

EXCLUSIVE ASSIGNMENT SALE

4711 - 252 Church St
Toronto



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SAM McDADI
REAL ESTATE BROKERAGE



*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 investor-friendly 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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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 flooring 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

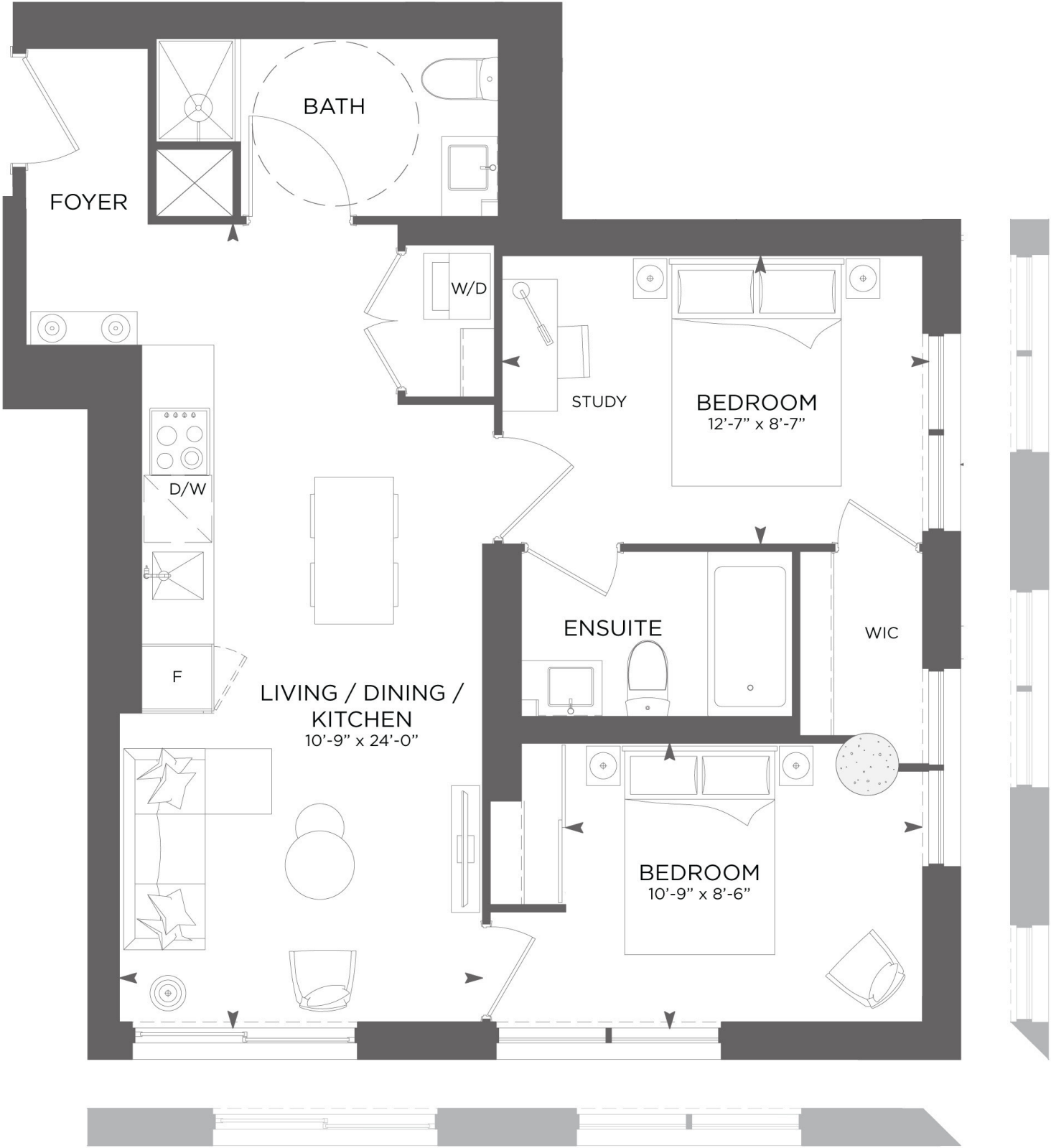
BATHROOMS

- 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

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FLOOR PLAN

750 square feet
