



32 TrolleyCrescent, Suite 501

The One You've Been Waiting For

THE MANTLE GROUP

Sotheby's
INTERNATIONAL REALTY

| Canada









PROPERTY DESCRIPTION

The one you've been waiting for! The perfect 1 bedroom + den soft loft layout with clear east views to ensure your privacy. Enjoy soaring 9' exposed concrete ceilings complimented by floor-to-ceiling windows and convenient sliding doors to separate your living and bedroom spaces if you'd like. Wake up to the sunrise in your spacious primary bedroom highlighted by clear and private east views & a sliding door closet. The bonus den space would make a fantastic home office or the perfect place to put your Peloton. An entertainers kitchen provides you with the ideal space for getting together with friends and family. No small size appliances here! Full size stainless appliances give you ample room for storage and the ideal place to cook.

Take advantage of one of the best outdoor pools in the city! No need for a gym membership as there is a fantastic fitness centre just a few floors down that has all the gym equipment that you need. Lots of outdoor space on the roof top terrace complete with BBQs for your use. An expansive party room is the perfect spot to host large groups. The building features 24 hours concierge to easily collect all your online orders.

One of the best features of River City is the proximity to the Don River and the boundless green spaces. Residents can enjoy an easy trip to Corktown Common to the south, Riverdale Farm to the north, and best of all the Lower Don River Trail, all of which are within walking distance. A dogs paradise with amazing dog parks & walking trails right at your doors step. Truly an ideal location right in the middle of Toronto's trendiest East end neighbourhoods.

The River City complex is recognized as being Toronto's first LEED Gold Carbon Neutral residential development. Designed with a philosophy of reducing environmental impact and creating a healthy living environment, the River City project allows residents to feel good about their carbon footprint.

PERTINENT PROPERTY DETAILS

Details

Bedrooms: 1+1

Bathrooms: 1

Square Footage: 610

Parking: Available For Rent \$250/month

Maintenance Fee: \$455.75/month

Property Taxes: \$2,248.53 (2021)

Possession Date: July 29, 2021

Features

- Laminate Flooring Throughout
- 9' Foot Exposed Concrete Ceilings
- Spacious Kitchen w/Full Size Stainless Appliances
- Ensuite Laundry
- Expansive East Facing Private Balcony
- Easy Sliding Doors to Separate or Open Living & Bedroom Spaces
- Bonus Den
- Plenty of Space to Work From Home & Have Your Peloton
- Located on a Low Floor
- State-of-the-art Building Amenities Including Outdoor Pool
- Walking Distance to The East Ends Trendiest Neighbourhoods
- Nearby to Dog Parks & Walking Trails

INCLUSIONS & EXCLUSIONS

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer Combo, All Electrical Light Fixtures, All Window Coverings.

Exclusions: None.



PROPERTY INFORMATION

Front Entry

- Laminate Flooring
- Pot Lights
- Closet
- Laundry

Kitchen

- Laminate Flooring
- Track Lighting
- Modern Gold Sputnik Chandelier
- Corian Counter
- Glass Backsplash
- High Gloss White Cabinetry
- Frigidaire Stainless Steel Refrigerator
- Frigidaire Stainless Stove
- Frigidaire Stainless Microwave & Hood Fan
- Frigidaire Stainless Dishwasher
- Stainless Undermount Sink

Dining & Living Room

- Laminate Flooring
- Exposed Ducting
- Walk-Out to Balcony
- Clear & Private East Views

Primary Bedroom

- Laminate Flooring
- Double Sliding Door Closet
- Clear & Private East Views

4-Piece Bathroom

- Tile Flooring
- Pot Lights & Vanity Lighting
- Corian Vanity
- Tiled Backsplash
- Mirrored Sliding Door Medicine Cabinet
- Soaker Tub
- Rain Shower Head w/Handheld

