

51 Trolley Crescent #623 | Corktown!



Check out the Youtube video at www.LovelyTorontoCondos.com



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Stylish Condo in Award Winning LEED Building!

River City 1 is Toronto's first Leed gold carbon neutral development with impressive amenities and forward thinking design.

Attention **first time buyers/professionals and investors!** A unique opportunity to own a **fabulous 1 bedroom condo** in this **prime historic Corktown neighbourhood!** Super quiet complex located off King Street East.

Walk to every amenity you could ask for including **Corktown Common 18 acre park, excellent shopping, restaurants, transit and happening nightlife!**

Suite Features Include

- **9' concrete ceilings** throughout
- **Deluxe kitchen with granite counters and stainless steel appliances**
- **Private balcony with unobstructed north facing city views**

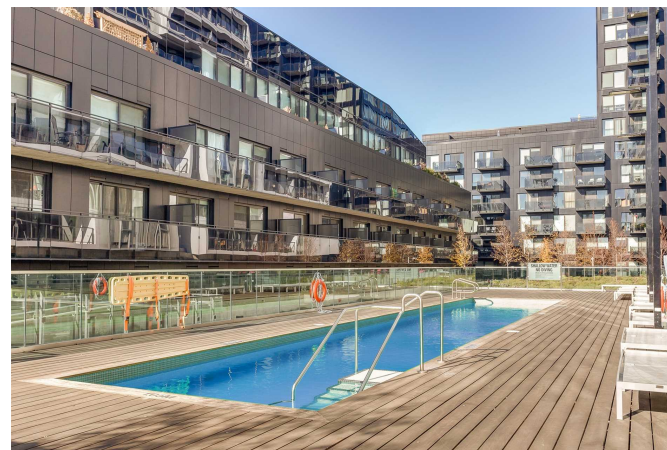
Highly desirable building for buyers! **Extremely well run with first class building amenities including - an outdoor pool, concierge and fantastic rooftop deck/garden.**

Low maintenance fees allow for easy budgeting and **turnkey living.** An incredible combination of price, space and location!

The world is your oyster to discover something new every weekend being surrounded by some of the best "hood"s the city has to offer - **Riverside, Leslieville, Distillery District and downtown core.** Easy access to the **Gardiner and DVP!**

Take a Peek Inside

- Greet all your guests in the gracious **front foyer** with a **double coat closet.** A **long hallway** nicely separates the main rooms from the entrance way.
- To the right of the foyer is the **ensuite laundry area** with dual washer/dryer.
- **Beautiful dark engineered hardwood floors and 9 foot ceiling height** throughout.
- **Sun-filled open concept living/dining room** has **sliding glass doors that walk-out to the covered balcony.**
- Entertain and enjoy the **forever unobstructed north facing city views.**
- **Sleek kitchen with granite countertops, stainless steel appliances,** track lighting and ample cupboard space.
- Relax in the **large master which offers frosted glass sliding doors to close off the space, and a large closet.**
- **Luxurious 4 piece bathroom** features a deep soaker tub with subway tile surround, custom vanity and tiled floors.



The Building ~ River City 1

16 storey building located on Lower River Street just south of King Street East, the first phase in a new residential development in **Toronto's West Don Lands and the historic Corktown.**

Conveniently located on both King and Queen streetcar lines connecting to both downtown and line 2. Short walking distance to West Don Lands, bike trails and Distillery District! **Adjacent to the recently approved East Harbour GO station, to be constructed over the next few years.**

5 star building amenities include: Concierge, gym, media room, meeting room, party room, hotel style outdoor swimming pool, visitor lounge and visitor parking.

Bedrooms: 1
Baths: 1 x 4 Piece
Square Footage: 550 sq ft
Possession: 30-60 Days
Inclusions: Stainless steel: Fridge, stove and dishwasher; 2 in 1 washer/dryer and electric light fixtures.
Exclusions: Window coverings and TV mount.
Approximate Expenses
Maintenance: \$306.02/month
Includes: Water, common elements & building insurance
Taxes: \$1885.83 (2018)
Pet friendly building with a restriction on size and number of pets
Upgrades: Freshly painted in September 2019



51 Trolley Crescent offers **convenient access to Toronto's business & entertainment districts** popular with young professionals! **With a WalkScore of 93/100,** the world is your oyster to discover on foot!

This **upscale Corktown neighbourhood** has a flourishing, classy nightlife with hip restaurants, galleries, bars & lounges in the **Distillery District, King & Queen Street.**

Situated around the corner from one of Toronto's most popular landmarks The St. Lawrence Market! Home to over 200 food vendors, frequented by tourists and locals alike. The market was founded in 1803 and was recently ranked by National Geographic as one of the best food markets in the world.

Lots of local shopping available on King, Sherbourne, Parliament & Queen Street East where you will find an eclectic mix of local stores, design and decorating stores that draw shoppers from all over Toronto.

Plenty of parks surround! Corktown Common is a park in the south eastern portion of the West Don Lands neighbourhood. It borders the Don River to the east. It was built on remediated industrial lands to be the centre piece of a new emerging neighbourhood in downtown Toronto. It also provides a barrier to flooding from the Don River.

The Sackville playground located along King Street East has a tot park, basketball court & a wading pool. **The St. Lawrence Community Centre on the Esplanade** includes squash courts, a swimming pool, gymnasium, piano room, weight room & games room.

Go Green! Walkscore.com rates it a **93/100** for ease of public transportation. **World-class transit at your door!** The **Queen and King streetcars** connect to stations on the **Yonge-University-Spadina subway line,** while the Parliament streetcar connects passengers to the Castle Frank station on the Bloor-Danforth subway line.

Motorists are only a few minutes from the Adelaide Street on-ramp to the Don Valley Parkway, and an equally short distance to the Gardiner Expressway and Lake Shore Boulevard.



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