2 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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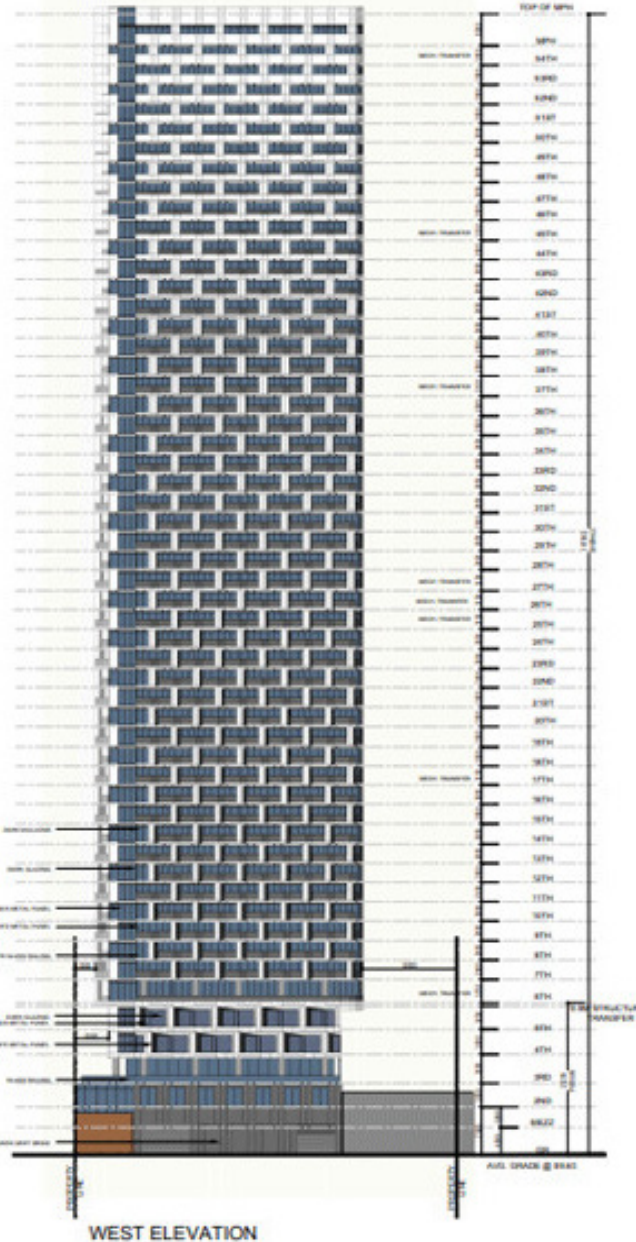
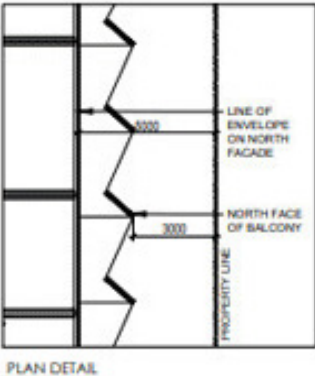
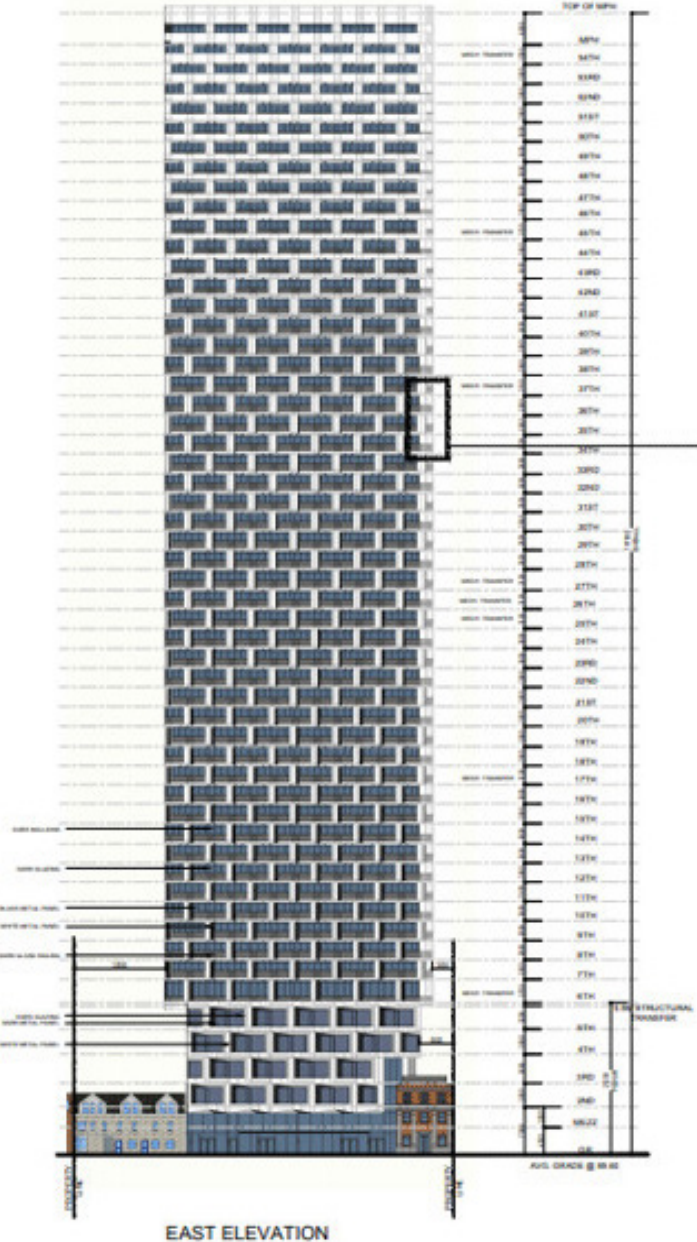
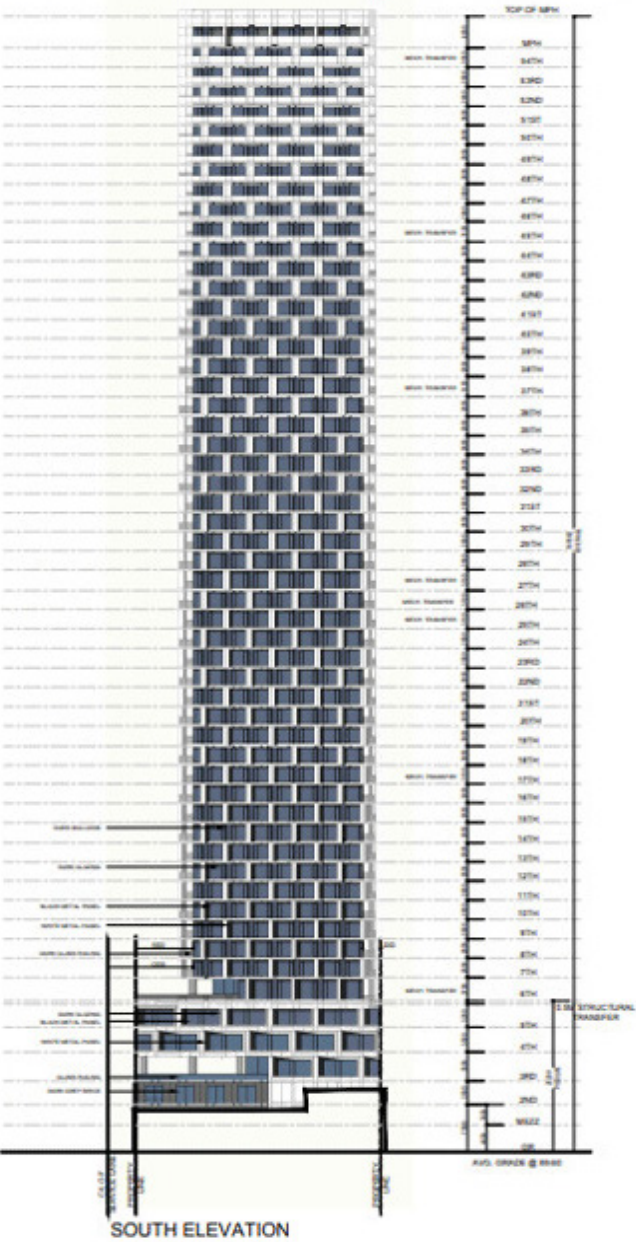
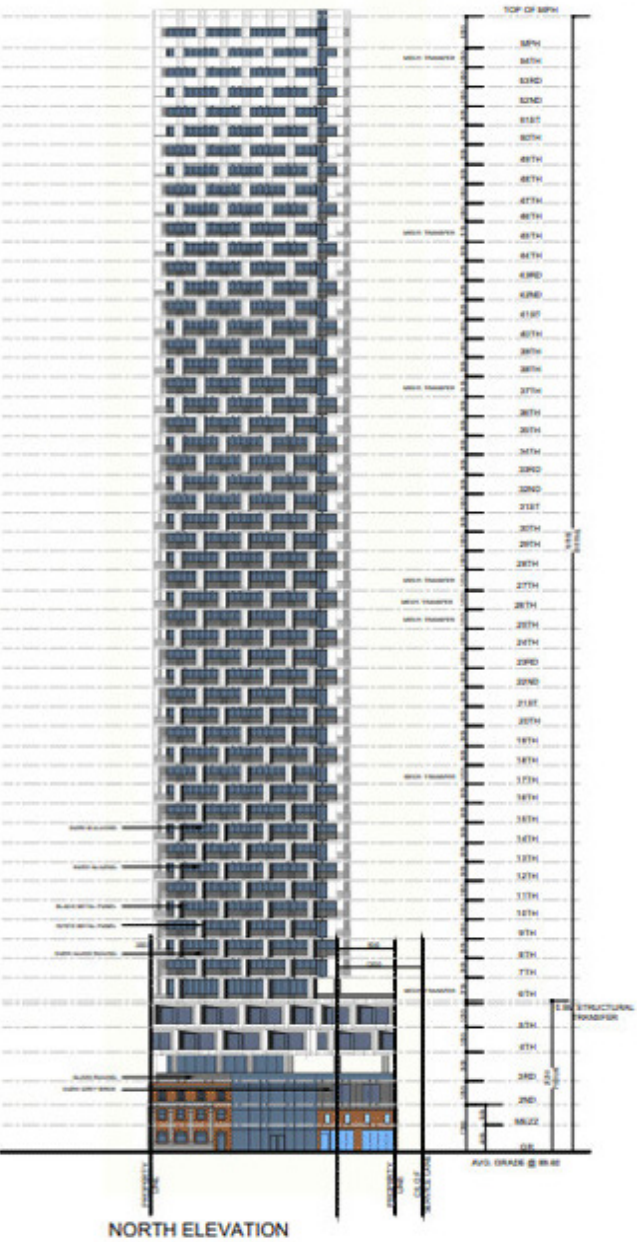


