

Suite 22C
86 Gerrard St.
Toronto





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WELCOME TO
Suite 22C
86 Gerrard St.
Toronto

A MODERN MARVEL IN TORONTO'S VIBRANT CORE

The boutique-style Gerrard Place introduces a low-density, chic living experience, highlighted by a serene garden and your private retreat. This one-bedroom multi-level suite is just steps from the Toronto Metropolitan University and Yonge-Dundas Square.

Step inside to discover an open living area with a real wood-burning fireplace—a focal point for warmth and relaxation. The sun-soaked balcony frames a South West view from the CN Tower to lush parks, creating a breathtaking backdrop. Ascend to the upper level, where the primary bedroom becomes a sanctuary, boasting floor-to-ceiling windows and a stunning city skyline view.

Ready to experience the extraordinary? Visit **86Gerrard.com** to watch the home tour video and embrace life at the heart of it all. Welcome home.









PARTICULARS of this property

Possession Date | Immediate / TBA

Taxes | \$2,605.13(2023)

Maintenance Fee | \$1,013.57*

Sq. Footage | 725 sq ft

Year Built | 1981

Bedrooms | 1

Washrooms | 1

Parking | One (B-32)

Maintenance Fee Includes:

Water

Building Insurance

Common Element

Parking

Building Amenities:

Party / Meeting Room

Garden

Security System

Visitor Parking

*Special assessment of \$305.25 per month in 2024 for window replacement project. Contact Listing Agent for details.



SOPHIA
SONG
416.356.9215



NICK
XU
647.502.9215



DIMITRI
KARAGIANNIS
289.500.1109

Scan QR code to
see video home
tour and more!



Suite 22C features

Living & Dining Room

Floor to Ceiling Windows
Walk-out to balcony
Open Concept
Fire Place

Kitchen

Quartz Countertops
Custom Back Splash

Primary Bedroom

Floor to Ceiling Windows
Large closets

Bathroom

Renovated 4 piece

Extras:

Refrigerator
Stove
Microwave
B/I Dishwasher
Washer & Dryer
All Light Fixtures
All Window Coverings

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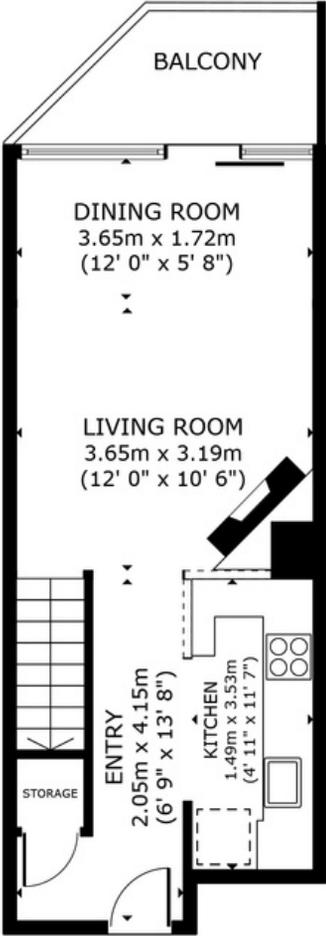
Brokerage, Independently Owned and Operated