Den

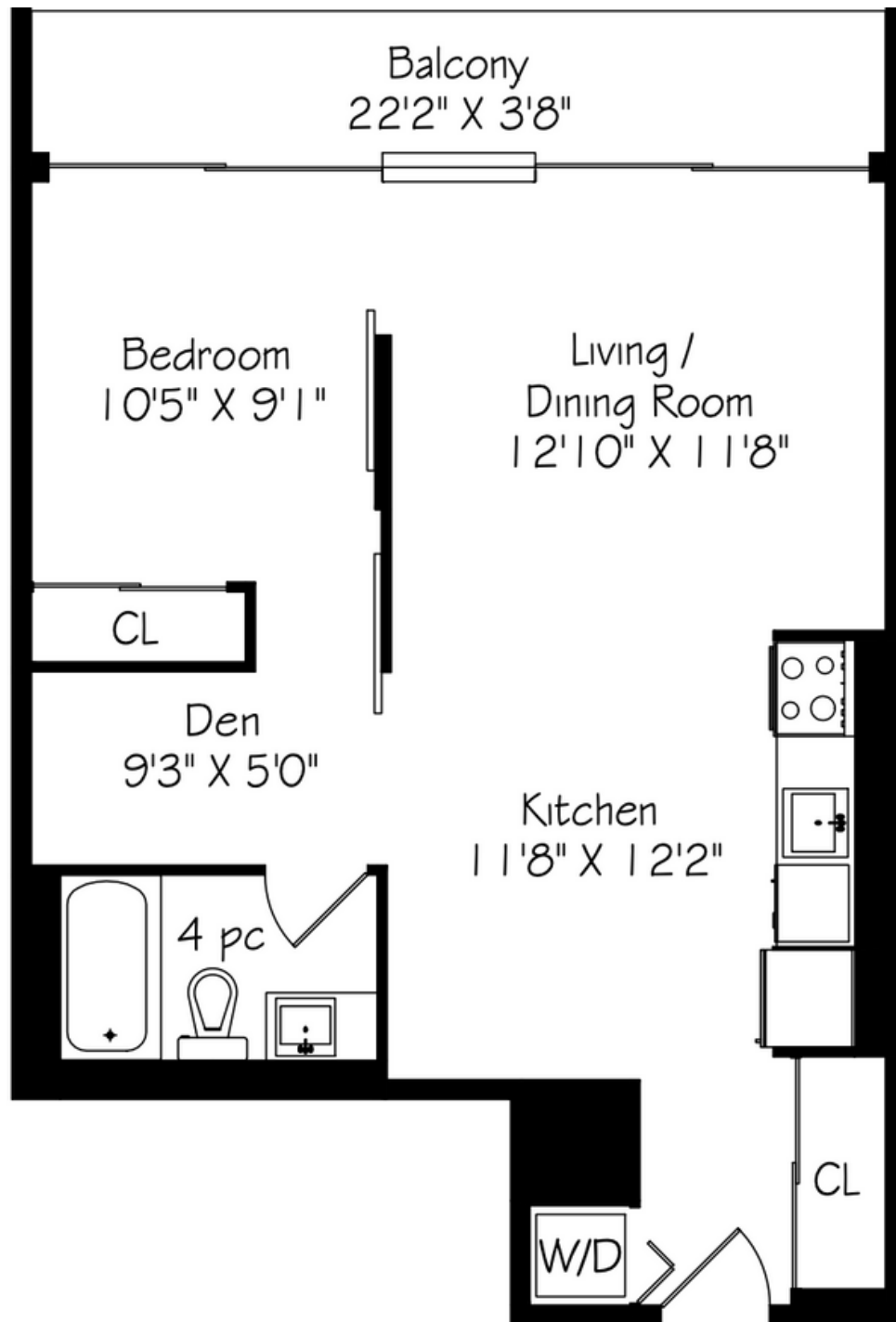
- Laminate Flooring
- Sliding Door to Open or Close The Space







FLOOR PLAN



Suit 501
610 Square Feet

NEIGHBOURHOOD



32 Trolley Cres

Toronto, ON

HOODQ ADDRESS REPORT™

Michela Mantle

905.330.4077

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SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

Dundas Junior Public School

Designated Catchment School
Grades PK to 5
935 Dundas St E

É Éléon Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Other Local Schools

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

Kapapamahchakwew - Wandering Spirit School

Grades PK to 12
16 Phin Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Underpass Park

33 St Lawrence St



Joel Weeks Park

10 Thompson St



Sumach - Shuter Parkette

485 Shuter St



FACILITIES WITHIN A 20 MINUTE WALK

- | | |
|---------------------|--------------------|
| 1 Dog Park | 4 Playgrounds |
| 1 Wading Pool | 1 Sports Field |
| 2 Basketball Courts | 2 Splash Pads |
| 1 Skateboard Park | 1 Trail |
| 2 Picnic Facilities | 1 Community Garden |
| 1 Public Barbecues | |

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 27 minute walk away.



Nearest Rail Transit Stop

Queen Station



Nearest Street Level Transit Stop

King St East At River St



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 1.83km.

St Michael's Hospital

30 Bond St



Fire Station

475 Dundas St E



Police Station

51 Parliament St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station





Michela Mantle

Sales Representative

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