

438 King Street West Suite 1501

Particulars:

Bedrooms: Two.

Bathrooms: Two.

Square Footage: 1,215 sqft interiors + 2,578 sqft terrace.

Parking: One parking spot.

Locker: Three owned lockers, , plus one exclusive use locker accessed on terrace.

Property Management: Times Property Management (416) 971-5608.

Property Taxes: \$4,983.73 / 2023.

Maintenance Fees: \$1,404.14 / month.

Maintenance fees include water, heat, hydro, central air conditioning, parking, lockers, common elements.

Amenities: Fitness and aerobics area, steam rooms, billiard room, media room, lounge, and private dining room, private landscaped garden.

Possession: To be confirmed.

Inclusions:

All existing appliances including LG stainless steel fridge, GE stainless steel gas oven, LG stainless steel dishwasher, LG stainless steel microwave, frigidaire stackable washer / dryer. All interior and exterior electric light fixtures (except where excluded). All window coverings and associated hardware. All built-in cabinetry and shelving. All closet organizers. All television wall mounts. Electric fireplace. Outdoor built-in Summit Grill Center Weber barbeque with natural gas line. All planters on terrace. All exterior irrigation systems. All outdoor furniture including exterior wicker sectional set and accompanying cushions and exterior wicker high-top table with four accompanying stools.

Exclusions:

All wall-mounted televisions. Exterior dining room table and chairs. All hanging artwork and decorative mirrors. Ceiling light fixture in foyer.

Subject to change. Please reference Schedule B.

Features:

A renovated luxury suite located in the award-winning “The Hudson” building on King West.

Renovated extensively by the existing owners and offering a unique 2,600 square foot terrace.

A large foyer entry to the unit is outfitted with a double closet and room for a large console entry table .

The floor plan then opens to a spectacular open-concept living space that features floor-to-ceiling windows and dramatic east views over the extraordinary terrace.

Renovated in 2022, a new and completely customized kitchen with two-tone cabinetry and a large center island is the focal point of this spectacular space

Waterfall quartz countertops wrap an oversized island with breakfast bar seating for up to four people.

Unique to condo living, a full dining room is set and equipped with a built-in bar with custom shelving and storage.

The formal living room is centered upon the new electric fireplace insert with a gorgeous quartz slab surround, and offers a walk-out to the outdoor living space that is so unique to this offering.

Beyond the wall of windows is a truly exceptional 2,600 square foot private terrace.

Equipped with a built-in Grill Master station serviced by gas line and customized planters with irrigation system for added privacy, this low maintenance backyard-like outdoor space is one of a kind.

Entertain on a grand scale or enjoy countless summer nights outside with a propane fire pit with friends, this outdoor living space expands your lifestyle by more than 2x your interior space.

The unit's floor plan is split between the principal spaces and two-bedroom retreats on the north of the unit.

The king-sized primary bedroom features floor-to-ceiling windows, customized window coverings, two double closets equipped with organizers and a five piece renovated ensuite.

The ensuite is finished with the same aesthetic as the kitchen and offers a double vanity as well as a separate tub and shower feature.

The secondary bedroom also possesses a large closet, separate access to the outdoor terrace, and is serviced by a nearby three-piece bathroom.

Two zones of heating service the residence.

Maintenance Fees include your Hydro costs.

One parking spot and three owned lockers are included, plus the addition of an exterior locker on the terrace.

The building's central location offers walkability to both the Financial Core, as well as top-rated shops and restaurants along both King and Queen West, easy access to transit and quick connections to major highways via the Gardiner Expressway.

Top-of-the-line building amenities, including a fitness and aerobics area, steam rooms, billiard room, media room, lounge, and private dining room overlooking a beautifully landscaped garden.

Upgrades:

Newly renovated in 2022.

New entry floor tiles in foyer.

LED pot lights installed.

Two-tone cabinetry in kitchen with customized storage.

New stainless steel appliances.

Waterfall quartz countertops in kitchen.

New sink, faucet, hardware, backsplash and flooring.

Custom window coverings in living room.

Quartz slab wall feature and new electric fireplace.

Custom bar in dining room with pot lights, shelving and storage below.

