



88 Charles Street East, 409



In the bustling heart of downtown Toronto, a rare opportunity beckons at 88 Charles Street East, where the echoes of a rich, cultural past meet the vibrant rhythm of modern city living. This 500-square-foot bachelor unit, located in what used to be the storied Waldorf Astoria Hotel, is not just a dwelling but a piece of Toronto's vibrant history. Known for hosting iconic rock stars and performers in the 60s and 70s, the building's walls resonate with stories, offering a unique living experience steeped in nostalgia and charm.

Unit 409 is a masterclass in the efficient and stylish use of space. Its high ceilings and sophisticated yet funky vibe make it an ideal sanctuary for the modern urbanite. The unit's design maximizes both comfort and utility, creating an environment that is as functional as it is aesthetically pleasing. It stands as a testament to the notion that true luxury lies not in size, but in the intelligent use of space and design.



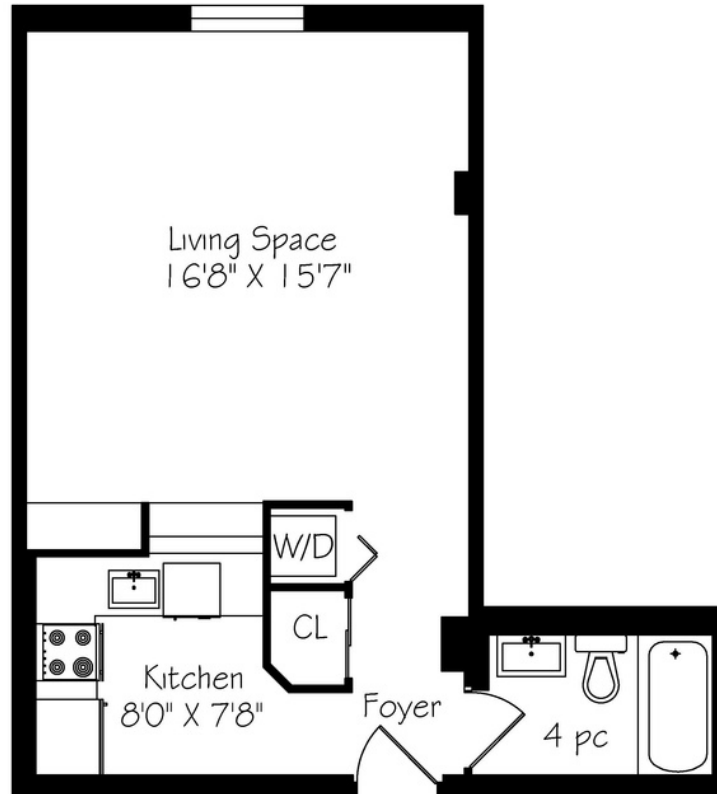
The location of this unit is nothing short of extraordinary. Situated on the Church-Yonge corridor, it offers immediate access to the eclectic and lively atmosphere of Bloor Street. From here, residents are just a few steps away from a myriad of shops, stores, and restaurants, each adding to the dynamic character of the Jarvis, Yonge, and Church Street areas. Whether it's for dining, entertainment, or a leisurely stroll, everything one needs is conveniently within reach.

Priced under \$500,000, Unit 409 is an excellent opportunity for both first-time buyers and seasoned investors. In a real estate market where value is increasingly hard to find, this unit stands out as a smart, value-packed choice. It's a chance not just to acquire a property but to invest in a lifestyle that seamlessly blends historical richness with the convenience of contemporary living.

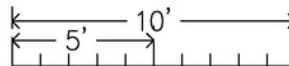
Unit 409 at 88 Charles Street East is more than just a home; it is an invitation to be part of Toronto's living history. It offers a chance to create a personal story within one of the city's most storied buildings. For those who value uniqueness, historical significance, and convenience, this unit is not just a living space; it's a gateway to a lifestyle that few can claim. In this space, the past and the present converge, creating an extraordinary living experience that speaks not only to the body but also to the soul.



88 CHARLES STREET EAST, 409



Suite 409
505 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only
www.measuredup.ca

Details

MAINTENANCE FEES

\$497.42

TAXES

\$1,592.40 (2023)

POSSESSION

Immediate

HEATING

Forced air/electric

COOLING

Wall unit

Key Features

- Entry foyer with hardwood floors and closet along with a stackable washer and dryer
- Large combined living space with hardwood floor, built-in drawers, wardrobe and window
- Ample space for eating, sleeping and working within a bright open space
- Kitchen with a great amount of cupboard space and opening onto the living space
- A tucked away 4-piece bathroom
- Amenities including a gym with sauna and a rooftop deck
- Located in what used to be the storied Waldorf Astoria Hotel
- A unique living experience steeped in nostalgia and charm
- Priced under \$500,000, Unit 409 is an excellent opportunity for both first-time buyers and seasoned investors
- Situated on the Church-Yonge corridor, it offers immediate access to the eclectic and lively atmosphere of Bloor Street
- Steps away from a myriad of shops, stores, and restaurants, each adding to the dynamic character of the Jarvis, Yonge, and Church Street areas



88 CHARLES STREET EAST, 409



INCLUSIONS

- Refrigerator
- Stove
- