



Avenue Group Realty Inc., Brokerage

FOR SALE

CONDO APARTMENT

MLS# E13886718

1285 Queen Street E 202, Toronto, ON M4L 1C2

Greenwood-Coxwell, Toronto · M4L 1C2

C\$ 779,900

3	2	950	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to **THE POET** a RARE opportunity to own a brand-new condo in the heart of Leslieville. This beautifully designed 2 bdrm plus den, 2 bath home offers 905 sq ft of functional living space plus a private balcony. Versatile den space, perfect for a home office, study, or additional storage. The designer kitchen is equipped with integrated appliances including a **Fulgor Milano** cooktop & B/I oven, upgraded quartz countertop & backsplash, soft-close cabinetry with valance lighting and wide-plank flooring throughout. The spacious primary bdrm offers a large w/i closet, entrance to balcony and a 4-pc ensuite with upgraded tile package and modern finishes. Residents enjoy a private fitness studio, rooftop terrace and stylish party lounge. TTC Queen streetcar is at your doorstep with easy access to the DVP & Gardiner. Surrounded by Leslieville's vibrant cafes, restaurants, parks and local shops. A PERFECT opportunity for first-time buyers, up sizers looking to own in one of Toronto's most desirable neighbourhoods. **Parking** available for purchase

FEATURES

- ✓ Beach
- ✓ Park
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	900-999 sqft
ANNUAL TAX	\$4,781
POSTAL CODE	M4L 1C2
NEIGHBOURHOOD	Greenwood-Coxwell

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Flat	—	W/O To Balcony, Open Concept, Laminate
Living Room	Flat	—	Combined w/Dining
Dining Room	Flat	—	Combined w/Kitchen, Open Concept, Laminate
Kitchen	Flat	—	B/I Appliances, Pot Lights
Primary Bedroom	Flat	—	4 Pc Ensuite, W/O To Balcony, B/I Closet
Bedroom 2	Flat	—	Glass Doors, Closet, Laminate

ROOM	LEVEL	DIMENSIONS	FEATURES
Den	Flat	—	Open Concept, LED Lighting, Laminate
—	—	—	—
—	—	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

AVENUE GROUP REALTY INC.

Email: pshaganenko@gmail.com

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