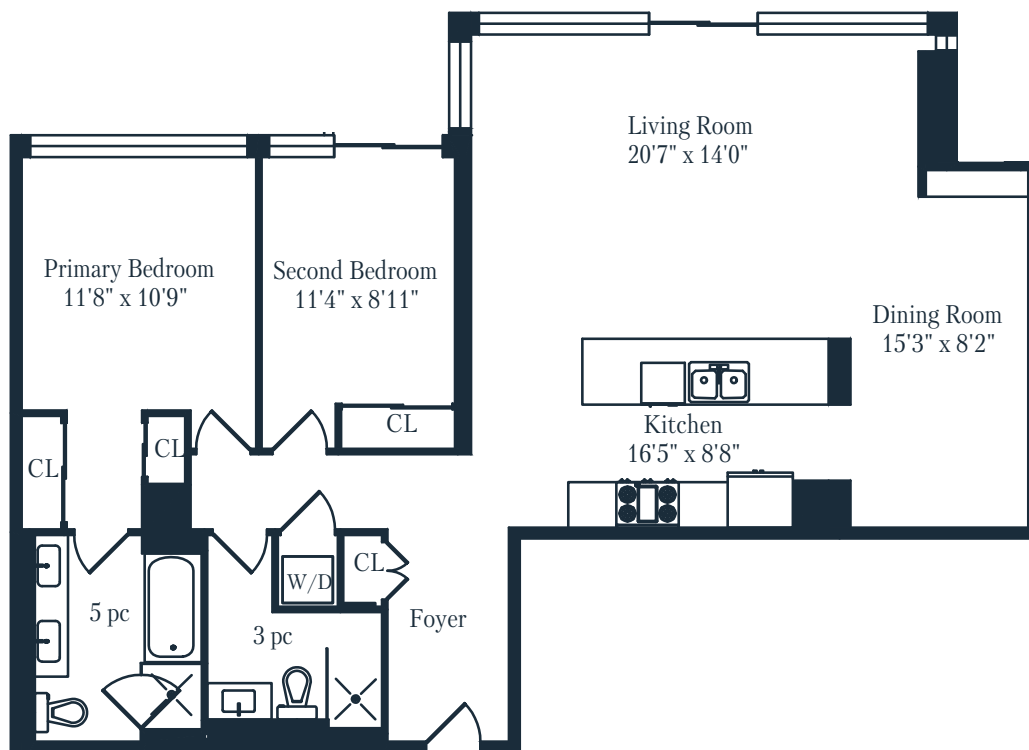
Renovated primary ensuite bathroom with double vanity, quartz countertops, custom vanity, pot lights, new mirror, glass-encased shower, tub and surround.

New floors.

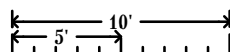
Astro turf installation on the terrace.

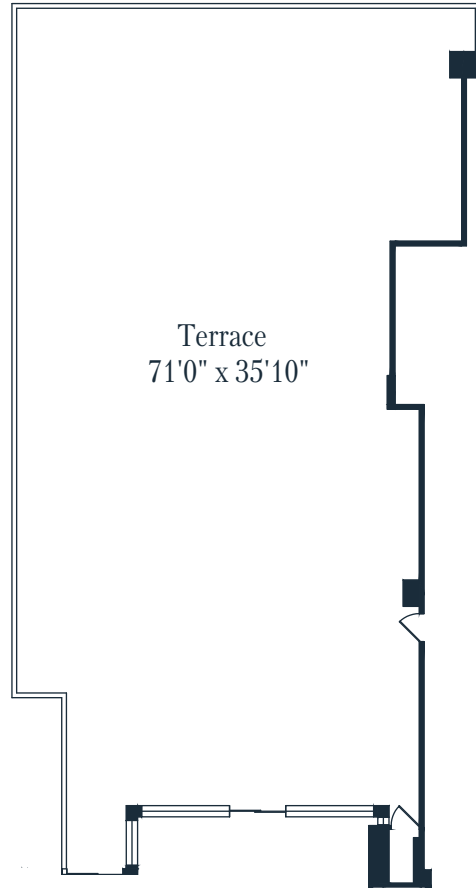
Platform deck and ramp on terrace.

Barbeque with gas line connection.



Suite 1501
1215 Square Feet
+ 2578 Terrace





Neighbourhood:

RECREATION

Clarence Square Park

2 minute walk

David Pecaut Square

6 minute walk

St. Andrew's Playground Park

6 minute walk

SERVICES

Fresh and Wild Food Market

1 minute walk

Fit Factory Gym

2 minute walk

Neo Coffee Bar

1 minute walk

TRANSPORTATION

Spadina & King Streetcar Stop

1 minute walk

St. Andrew Subway Station

12 minute walk

Gardiner Expressway

8 minute drive