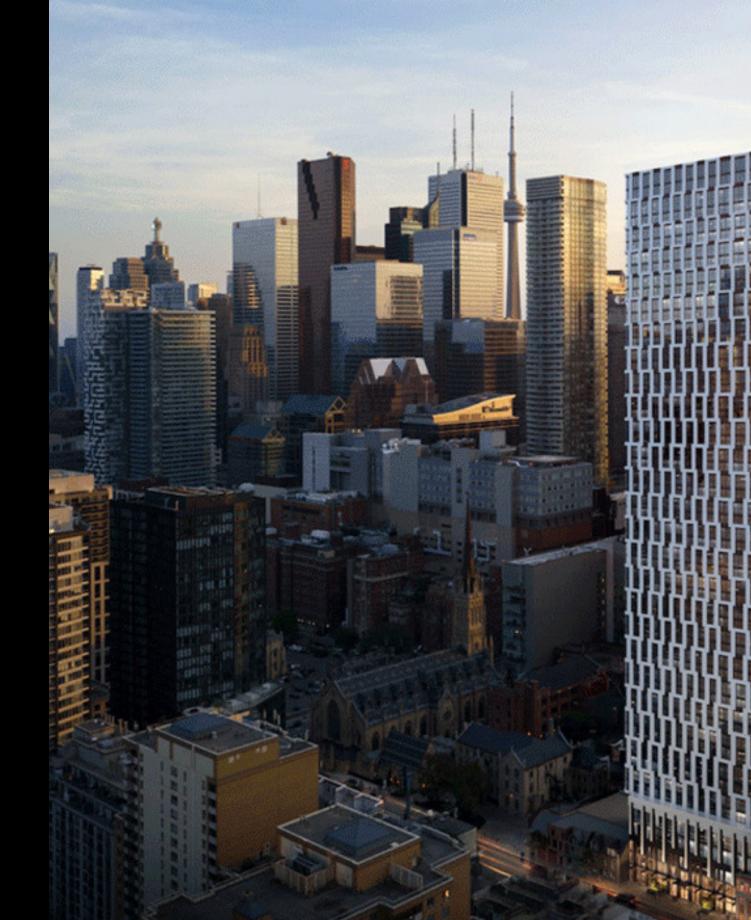
EXCLUSIVE ASSIGNMENT SALE

4711 - 252 Church St Toronto



See this property online Scan the QR code with your phone's camera





*Property under construction. Photos of actual unit not yet available.

