

8 CHARLOTTE ST. | SUITE 216

TORONTO, ONTARIO



8 CHARLOTTE ST. SUITE 216 | TORONTO, ONTARIO

Super sexy, sleek and stylish is what you'll find in this gorgeous 1 bedroom + den suite at luxurious Charlie Condos! Rarely available Ramie floor plan with a fantastic layout of 716 sq ft along with a large outdoor terrace perfect for entertaining.

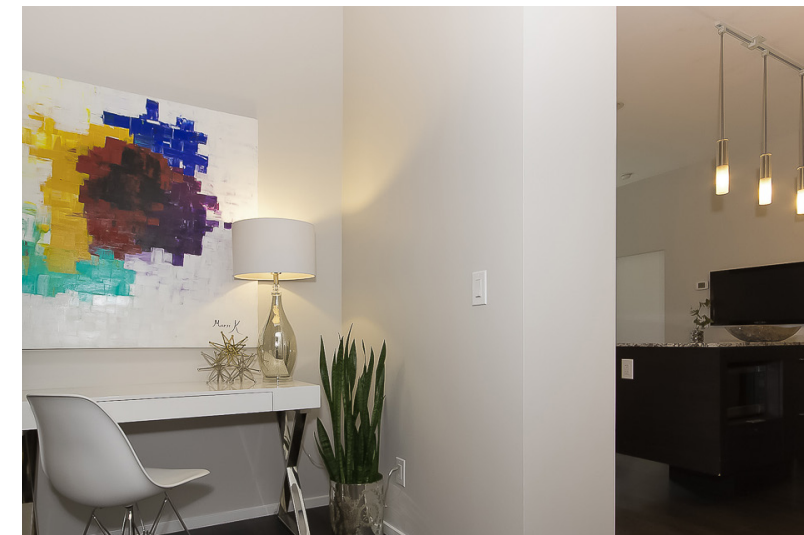
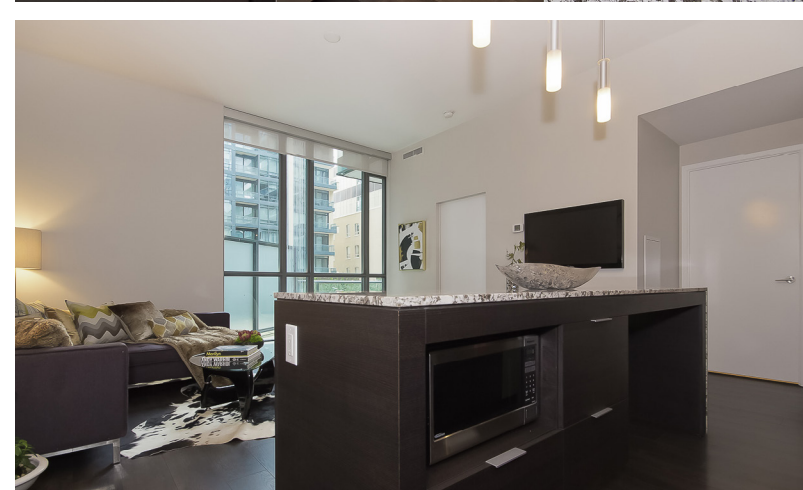
This architecturally stunning building is built by reputable Great Gulf Homes and designed by Diamond + Schmitt Architects. Contemporary clear glass stretches along the tower's aluminum frame, while heritage brick, reminiscent of historic neighbourhood emporiums, secure the foundation. Elegant and evocative. Classic and contemporary. Drenched in designer details inside and out. More than just steel and stone - Charlie sets the stage for fashionable living in the city.

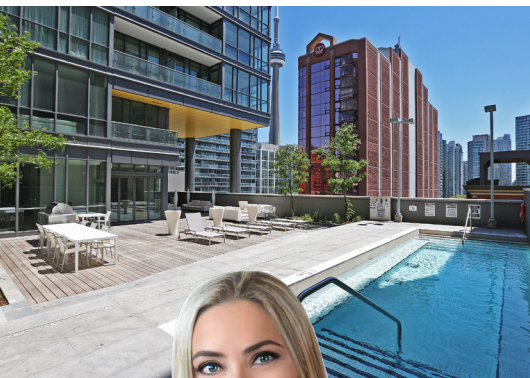
FEATURES:

- 1 bedroom + den suite with 716 sq ft interior and large patio terrace.
- Modern kitchen with ample cabinetry, beautiful tile backsplash, stainless steel fridge, stove, hood-vent, dishwasher, large center island with full size microwave, gorgeous waterfall granite and integrated seating.
- 9 ft ceilings and floor to ceiling windows for an abundance of natural light.
- Engineered laminate wide plank flooring throughout.
- Freshly painted throughout.
- Luxurious bathrooms with upgraded tile, soaker tub with glass shower enclosure and upgrade fixtures.
- Master bedroom with large double closet & walk-out to the patio.
- Spacious den is a separate room and perfect for a home office.
- Front loading en-suite washer & dryer.
- Ample free visitors parking in the building.
- Amazing building amenities include: 24/hr concierge, gym, piano room, lounge, roof top lounge and outdoor pool, yoga room and more!
- All appliances, window roller blinds and light fixtures included in purchase.
- Low maintenance fee of \$401.91 includes water, heat, parking, locker, common elements, building insurance. Hydro separately metered.

Property taxes: \$2586.78/2016

One of the most happening neighbourhoods in the city, with a near perfect walkscore of 99! Have the best of King West at your door step in a destination that never sleeps. Front and centre to the Entertainment, Theatre and Financial districts, you're just minutes from Rogers Centre, the Air Canada Centre and Harbourfront. Check out the nightlife. Hit the streets and discover an exciting array of stylish restaurants, lounges, bars and clubs. For those who like to shop - no matter what direction you turn - you're surrounded by some of the trendiest fashion in the city.





For additional pictures & property info please visit:
www.8CharlotteStreet216.com

Tanya Crepulja
Sales Representative

Keller Williams Realty Solutions, Brokerage
101-1270 Central Pkwy West, Mississauga, ON L5C 4P4

(647) 293-3785 - Direct
(905) 949-8866 - Office

TC the **TANYA CREPULJA TEAM**
keeping it **REAL**

TCteam.ca

kw
KELLERWILLIAMS.

MCNE
MASTER CERTIFIED NEGOTIATION EXPERT

All information contained herein has been supplied by the Seller to the best of his knowledge. It is not warranted or guaranteed by Keller Williams Realty Solutions Ltd., Brokerage. All measurements are approximate.