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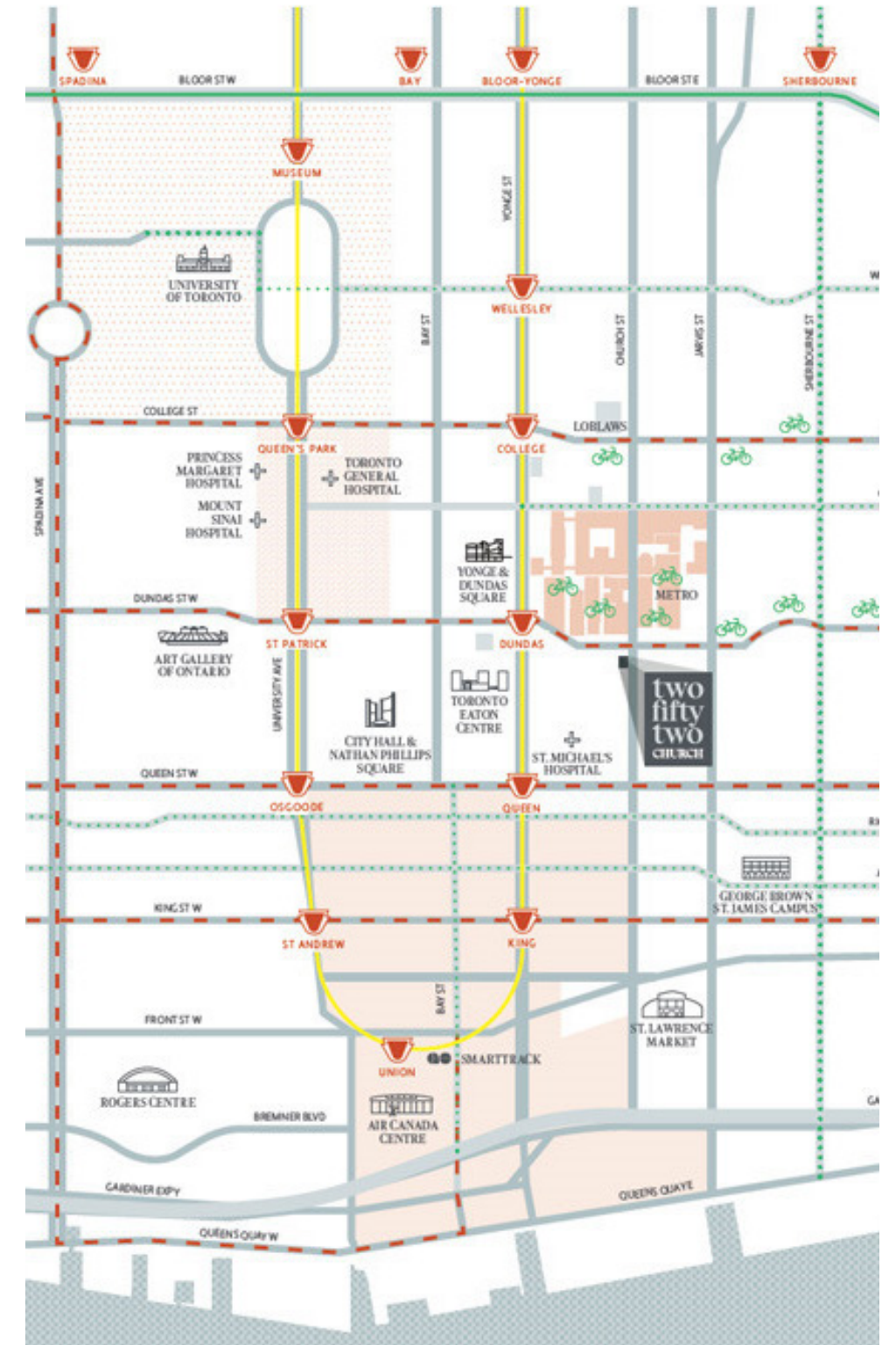
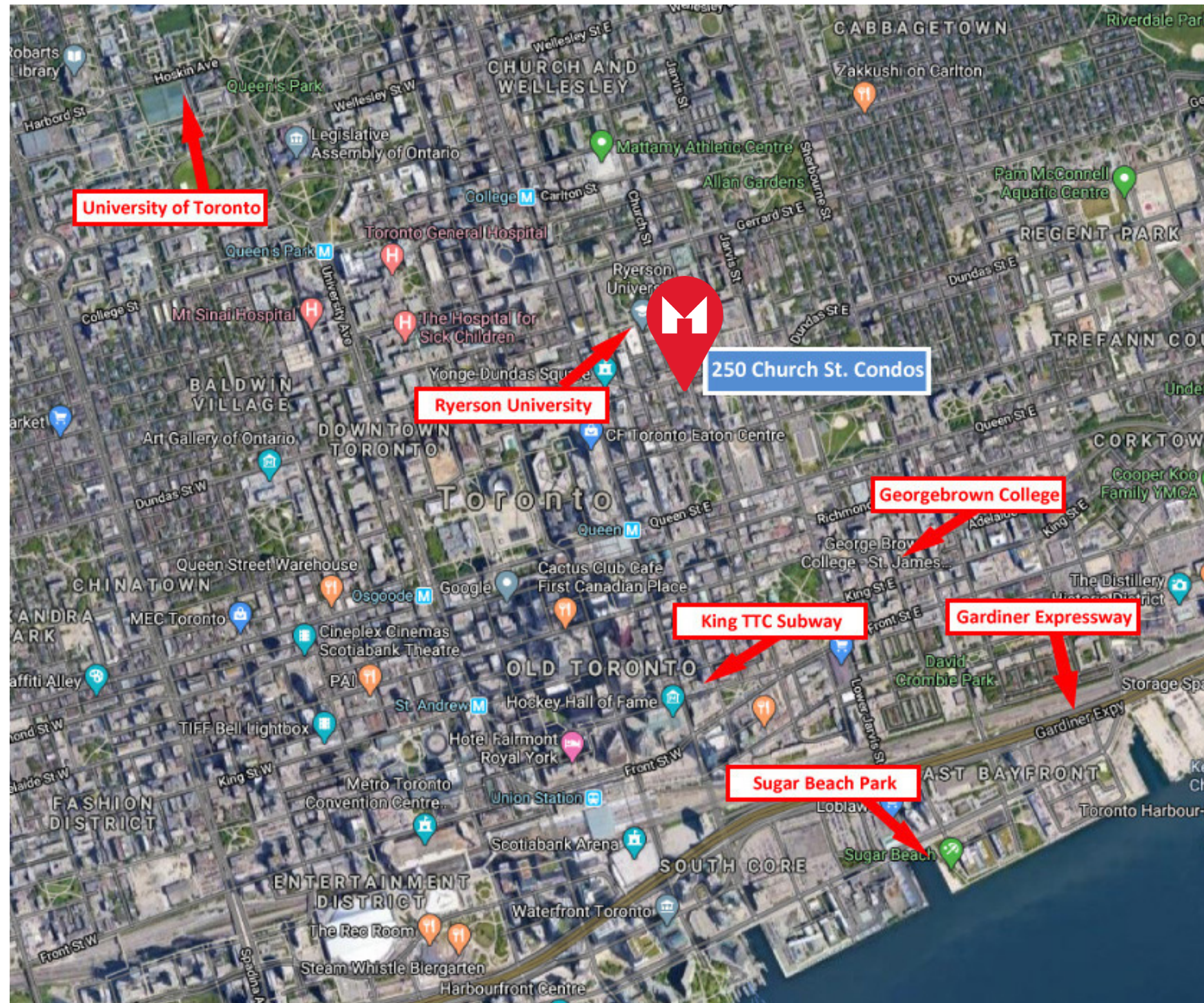


