



11 CHARLOTTE STREET, SUITE 1707



JOHNSTON & DANIEL  
A DIVISION OF ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE



Welcome to Suite 1707 at King Charlotte Condos, a spectacular 3 bedroom 2 bathroom corner suite that boasts a number of features, including:

- The largest floor plan in the building at 962sq ft of interior space plus a 259sq ft balcony for a total of over 1220sq ft;
- Bright open concept layout with stunning floor-to-ceiling windows and dramatic south and east cityline views;
- Walk-out to the exceptional balcony with gas line for a bbq;
- European-styled modern kitchen with stone counters, glass backsplash, kitchen island with undermount sink & stainless steel appliances including gas stove;
- Three generous sized bedrooms including master retreat with walk-in closet & 5-piece ensuite;
- Flexibility to open up the 3rd bedroom to create an even more spacious living room space;
- High exposed concrete ceilings;
- Lots of closet space throughout;
- Superb building amenities including rooftop infinity pool, rooftop lounge & 24 hour concierge;
- Located right at Spadina & King, steps to restaurants, shopping, TO culture & transit;
- Includes prime parking spot as well as a locker;
- WalkScore = a perfect 100.



With a full 3 bedrooms in the downtown core, Suite 1707 offers a rare opportunity for families of up to 4 to live in modern style and enjoy the conveniences of condo living in one of the city's best new buildings for less than \$1M. Like other "07" series suites, 1707 also provides the opportunity to convert to 2 bedrooms and make the living room even larger. The practicality of 3 bedrooms or an even more spectacular living space? That's up to the next owner to decide.







**OFFERED AT:**  
\$929,000.00  
**STYLE:**  
Condo Apt  
**BEDROOMS:**  
3  
**WASHROOMS:**  
1x5, 1x4  
**PARKING:**  
|  
**LOCKER:**  
|  
**TAXES:**  
\$3387.05 (2017)



**MAINTENANCE:**  
\$793.02/month  
Included: Water, Building Insurance, Reserve Fund, Common Amenities, Parking  
**INCLUSIONS:**  
Fridge, Oven, Gas Stove, Dishwasher, Washer, Dryer, All Electric Light Fixtures (Except Excl), Window Blinds, Closet Organizers, Nest Thermostat  
**EXCLUSIONS:**  
Dining Room Light

# FLOOR PLANS



**MYLES SLOCOMBE**

Sales Representative



**JOHNSTON & DANIEL**

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\*Not intended to solicit buyers or sellers currently under contract with another brokerage. \*\*Prospective Purchasers should satisfy themselves regarding the accuracy of the information contained in this feature. sheet.

