 | 2 | 950 | 1 | — | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Discover a truly distinctive residence at 21 Earl Street, where dramatic loft-inspired living meets the charm and intimacy of a boutique low-rise setting. Tucked away on a quiet, tree-lined street in the heart of downtown Toronto, this beautifully upgraded 2-bedroom, 2-bathroom townhome offers an exceptional alternative to traditional condo living. Soaring 20-foot ceilings and oversized windows flood the spectacular living space with natural light, while a striking gas fireplace and dramatic mantel create an unforgettable focal point. Thoughtfully updated throughout, the home features new flooring, a beautifully renovated kitchen with quartz countertops and brand-new appliances, updated hardware and lighting, a herringbone stair runner and new window coverings. The upper-level primary retreat overlooks the living area below and features a private ensuite and walk-in closet. A second bedroom and full bathroom on the main level offer flexibility for guests or a home office. Step outside to a private balcony overlooking the treetops. Offering the perfect balance of architectural character, modern finishes and residential tranquillity, all just steps from Toronto's finest dining, shopping and entertainment. A rare opportunity to enjoy boutique downtown living in a home that is anything but ordinary.

### FEATURES

- ✓ Garage
- ✓ Fireplace
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre

### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Condo Apartment |
| LISTING STATUS | For Sale |
| STYLE | Loft |
| PROPERTY TYPE | Condo Apartment |
| AREA RANGE | 900-999 sqft |
| PARKING | 1 spaces |
| ANNUAL TAX | $3,921 |
| POSTAL CODE | M4Y 3C8 |
| NEIGHBOURHOOD | North St. James Town |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Main | 6.48 x 3.58 | Laminate, W/O To Balcony, Fireplace |
| Dining Room | Main | 6.48 x 3.58 | Laminate, Large Window, W/O To Balcony |
| Kitchen | Main | 3.12 x 2.54 | Stainless Steel Appl, Pot Lights, Backsplash |
| Primary Bedroom | Second | 3.63 x 3.30 | Broadloom, W/O To Balcony, Large Closet |
| Den | Main | 3.61 x 21.20 | Laminate, Large Window |

# GALLERY


FOREST HILL REAL ESTATE INC., Brokerage


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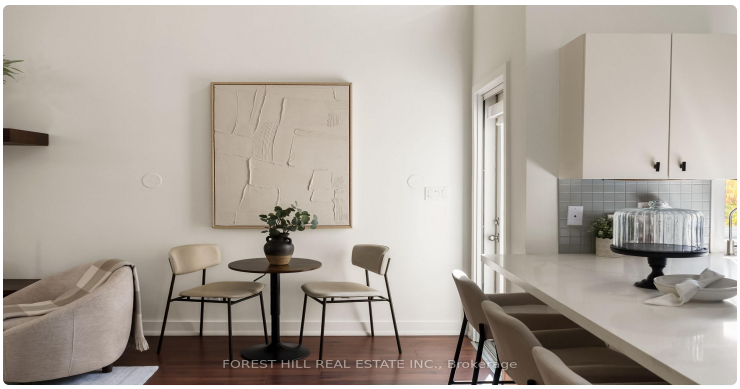

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## LISTING AGENT


### Pavel Shaganenko

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