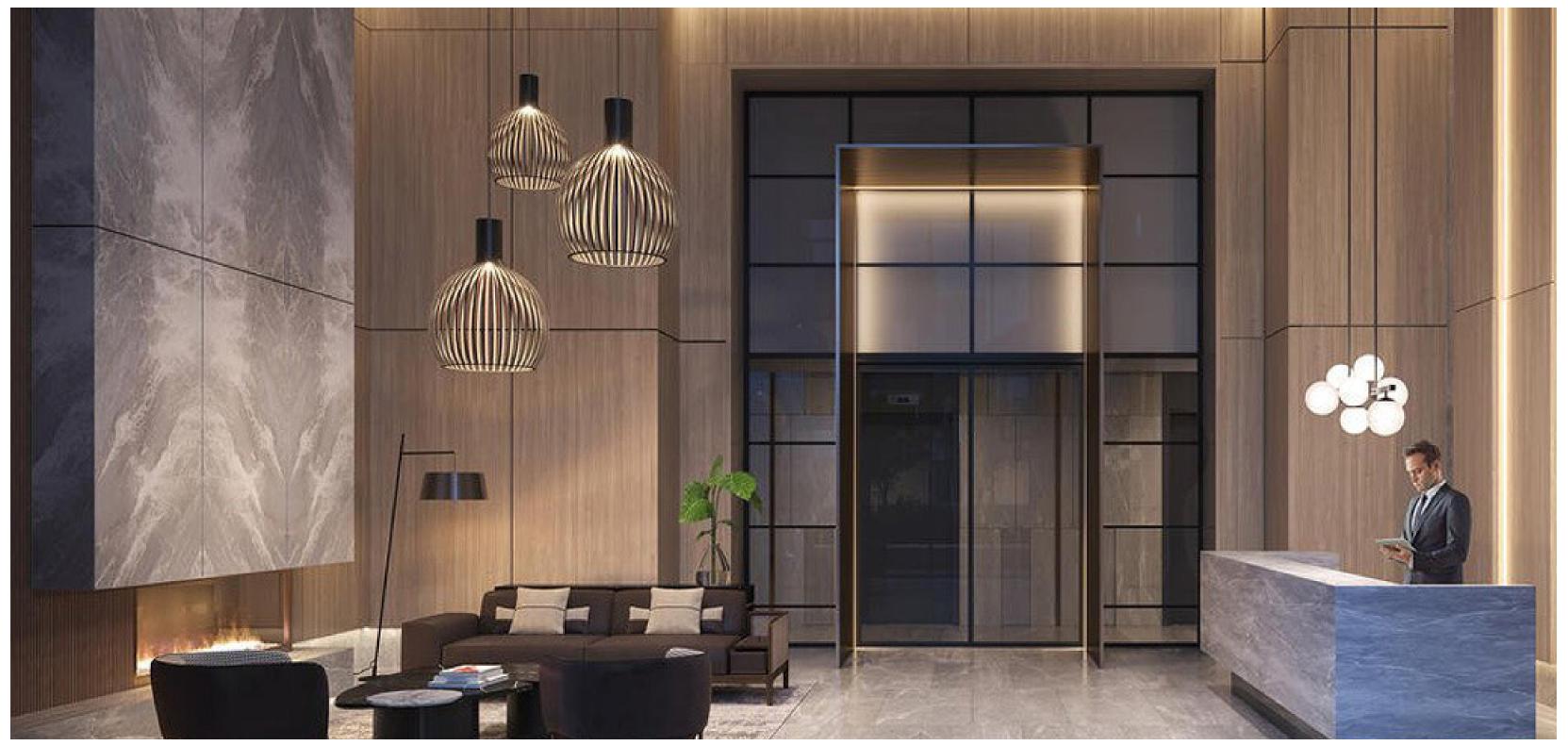
WELCOME

252 Church Street Condos, a new development by CentreCourt Developments Inc. situated at Yonge St & Dundas St E, Toronto, presents a rare opportunity for luxurious downtown living. With premium amenities, spacious suites boasting stunning city skyline views, and proximity to top-notch transit, vibrant lifestyle options, esteemed educational institutions, and major employment centers, this modern high-rise promises unparalleled convenience and comfort. Boasting an enviable Transit Score and a near-perfect Walk Score, residents will have easy access to TTC routes, the Dundas subway station, and upcoming Ontario Line, as well as a vibrant array of dining, shopping, and entertainment options. Ideal for post-secondary students and young professionals seeking to minimize commute times, CentreCourt Developments ensures high standards and investorfriendly designs, making 252 Church Street Condos an exceptional investment opportunity in Toronto's thriving downtown core.

