

WELCOME TO

— 3205 - 55 Cooper Street —

www.TeamZold.com



Shawn Zigelstein
Broker



TEAM **ZOLD**

Your Home • Your Life • Your Realtors

Working For You!

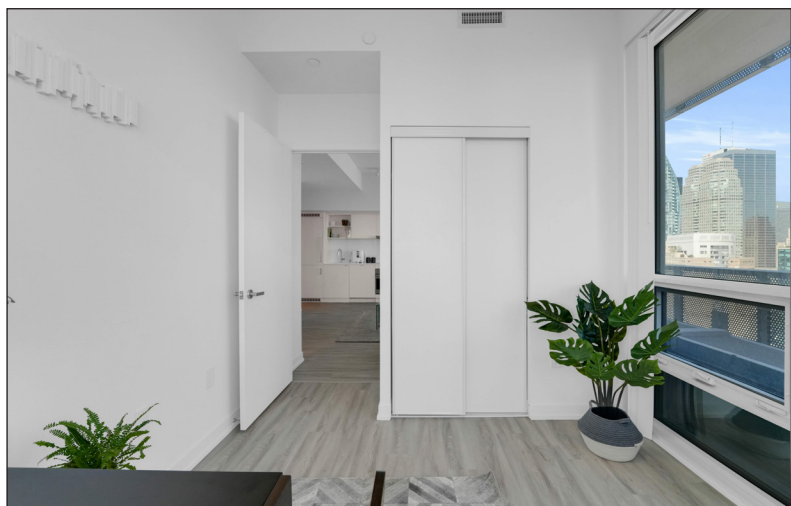
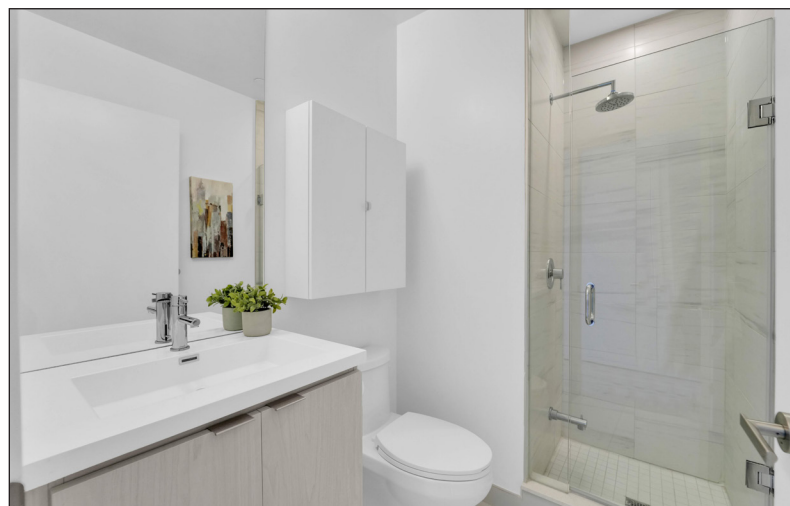
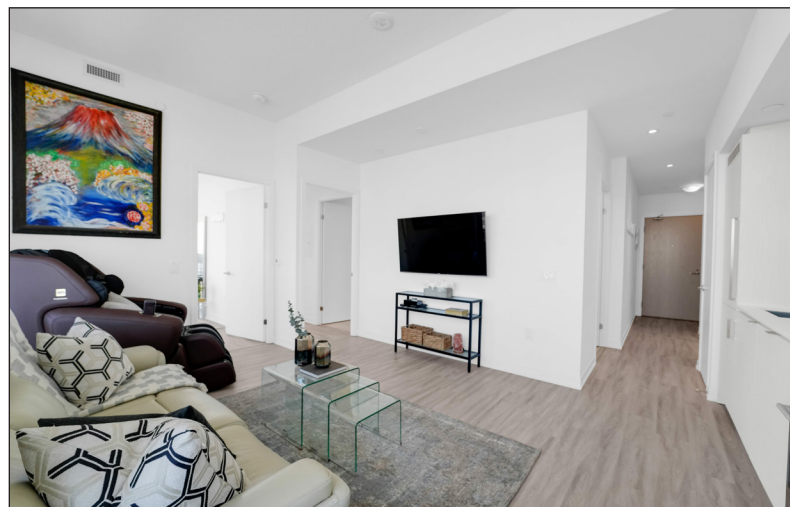
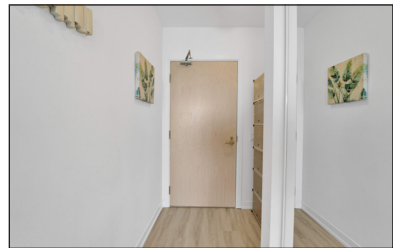
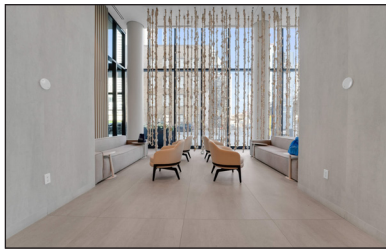
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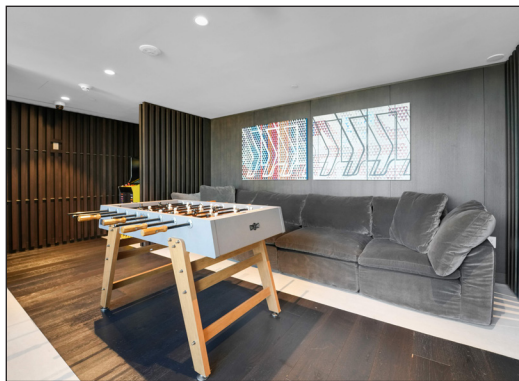
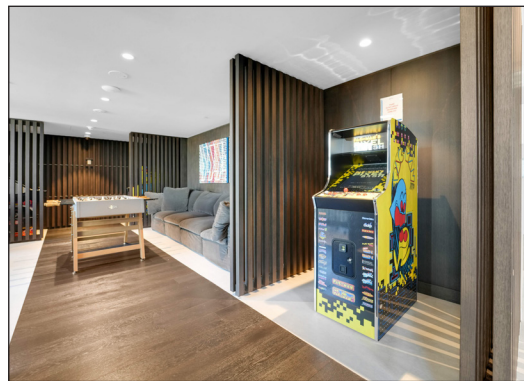
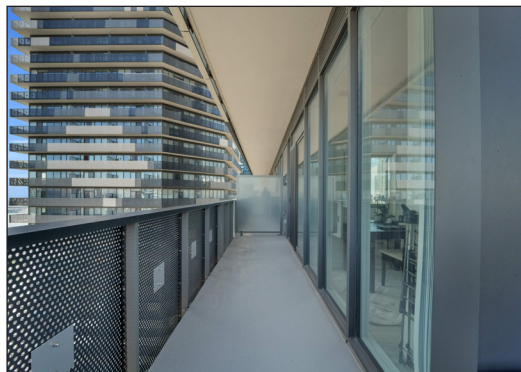
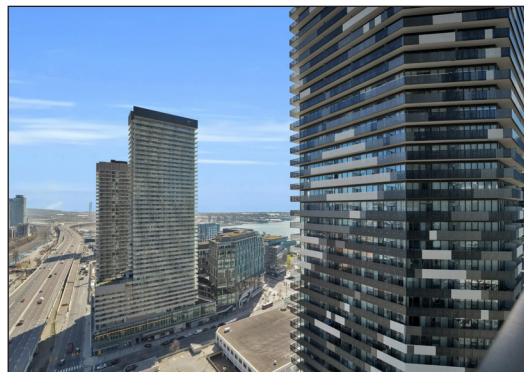
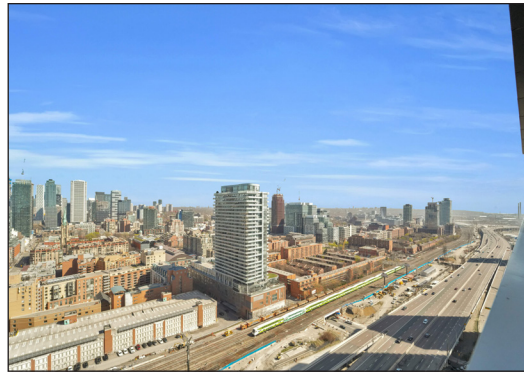


ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
LIFETIME MEMBER

Olivia Yu
Broker







3205 - 55 Cooper Street, Toronto

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

ÉÉ Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Queen Alexandra Middle School

Designated Catchment School
Grades 6 to 8
181 Broadview Ave

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Dundas Junior Public School

Designated Catchment School
Grades PK to 5
935 Dundas St E

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Downtown Alternative School

Grades PK to 6
85 Lower Jarvis St

Inglennook Community School

Grades 10 to 12
19 Sackville St

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Michael Catholic School

Grades PK to 8
50 George St S

ÉEC du Sacré-Coeur-Toronto

Grades PK to 6
98 Essex Street

ÉSC Saint-Frère-André

Grades 7 to 12
330 Lansdowne Ave

St. Michael's Choir School

Grades 3 to 12
67 Bond St

PRIVATE SCHOOLS

The private schools nearest to you are:



Keystone International Secondary School

Grades 9 to 12
23 Toronto St

Voice Integrative School

Grades 1 to 8
50 Gristmill Ln

Liberty Prep School Corktown Campus

Grades PK to 6
162 Parliament St

New Heights Academy

Grades 9 to 12
27 Carlton St

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.



115 Queens Quay E



35 Wellington St



11 Dockside Dr



11 Dockside Dr



35 Wellington St

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Dog Park
2 Basketball Courts
1 Ball Diamond
2 Splash Pads
2 Beaches

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 8 minute walk away.