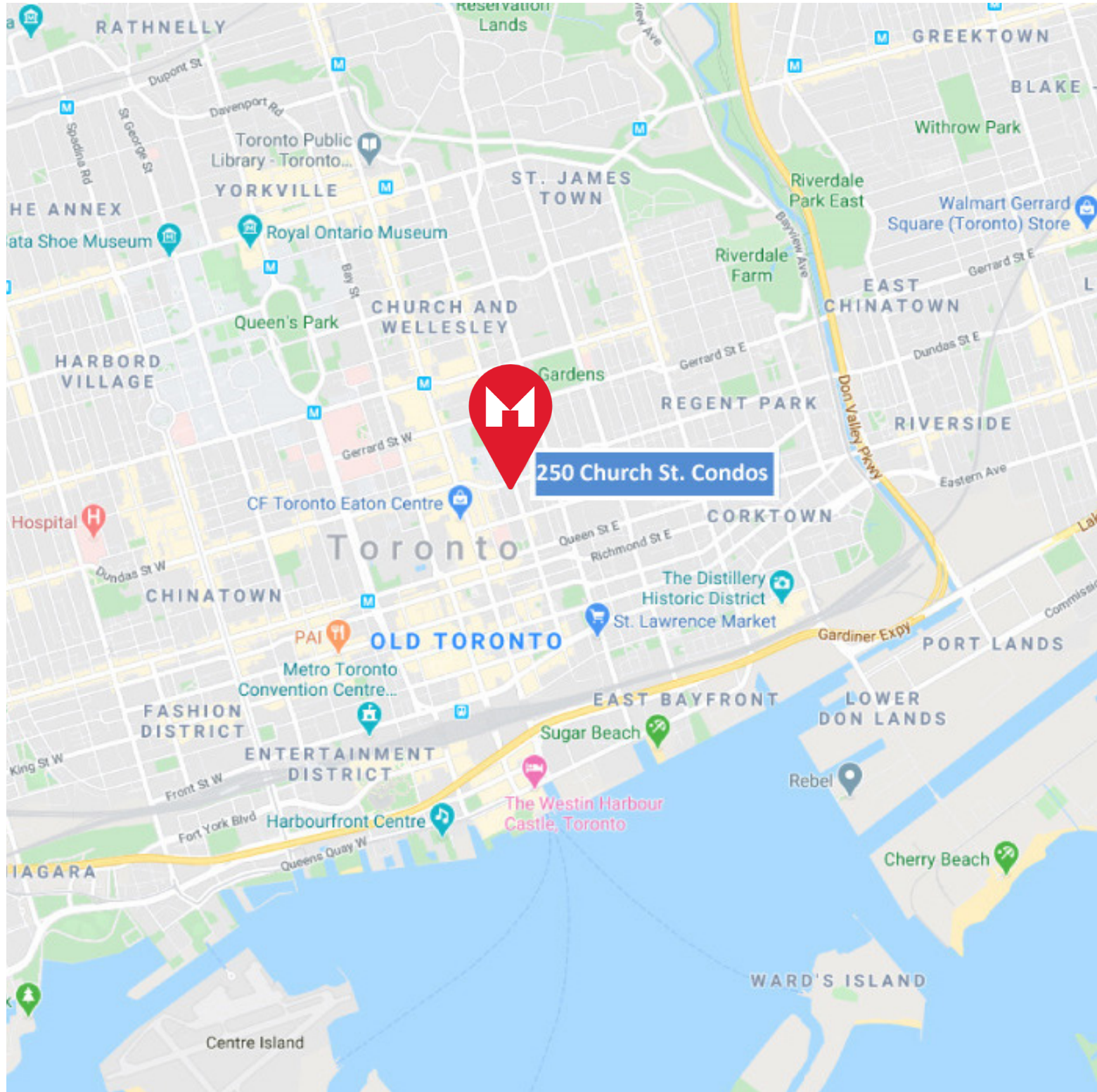
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ELEVATIONS