- 750 square feet
- 2 bedrooms 2 bathrooms
- Property closed in August/September



*Images are for illustrative purposes only



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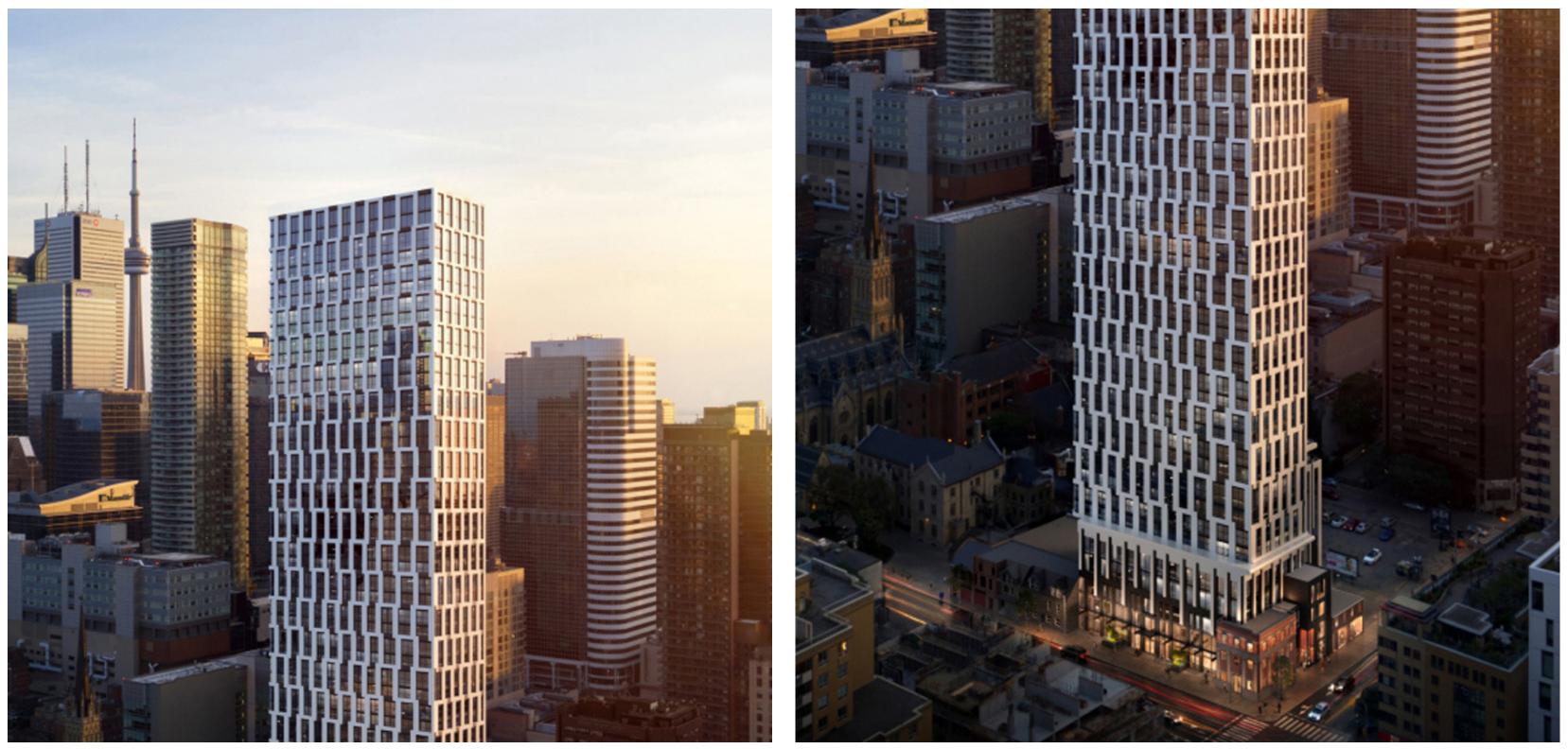




