

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

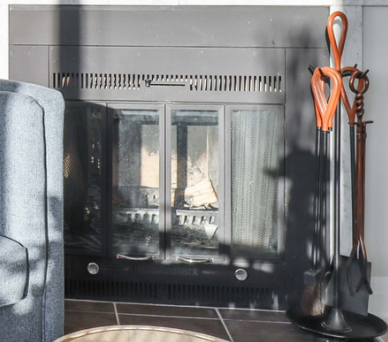
The boutique-style Gerrard Place introduces a low-density, chic living experience, highlighted by a serene garden and your private retreat. This one-bedroom multi-level suite is just steps from the Toronto Metropolitan University and Yonge-Dundas Square.

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

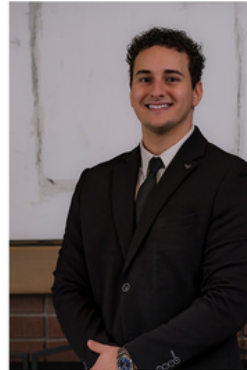
*Special assessment of \$305.25 per month in 2024 for window replacement project. Contact Listing Agent for details.



SOPHIA
SONG
416.356.9215



NICK
XU
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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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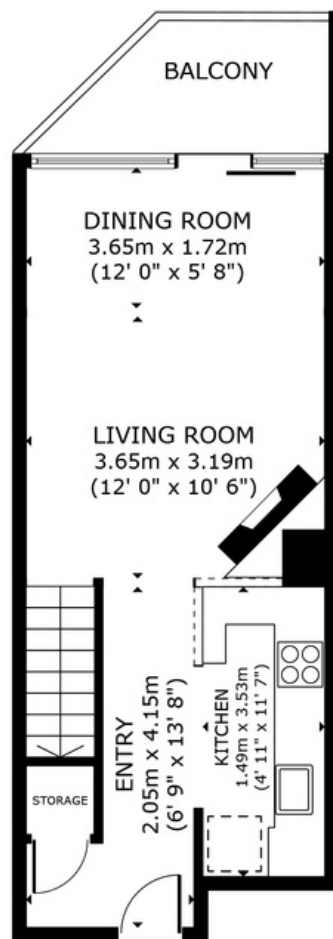
Brokerage, Independently Owned and Operated

RAISING THE BAR

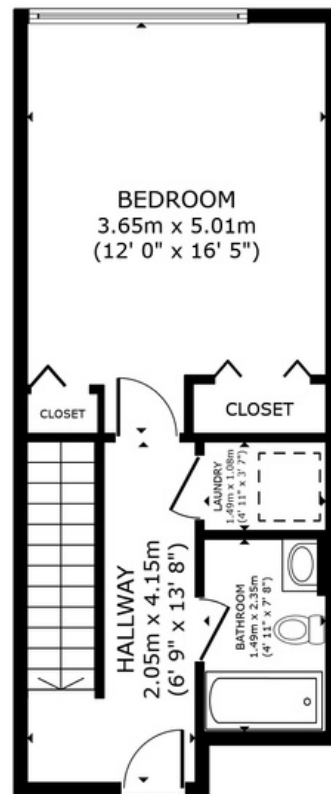




Floor Plans



FLOOR 1



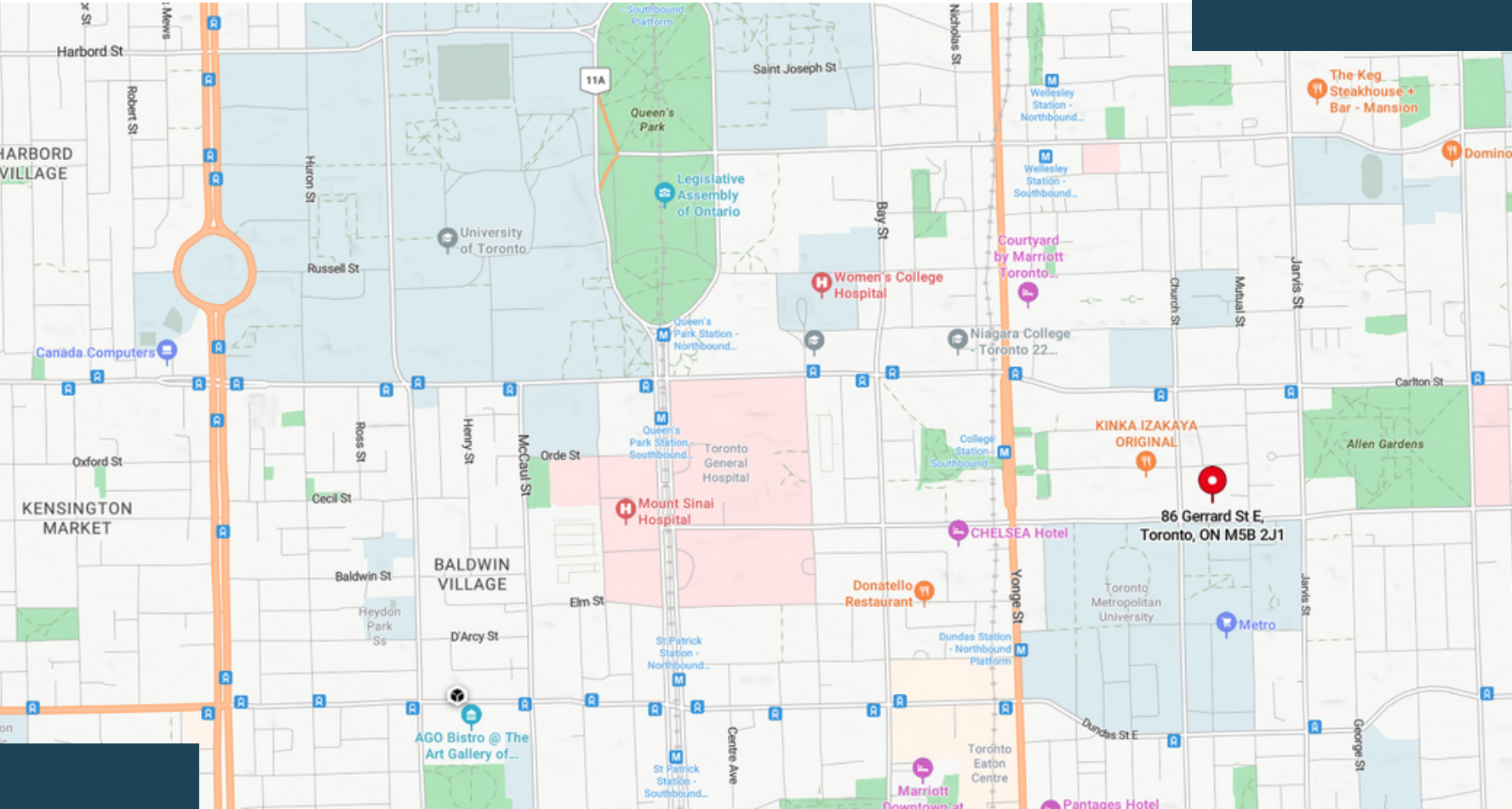
FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Community Map





86Gerrard.com

