Sotheby's INTERNATIONAL REALTY | Canada

465 KING STREET EAST UNIT 17 & 18 OLD TOWN

Square Footage:	Approximately 1,300 sq ft (+1,300 sq ft of Commercial Space)
Tax:	$6,072.94 (2026)
Maintenance Fees:	$945.46 / monthly
Closing Date:	30 / 60 days
Parking:	One parking space

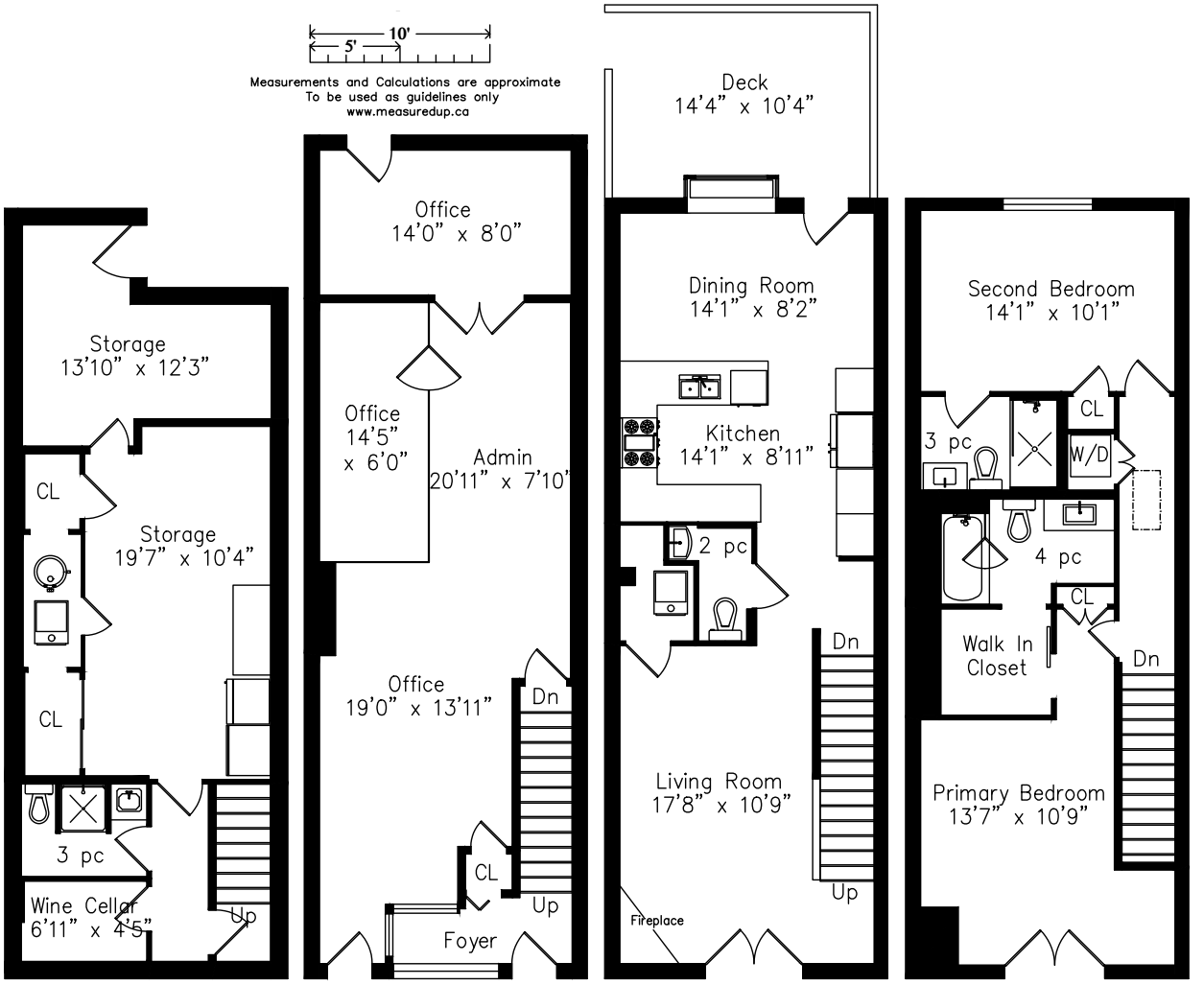
Inclusions: All electric light fixtures; all window coverings + blinds; all broadloom where laid; Bosch washer and dryer; Jenn-Air fridge, gas stove, built-in Microwave, built-in dishwasher; wine fridge by Silouhette; bathroom mirrors; Napoleon barbecue on terrace; Maytag fridge and Frigidaire freezer in lower level; safe; two furnaces; two air conditioners; living room TV and cabinet below and bookshelves in the office; outdoor rug.