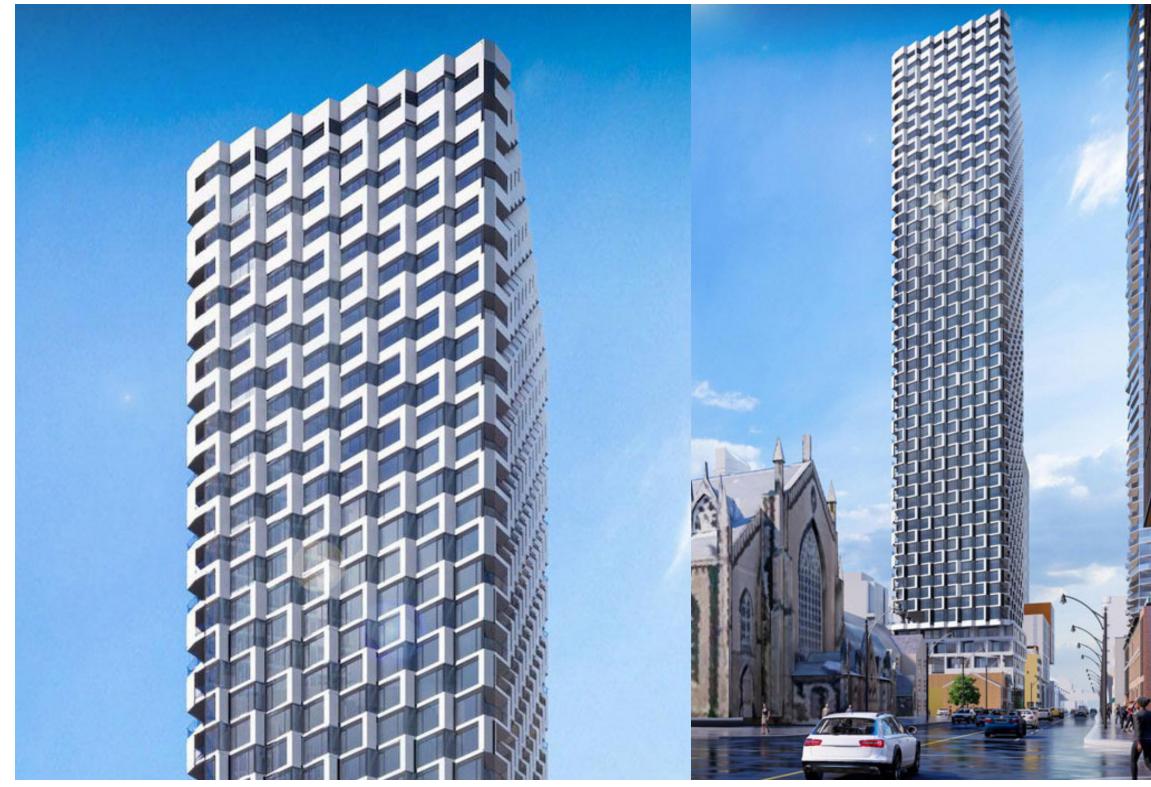
*Images are for illustrative purposes only



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FEATURES

BUILDING

- 24-hour, 7 day a week concierge
- Security coded access fob for all residents
- Three guest suites provided for residents' use
- Individual suite hydro, BTU and water metering

SUITES

- Smooth finished ceilings throughout
- Choice of f looring throughout entry, kitchen, dining, living areas and bedrooms from builder's standard samples
- Painted baseboards, door frames and casings
- TV/telephone outlets in living/dining room and bedrooms

KITCHENS

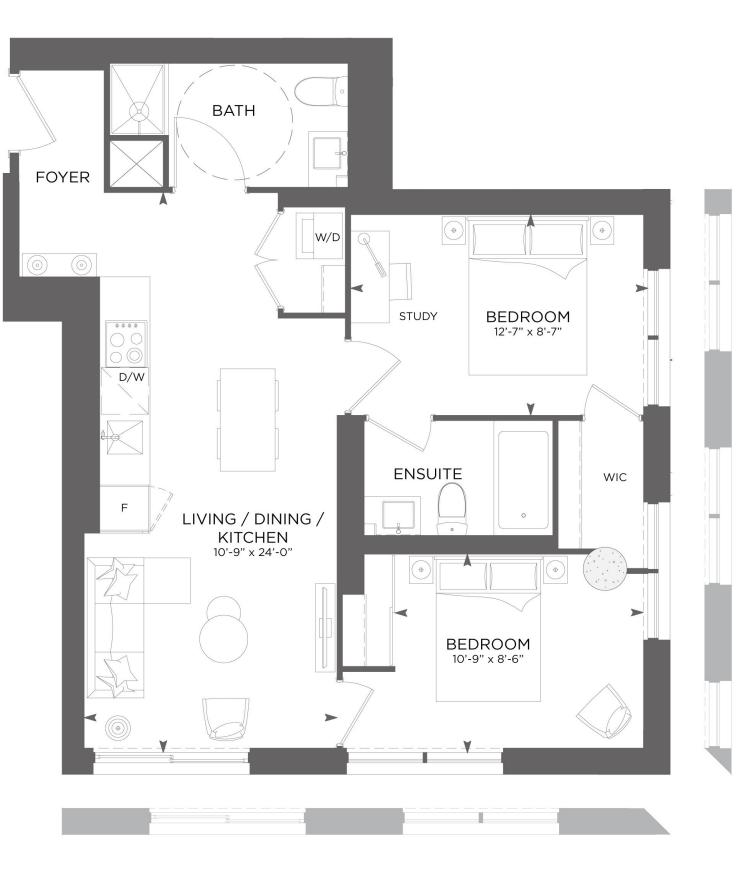
- Kitchen cabinetry from builder's standard samples
- Countertop from builder's standard samples
- Undermount stainless steel sink
- Appliances Collection
 - Refrigerator
 - Cooktop and oven
 - Microwave
 - Exhaust fan insert
 - Dishwasher
 - Stacked washer and dryer