AREA





Schools

- Church Street Junior Public School**
83 Alexander St, Toronto
- Gabrielle-Roy Elementary School**
14 Pembroke St, Toronto
- Toronto Metropolitan University**
350 Victoria St, Toronto
- Keystone School**
23 Toronto St, Toronto
- George Brown College**
230 Richmond St E, Toronto
- University of Toronto**
27 King's College Cir, Toronto

Amenities

- RBC Royal Bank**
27 King's College Cir, Toronto
- Cineplex Cinemas**
10 Dundas St E #402, Toronto
- Shoppers Drug Mart**
279 Yonge St, Toronto
- TD Canada Trust**
190 Dundas St E, Toronto
- Art Gallery of Ontario**
317 Dundas St W, Toronto
- Toronto General Hospital**
200 Elizabeth St, Toronto
- Metro**
89 Gould St, Toronto
- CF Toronto Eaton Centre**
220 Yonge St, Toronto
- Dundas Station**
Toronto
- Rabba Fine Foods**
256 Jarvis St, Toronto
- LCBO**
595 Bay St. Lower Concourse, Toronto
- Union Station**
65 Front St W, Toronto
- Canadian Tire**
65 Dundas St W, Toronto
- Starbucks**
209 Victoria St, Toronto
- Arena Gardens**
78 Mutual St, Toronto

Thank you for visiting

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When you choose Team McDadi, **you help**

Team McDadi is a proud supporter of numerous charitable organizations, sports programs and community events

- ▶ Clarkson Christmas in the Village
- ▶ Clarkson Halloween in the Village
- ▶ Erindale Little League Tennis Canada
- ▶ Family Jingle and Mingle
- ▶ Heartland Dragons Minor Hockey Association
- ▶ 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
- ▶ The Mississauga Food Bank
- ▶ The Mississauga Tigers



Sam McDadi Real Estate Brokerage **is proud to donate a portion of each sale to the**

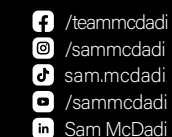


In 2018, Team McDadi donated \$250,000 to Trillium Health Partners Foundation.
In 2020, we increased our pledge to donate \$1,000,000.



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Sam McDadi BSc, M.B.A. Sales Representative.



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