Nearest Rail Transit Stop

Union Station



8 mins

Nearest Street Level Transit Stop

Lower Jarvis St At Lake Shore Blvd East



3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 1.12km.

St Michael's Hospital

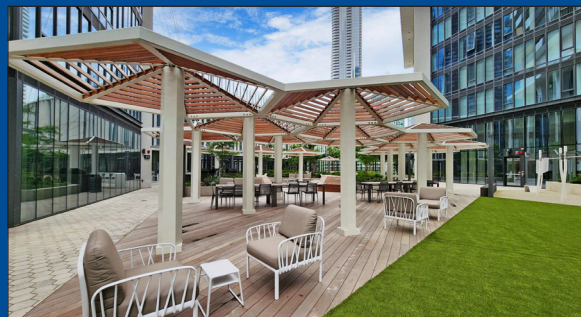
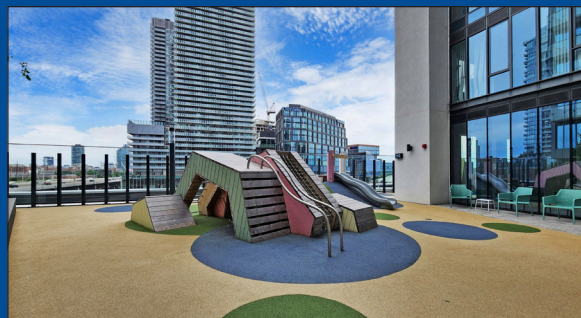
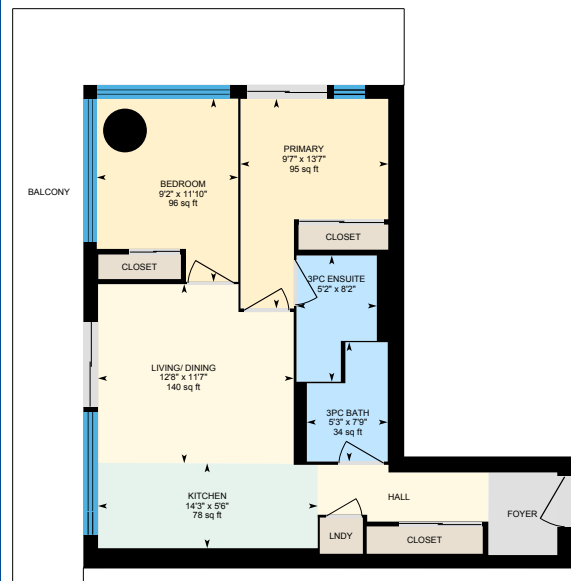
30 Bond St

Fire Station

207 Front St E

Police Station

51 Parliament St



Welcome To This Stunning 2-Bedroom Corner Unit At Sugar Wharf Condominiums By Menkes

This Northeast-Facing, Light-Filled Suite Offers Breathtaking Panoramic Views Of The City Skyline And Lake Ontario.

Enjoy Seamless Indoor-Outdoor Living With A 313 Sq Ft Wraparound Balcony, Perfect For Morning Coffees, Evening Wind-Downs, Or Entertaining With A View. Thoughtfully Designed With Both Style And Functionality, It Features A Modern Kitchen With Built-In Appliances And A Spacious Open-Concept Layout. The Primary Bedroom Includes A 3-Piece Ensuite And A Large Closet, While The Second Bedroom Can Be Easily Transformed Into A Dedicated Home Office. This Unit Also Includes A Locker And High-Speed Internet. Residents Enjoy Access To Premium Amenities Including A State-Of-The-Art Fitness Centre (Unity Fitness), Indoor Pool, Outdoor Terrace, Meeting Spaces, Games Room, Party Rooms, Theatre Rooms, Music Room, Hammock Lounge, And 24-Hour Concierge. Ideally Located Just Minutes From The Gardiner Expressway, Union Station, The Financial District, Scotiabank Arena, Farm Boy, Loblaws, LCBO, And The Waterfront—With World-Class Dining, Shopping, And Entertainment All Within Easy Reach. Urban Living At Its Finest!

Extras: All Existing Appliances: Fulgor Cooktop, Fulgor Stainless Steel Oven, Falmec Stainless Steel Hood Fan, LG Stainless Steel Microwave, Blomberg Built-In Dishwasher, Blomberg Fridge & Freezer, Electrolux Stacked Washer/Dryer, Wall Mounted Cabinets Above Toilets, All Existing Electrical Light Fixtures, All Existing Window Coverings, Locker.

Excluded: Enagic Water Filtration/Ionizer System In Kitchen, Toto Washlet Toilet Seat In Master Washroom, TV Wall Mount & TV In Living Room, Glass Stand Under Living Room TV, Wall-Mounted Coat Hangers (In Front Foyer And 2nd Bedroom)

Maintenance Fees: \$692.92

Royal LePage Your Community Realty Brokerage does not warrant or guarantee the information in this feature sheet.