BATHROOMS

- Countertop from builder's standard samples
- Tile from builder's standard samples
- Sink and faucet
- Bathroom cabinetry from builder's standard samples
- Bathtub, faucet, controls and shower head, as per plan

FLOOR PLAN

750 square feet2 bedrooms 2 bathrooms



AMENITIES

3rd Floor Amenities



- 9,000 sq ft
- World class 24/7 fitness centre
- Three guest suites available
- Indoor golf simulator
- Expansive indoor entertainment & dining lounge area with games
- Outdoor lounge, dining and BBQ area

8th Floor Amenities



- Indoor shared co-working space
- Private business work spaces
- Outdoor lounge areas with hammocks
- Outdoor pet area

9th Floor Amenities



- Indoor dining, lounge, working space
- Outdoor entertainment and dining lounges
- Outdoor private seating and dining area
- BBQ area

ELEVATIONS





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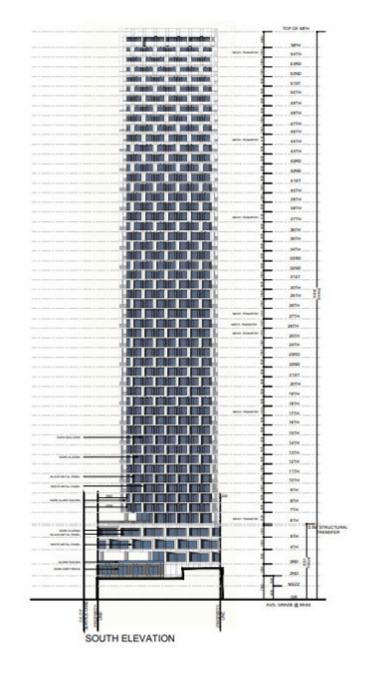
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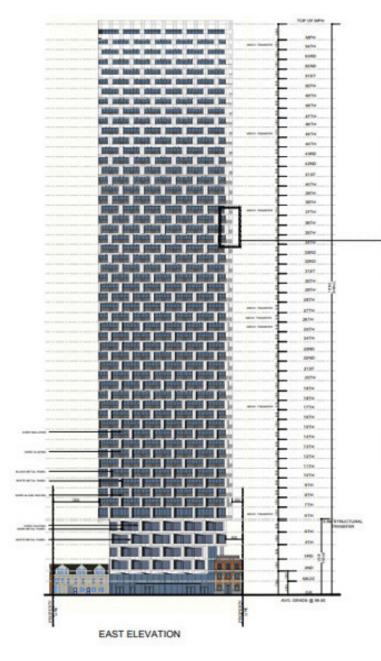


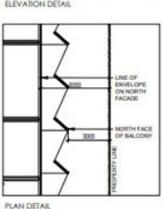
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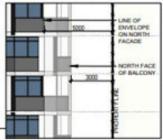
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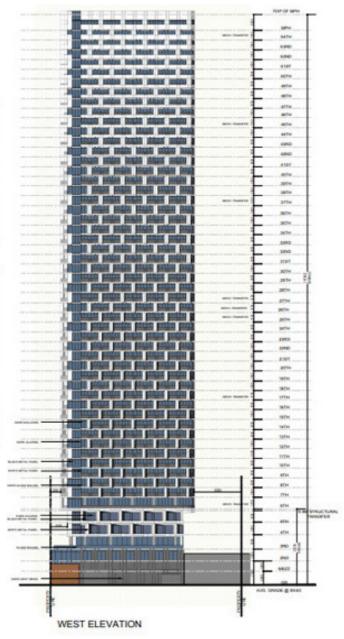