Exclusions: Any and all artwork; all audio / visual equipment (except living room TV); all household furniture (except as noted under inclusions).

Rentals: Hot water tank.

FLOOR PLAN | 465 KING STREET EAST #17 & 18

Sotheby's INTERNATIONAL REALTY | Canada



Lower Level
603 Square Feet

Main Floor
699 Square Feet

Second Floor
656 Square Feet

Third Floor
650 Square Feet

For more information regarding this property, please contact Dwayne, Christian & Paul at (416) 960-9995

This material is based upon information that we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, changes, including price, or withdrawal without notice. © MMVI Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty ® is a licensed trademark to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office Is Independently Owned And Operated. SIR40

MAIN FLOOR COMMERCIAL OFFICE SPACE

- Foyer to residential staircase
- Mirrored closet (with second access to commercial space)
- Vinyl flooring
- Privacy window
- Separate entrance
- Grey laminate floor
- Ecobee thermostat
- Fluorescent lighting
- Glass-encased office area
- Storage room / second office
- Back door to common area

SECOND FLOOR RESIDENTIAL SPACE

Broadloom on stairs

Living / Dining Room

- Bamboo flooring
- Gas fireplace with river rocks
- TV and cabinet
- Glass French doors to Juliet balcony
- Recessed lighting
- Mechanical closet

Kitchen

- Bamboo flooring
- Quartz countertops
- Stainless-steel Jenn-Air suite of appliances: fridge, four-burner gas stove, built-in microwave, and built-in dishwasher
- Silhouette wine fridge
- Peninsula with stainless-steel undermounted sink
- Tiled backsplash in a herringbone pattern
- Open shelves
- Under cabinet lighting
- Picture window overlooking terrace
- Garden door with walkout to terrace with retractable screen
- Canopy and Napolean barbecue on terrace
- Chandelier in breakfast area
- Recessed lighting
- Two pendant light fixtures

Powder Room

- Bamboo flooring
- Pedestal sink
- Framed mirror
- Towel hanger
- Wall sconce

THIRD FLOOR RESIDENTIAL SPACE

Primary Bedroom

- Bamboo flooring
- Walk-in closet
- Linen closet
- Glass French doors with retractable screen to Juliet balcony
- Crown moulding
- Ceiling fan and light

Four-Piece Ensuite Bathroom

- White terrazzo-look porcelain tile flooring and surround
- Recessed lighting
- Vanity with quartz countertop and undermounted sink
- Tub + shower combination with rain showerhead, adjustable wand and glass enclosure
- Standard toilet
- Illuminated mirror
- Towel racks
- Shelf over toilet
- Crown moulding
- Recessed lighting

For more information regarding this property, please contact Dwayne, Christian & Paul at (416) 960-9995

This material is based upon information that we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, changes, including price, or withdrawal without notice. © MMVI Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty ® is a licensed trademark to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office Is Independently Owned And Operated. SIR40

Second Bedroom
- Bamboo flooring
- Closet
- East facing window with blinds
- Crown moulding
- Ceiling fan and light

Three-Piece Ensuite
- Grey porcelain tile flooring
- Floating vanity with one-piece integrated sink
- Walk-in shower with adjustable wand, tile surround and glass enclosure
- Framed mirror
- Dual flush toilet
- Glass shelf
- Recessed lighting

