

# 138 Princess St. Suite 515

## WHAT WE LOVE ABOUT OUR HOME

- Amazing location. Right on King. Convenient street car stop right outside. A quick minute drive down Sherbourne to the Gardiner and the same for the DVP. There is no other location this convenient in our opinion. Perfect for those who need to commute.
- Perfectly sits in-between The Distillery and The St. Lawrence Market. We get to enjoy these established landmarks daily, yet our favourite times have always been on the weekends when these areas are buzzing. Perfect for a walk, to shop or enjoy the amazing restaurants.
- We have excellent coffee shops in our neighbourhood. We get to enjoy Rooster Coffee, NEO and The Black Canary Espresso Bar. Just some of our favourites for excellent coffee and treats.
- We have wonderful neighbours whom are always helpful, friendly and warm to one another. It has been a pleasure getting to know this wonderful group of people over the years.
- The size and layout of our condo is excellent for entertaining.
- Direct fibre internet. Located right in your unit, you have access to the highest speed in the City. Huge plus if you are working from home or enjoying Netflix.
- direct hookup for a BBQ on the balcony. BBQ all year round!

Scan code below to view full listing details, virtual tour, neighbourhood stats, and professional photography.



## UPGRADES

- Updated white subway tile in the guest powder room
- Restoration Hardware lighting in both bathrooms
- Chandelier placed above dining area
- Custom flooring on the balcony
- Custom Walk-In Closet
- Dual bike rack in parking spot

## INCLUSIONS

- Restoration Hardware Installed lighting
- Chandelier and all light fixtures
- IKEA Wardrobe
- Major Appliances in Kitchen
- Washer/Dryer Combo
- Custom Flooring on the Balcony
- Artwork Negotiable

## EXCLUSIONS

- BBQ
- 75" Samsung TV

## RENTAL ITEMS

- Hot Water Pump



**SCHOOLS**  
5 public & 5 Catholic schools serve this home. Of these, 7 have catchments. There are 2 private schools nearby.

**PARKS & REC**  
3 playgrounds, 2 ball diamonds and 8 other facilities are within a 20 min walk of this home.

**TRANSIT**  
Street transit stop less than a 2 min walk away. Rail transit stop less than 1 km away.

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