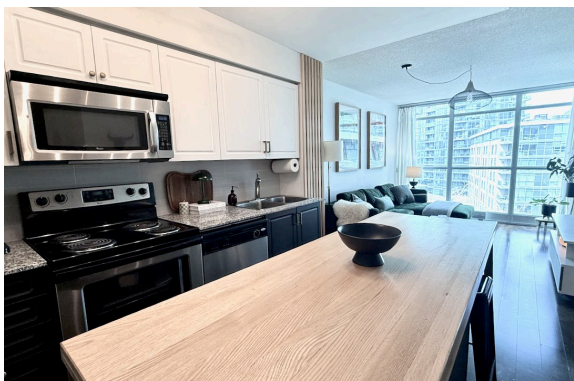


656-209 FORT YORK BLVD



QUICK FACTS

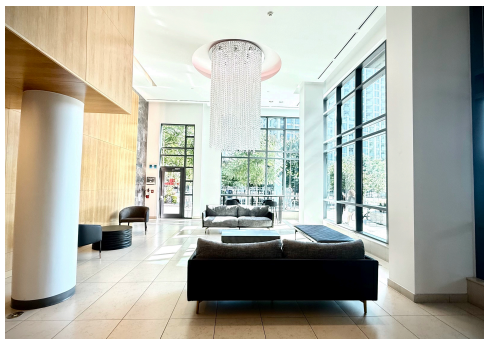
- Modern one + den bedroom one bath
- Steps to the waterfront
- W/O to a balcony south-west exposure
- Building and area amenities
- Parking & locker

Visit: www.209fortyork.com



5 Coolest things about this condo

1. Steps to the waterfront
2. Stylish features
3. Bath vanity & sink
4. Feature wall with wood fluting
5. Extended kitchen island



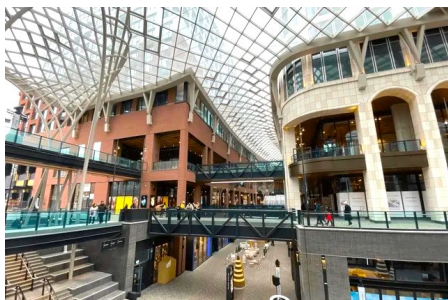
1 bedroom + den, 1 bathroom suite in the Fort York neighbourhood

This **one bedroom + den, one-bathroom**, south west-facing suite is a opportunity to live by the waterfront and Exhibition grounds. With a walk-out to an entertaining balcony, this relaxing layout is perfect for a young couple or professional. Open-concept living area is accented with engineered flooring throughout. Artistic design features an extended kitchen island with tabletop seating, a custom den feature wall, and a living room accent wall with elegant wood fluting. Additional upgrades and features include a designer vanity with upgraded sink and fixtures, board and batten detailing, stainless steel appliances, stone countertops, and a tile backsplash – all coming together perfectly. Parking & locker included.

Inclusions:

Stainless steel fridge, stainless steel stove, stainless steel dishwasher, washer and dryer, all electric light fixtures, all window coverings. The building features many amenities including: indoor pool, gym, rooftop terrace, party room & 24hr security. Extras include: ensuite laundry, owned parking and storage locker.

Fort York District offers an exciting atmosphere with a dynamic mix of sporting events, restaurants, retail, and urban living in the heart of the city. This suite provides exceptional access to parks, the lakefront, entertainment venues, highways, transit, and grocery stores – everything city living has to offer.

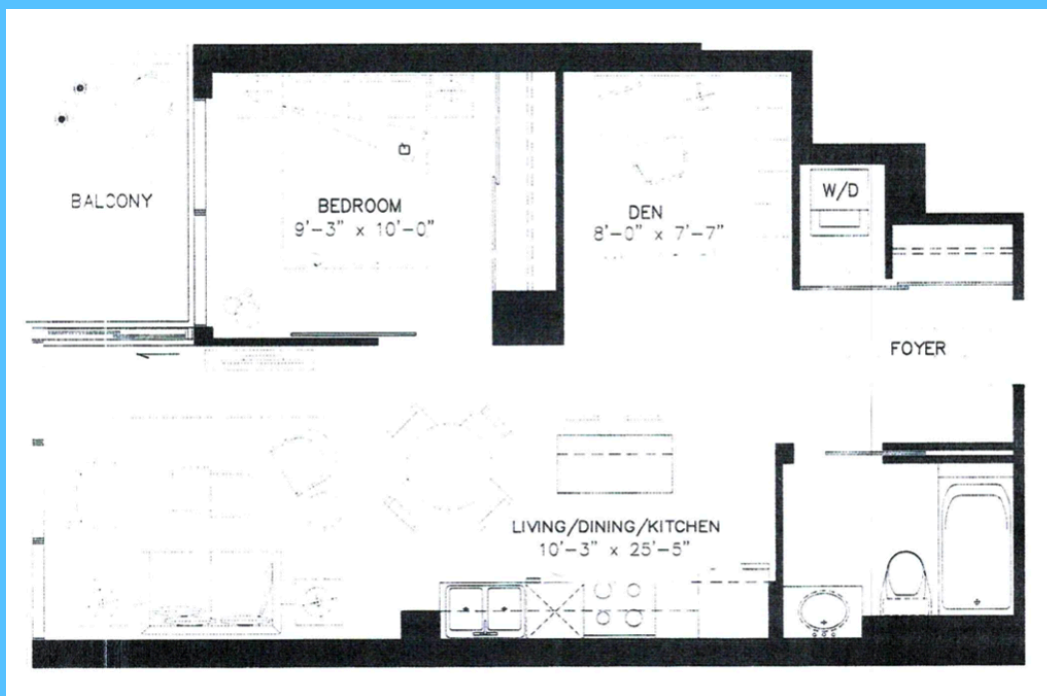


The Neighbour Vibe

Fort York

8.6 walk score	Schools 9.0 The Waterfront School Niagara Street Jr. Parkdale Collegiate ÉÉ Pierre-Elliott-Trudeau Mary Mother of God Discovering Minds Montesorri	8.5 public transit	8.5 safety	8.2 parks
		8.0 convenience	9.0 restaurants	9.0 high schools

Floorplan



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