

## THE BUILDING

St. Lawrence On-The-Park is a Condominium building located in downtown Toronto's historic St. Lawrence/Old Town neighbourhood. The 10-storey stucco building with 251 units spans the block from Princess Street on the West side to Aitken Place on the east side.

Construction of St. Lawrence On-The-Park was completed in 1987. Its main entrance is at 65 Scadding Avenue, just south of The Esplanade alongside David Crombie Park.

The residents of St. Lawrence On-The-Park enjoy the advantage of close transit, city parks at their doorstep, the St. Lawrence Market to the west and the Distillery District to the east - all within walking or cycling distance.

The grounds are well tended with flowers, trees and decorative grasses.

St. Lawrence On-The-Park has 24 hours a day, 7 days per week security handled by four very capable and helpful concierges. They receive packages, assist residents and are the keepers of the security system.

The St. Lawrence On-The-Park's amenities include an indoor pool and sauna, complete with change rooms and showers and an outdoor poolside deck. There is a fully equipped kitchen on the main level connected to the multipurpose room for meetings and social events with a small outdoor terrace

The building has parking on three underground levels. This also includes visitor parking, but spaces are limited so generally there is a maximum of 3 consecutive days for visitors. There are public parking lots nearby for extended visits and 1 hour free parking out front.

There are two secured bicycle storage rooms and one unsecured room.

Developed by Lawrence and Victoria Investments in the 1980's.

The building is centrally located in the safe neighborhood of the St. Lawrence Market area and close to the civic centre, which caters to its residents. Although it's priced very competitively on average, you're not cheated on amenities, which include a small indoor pool, fitness facility, party room, and 24-hour concierge service.

## OVERVIEW

Building Type	Condo Apartment
Year Built	1980's
Walk Score	95, Walker's Paradise
Transit Score	100, Rider's Paradise
Bike Score	100, Biker's Paradise
Dir/Cross St	Sherbourne And The Esplanade
Corp#	MTCC / 782
Tax Year 2017	\$1,960.72
Maintenance Fees	\$473.61

Currently Tenanted, lease mutually released for June 1st, 2017 Vacancy.  
Currently leased at \$1,885/mo plus electricity

## NOTABLE UPDATES

Home was fully renovated in 2009, kitchen, bathroom, floors, ceilings, walls, fireplace, millwork, doors, lighting, appliances and fixtures,

## INCLUSIONS

Dishwasher  
Fridge  
Stove  
All HVAC Gas and Burner Equipment  
All ELFs including, 3 Pendant Lights over Peninsula  
All Luminette Vertical curtain blinds

## EXCLUSIONS

'Rental gas hot water tank' is onsite but Sellers have never received any billing during their ownership – ever.

Errors And Omissions Can Happen,  
Please Confirm Any Critical Information.

## FEATURES

Practically \$100,000 was invested in improving Unit 923 through 2009 with permission from the Condo Board. Improvements were originally made for the Seller's daughter who did stay in the unit until work took her elsewhere. The renovations are not consistent with the usual rental unit alterations. Products were painstakingly chosen and no expense was spared to achieve the quality and comfort these Sellers deemed necessary.

- State-of-the-art Rais wood burning fireplace. Danish design, from Marsh's Stoves and Fireplaces. Totals over \$10,000 with solid soapstone front accent.
- The cabinetry in the foyer office by Cabico in solid cherry
- Luminette window treatments are pure linen from Hunter Douglas
- solid wood interior doors with solid brass Schlage Lever handles and locks
- Mirage Engineered Maple Hardwood, thickness allows for as many as three or four sandings with a lifetime structural warranty and a 25 year finish warranty
- New rads from Ouellette and new state-of-the-art thermostats

## KITCHEN

- Foyer, kitchen and hearth tile in Continental Slate by Daltile Products, solid colour porcelain tile
- Hans Grohe professional kitchen faucet
- solid maple Cabico custom cabinetry
- Quartz kitchen and foyer countertop
- Blanco Precision U handcrafted oversize under mount sink

## WASHROOM

- Tidal Bath Titan Vanity
- Robern medicine cabinet
- Ontario Custom Glass Shower door.
- Axor Stark by Hans Grohe Bathroom fixtures in solid brass with chrome
- Kohler Cimarron toilet
- Kohler Chord Wading Pool Sink
- Shnier, Murano tile and mosaic liner in natural stone