RAISING THE BAR

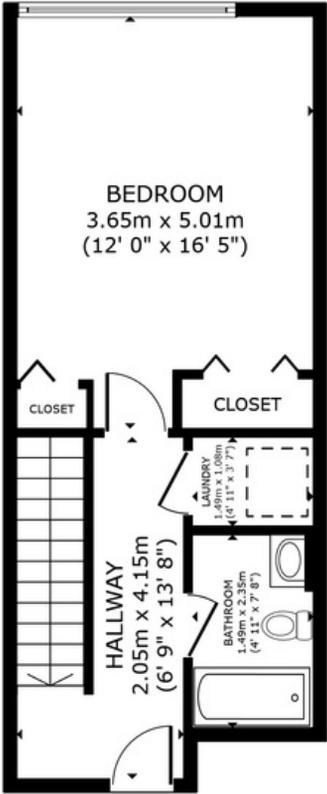




Floor Plans



FLOOR 1



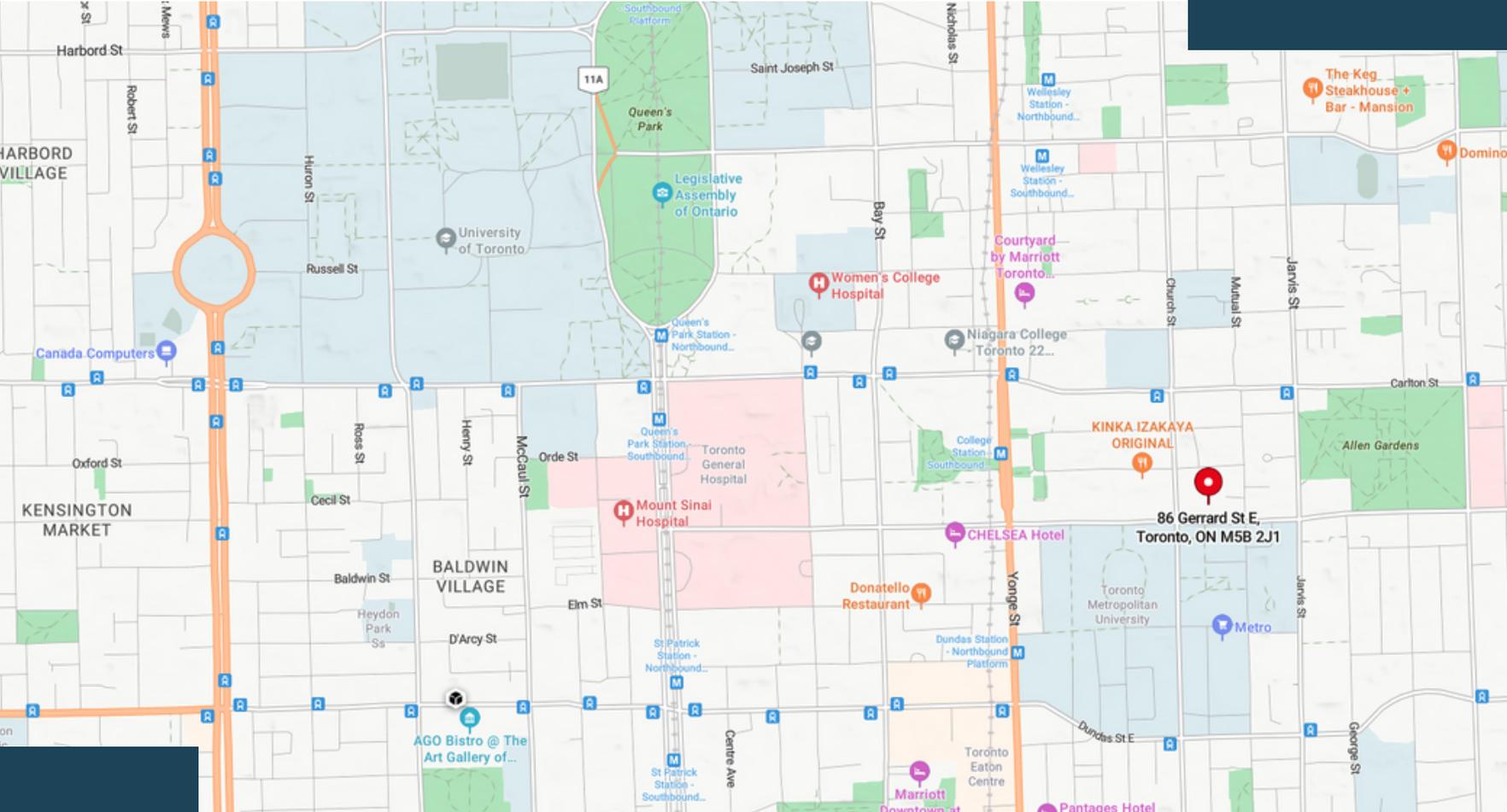
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Community Map





86Gerrard.com