Laundry Closet
- Stackable white Bosch washer/dryer
- Skylight

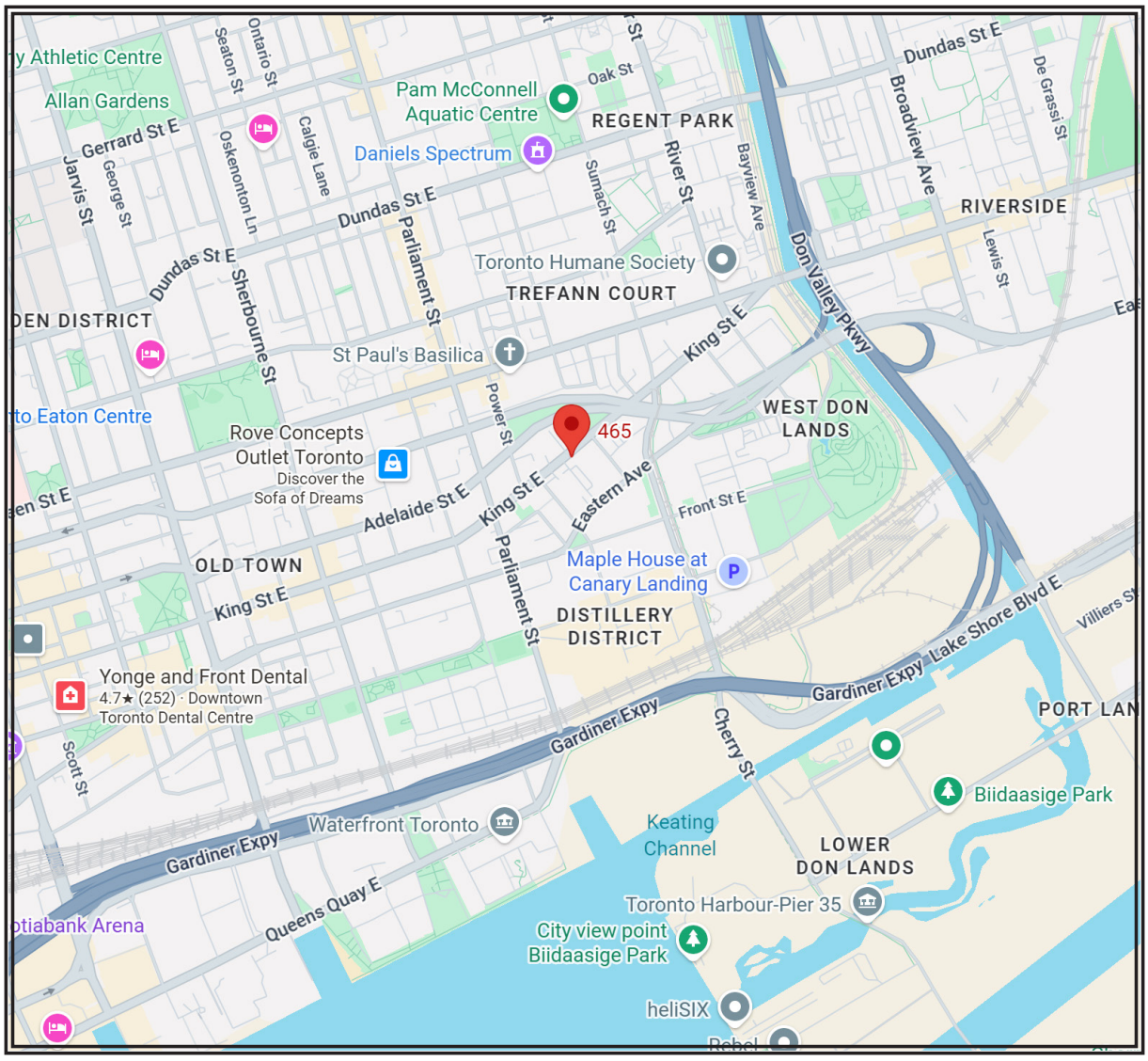
LOWER LEVEL
- Laminate flooring
- Wine storage room
- Maytag fridge and Frigidaire freezer
- Built-in storage cabinets
- Closet
- Access to second mechanical room
- Storage room with concrete flooring, shelving and exit to rear exterior

Three-Piece Bathroom
- Tile flooring
- Slate vanity
- Walk-in shower
- Standard toilet
- Sconce and recessed lighting

This material is based upon information that we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, changes, including price, or withdrawal without notice. © MMVI Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty ® is a licensed trademark to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office Is Independently Owned And Operated. SIR40

MAP | 465 KING STREET EAST #17 & 18

Sotheby's INTERNATIONAL REALTY | Canada



For more information regarding this property, please contact Dwayne, Christian & Paul at (416) 960-9995

This material is based upon information that we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, changes, including price, or withdrawal without notice. © MMVI Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty ® is a licensed trademark to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office Is Independently Owned And Operated. SIR40