



**211 St Patrick St 107**  
**Toronto** Ontario M5T 2Y9  
Toronto C01 Kensington-Chinatown Toronto  
**SPIS:** N      **Taxes:** \$3,112/2024      **DOM:** 11

Condo Apt      Apartment      **Rms:** 5  
**Corp#:** MTCC / 574      **#Shares%:**      **Bedrooms:** 2  
**Unit#:** 17      **Locker#:**      **Washrooms:** 2  
                         **Locker Lev Unit:** 1x3xMain, 1x3xMain  
                         **Locker Unit#:**      **Level:** 1

**Zoning:**  
**Prop Mgmt:** Prudential Property Management Ltd  
**Dir/Cross St:** University/Dundas  
**Directions:** University/Dundas

**MLS#:** C12246751      **Possession Remarks:** TBA  
**Status Cert:** N      **Bldg Name:**      **PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Electric <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> Owner <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> Owned <b>Maint:</b> \$897.54 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Taxes Incl:</b> <b>Retirement:</b> <b>Heat Incl:</b> Y <b>Water Incl:</b> Y <b>Cable TV Incl:</b> Y <b>Hydro Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>CAC Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Gym, Indoor Pool, Media Room, Squash/Racquet Court <b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Family Room, Fenced Yard, Fireplace/Stove, Hospital, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	16.4	x 19.69	Double Closet	Tile Floor	Pot Lights
2	Br	Main	36.48	x 32.81	Double Closet	Overlook Patio	Hardwood Floor
3	Kitchen	Main	47.9	x 31.17	Pot Lights	Stone Counter	Overlook Patio
4	Living	Main	59.06	x 57.41	Fireplace	W/O To Patio	Hardwood Floor
5	Dining	Main	62.3	x 48.43	W/O To Patio	Hardwood Floor	Pot Lights
6	Prim Bdrm	Main	47.24	x 33.56	Double Closet	Ensuite Bath	Pot Lights

**Client Remks:**  
Discover the best of city living with the comfort of a home in this beautifully updated 1060+ sq ft corner suite, right in the heart of downtown. Just minutes from U of T, TMU, the Eaton Centre, and the vibrant cultural scene. With 2 bedrooms, 2 bathrooms, and an inviting electric fireplace, this space feels more like a house than a condo especially with the rare 700+ sq ft wraparound patio that's perfect for outdoor dining, lounging, or entertaining. The kitchen is a standout, featuring stone countertops, a stylish backsplash, and a great view of the patio, so you're always connected to the outdoors. Enjoy all the perks of condo living with resort-style amenities like a saltwater pool, squash court, 24-hour concierge, and all utilities included. A rare blend of space, style, and location.

**Extras:**  
**Listing Contracted With:** THE AGENCY 416-847-5288