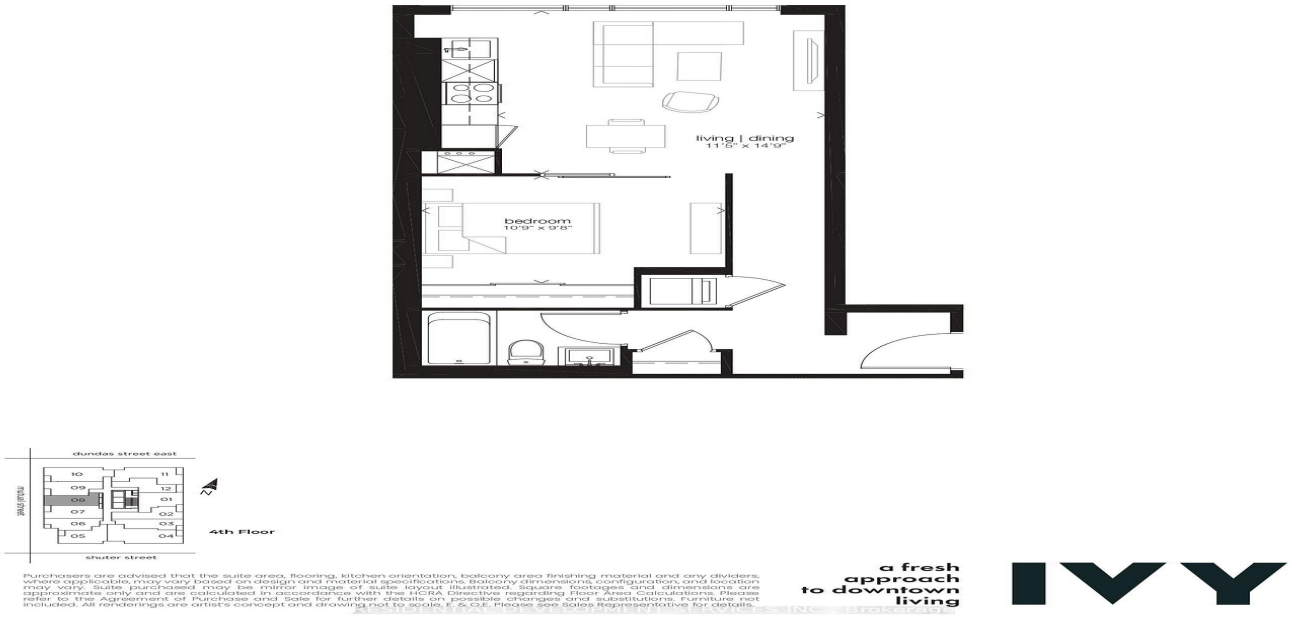



FOR SALE | CONDO APARTMENT | MLS# C14159226

# 65 Mutual Street 408, Toronto, ON M5B 0E5

Church-Yonge Corridor, Toronto · M5B 0E5

## C$ 479,000

| 1 | 1 | 650 | 0 | New | For Sale |
|---|---|---|---|---|---|
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE |

## ABOUT THIS PROPERTY

Welcome to Ivy Condos, a brand new residence offering a spacious 1-bedroom, 1-bathroom layout, in the heart of Toronto's vibrant Garden District. Enjoy beautiful west-facing views overlooking the park. 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. Parking and locker are available at additional cost.

### FEATURES

- ✓ Park
- ✓ Public Transit
- ✓ New Build

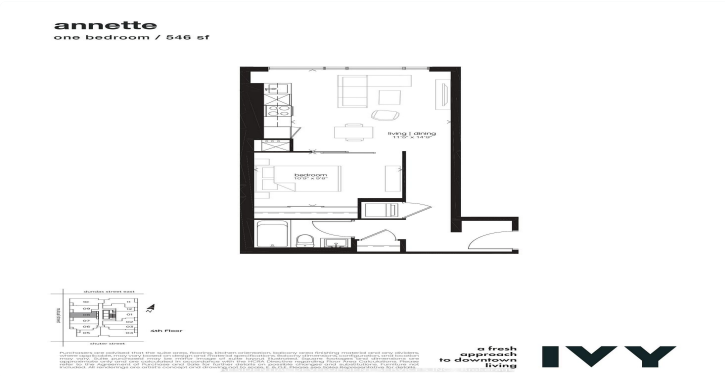
### PROPERTY DETAILS

| | |
|---|---|
| PROPERTY TYPE | Condo Apartment |
| LISTING STATUS | For Sale |
| STYLE | Apartment |
| PROPERTY TYPE | Condo Apartment |
| AGE | New years |
| AREA RANGE | 600-699 sqft |
| ANNUAL TAX | $3,031 |
| POSTAL CODE | M5B 0E5 |
| NEIGHBOURHOOD | Church-Yonge Corridor |

## ROOM BREAKDOWN

| ROOM | LEVEL | DIMENSIONS | FEATURES |
|---|---|---|---|
| Living Room | Flat | — | Combined w/Dining, Combined w/Kitchen, Open Concept |
| Dining Room | Flat | — | Combined w/Living, Combined w/Kitchen, Open Concept |
| Kitchen | Flat | — | Combined w/Dining, Combined w/Living, Open Concept |
| Bedroom | Flat | — | — |

# GALLERY


annette
one bedroom / 546 sf
a fresh approach to downtown living
IVY


RESIDENTIAL DEVELOPMENT SERVICES INC., Brokerage


RESIDENTIAL DEVELOPMENT SERVICES INC., Brokerage


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RESIDENTIAL DEVELOPMENT SERVICES INC., Brokerage


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RESIDENTIAL DEVELOPMENT SERVICES INC., Brokerage

## LISTING AGENT


### Pavel Shaganenko

RESIDENTIAL DEVELOPMENT SERVICES INC.

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Prepared for you on November 7, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.