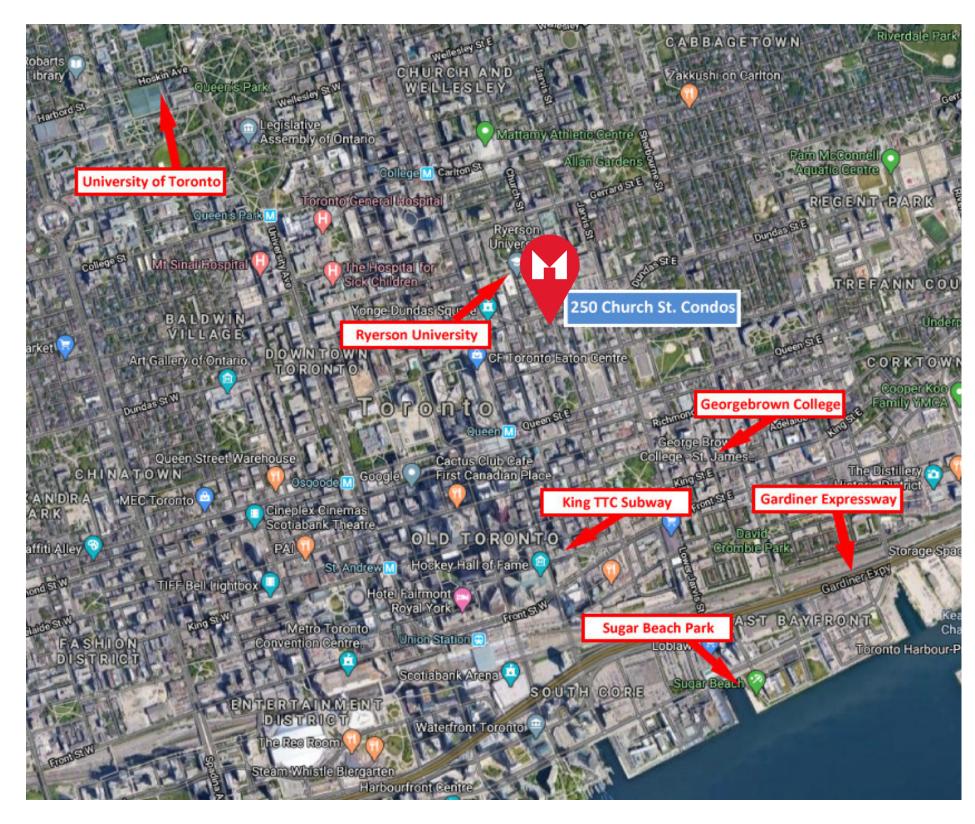


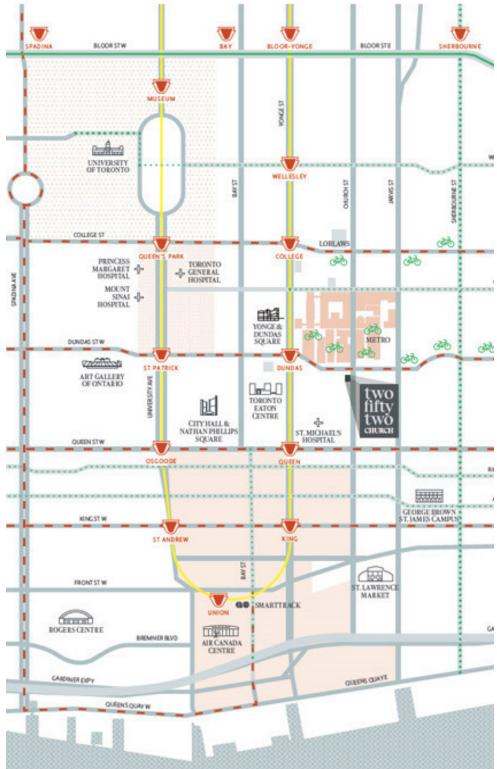


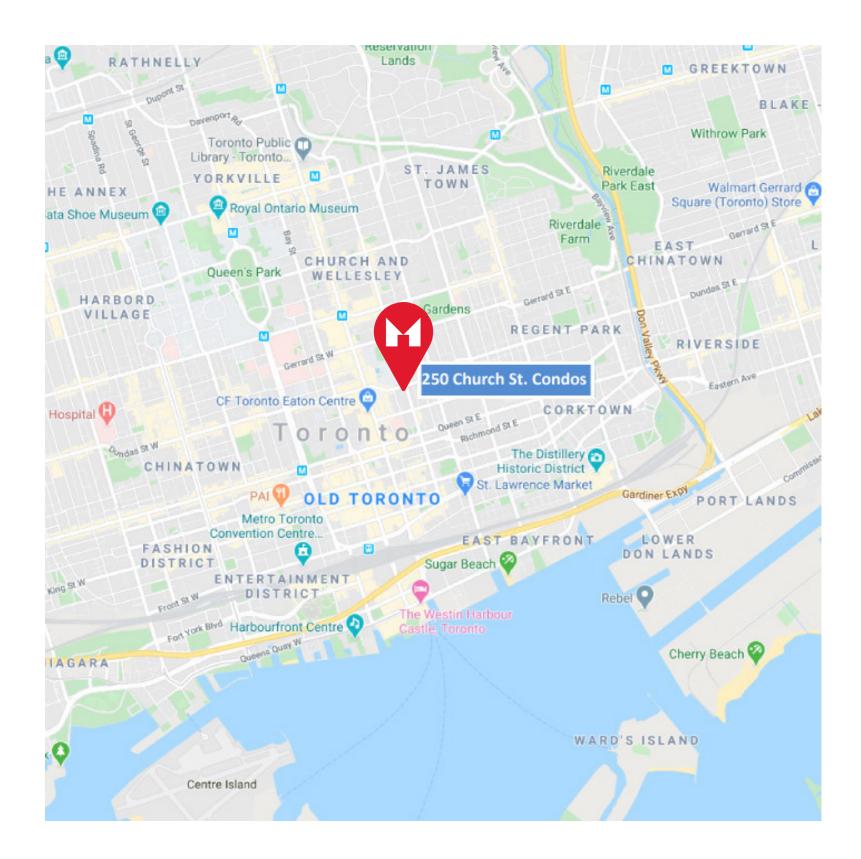




AREA







Schools

Church Street Junior Public Schoo 83 Alexander St, Toronto

Keystone School 23 Toronto St, Toronto

Amenities

RBC Royal Bank 27 King's College Cir, Toronto

TD Canada Trust 190 Dundas St E, Toronto

Metro 89 Gould St, Toronto

Rabba Fine Foods 256 Jarvis St, Toronto

Canadian Tire 65 Dundas St W, Toronto **Gabrielle-Roy Elementary School** 14 Pembroke St, Toronto

George Brown College 230 Richmond St E, Toronto **Toronto Metropolitan University** 350 Victoria St, Toronto

University of Toronto 27 King's College Cir, Toronto

Cineplex Cinemas 10 Dundas St E #402, Toronto

Art Gallery of Ontario 317 Dundas St W, Toronto

CF Toronto Eaton Centre 220 Yonge St, Toronto

LCBO 595 Bay St. Lower Concourse, Toronto

Starbucks 209 Victoria St, Toronto **Shoppers Drug Mart** 279 Yonge St, Toronto

Toronto General Hospital 200 Elizabeth St, Toronto

Dundas Station Toronto

Union Station 65 Front St W, Toronto

Arena Gardens 78 Mutual St, Toronto

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- Clarkson Halloween in the Village
- Erindale Little League Tennis Canada
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- Hoops for Her
- Mississauga Girls Hockey League
- Mississauga Santa Claus Parade
- Port Credit Buskerfest
- Princess Margaret Hospital Association

- Port Credit Skating Club
- Sick Kids
- Rouge Valley Health System Foundation and Club
- The Art of Giving
- Schizophrenia Society of Ontario
- Tennis Canada
- The Compass Food Bank
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- The Mississauga Tigers





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