

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to unit 420 at 156 Portland Street!

Located in the heart of Queen West known as The Fashion District, just minutes from the CN tower, Rogers Center, the Waterfront and, of course, all of the culture and convenience that Downtown Toronto has to offer, this condo with deeded parking and storage locker is ideally located in a modern boutique building of 95 suites.

Boasting 9-foot ceilings, engineered hardwood flooring, an upscale 4-piece main bath, and a custom kitchen with built in appliances and a convenient eat in bar/peninsula, this 1-bedroom, 1.5 bath unit provides the perfect blend of form and function.

The extra large walk out balcony provides stunning city views and allows for an outdoor barbecue to be added.

Adding to the convenience, the street level retail floor of the building is also home to Loblaws, Joe Fresh and Winners.

With it's convenient and vibrant location, upscale finishes and modern floorplan, 420-156 Portland Street could be the ideal place to call your next home.

Property Details

ADDRESS: 420 - 156 Portland St, Toronto, M5V0G1

TYPE: Single family residential condominium

LEGAL DESCRIPTION: See schedule B

SQ. FT:	760 (MPAC)
BEDROOMS:	1
BATHS:	2 - 2 piece guest, 4 piece main.
LAUNDRY:	In suite.
AGE:	11 Years (2011)
ELECTRICAL:	100 Amp breakers.
ROOF:	Flat.
FOUNDATION:	Block.
FLOORS:	Eng. Hardwood, ceramic.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Concrete, Glass.
INTERIOR:	Drywall.
PARKING:	Spot 58 (deeded).
ZONING:	RA – Residential (MPAC).
TAXES:	\$3134.39 (2022).
CONDO FEES:	\$669.35/mo.
MANAGEMENT CO:	Icon Property Management -TSCC 2197
STORAGE UNIT:	Locker 72 (deeded).
PET FRIENDLY:	Restricted

ROLL #:	190406261003432
PIN #:	761970033
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
FIREPLACE:	None.
COOLING:	Central air conditioning.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at www.gogordons.com
AMENITIES:	BBQ permitted, concierge, security guard, gym, party room, rooftop deck,
CONDO FEE INCLUDES:	Heat, water, building insurance, parking, A/C, common elements.
CHATELS INCLUDED:	Fridge, stove, dishwasher, microwave, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	20000
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour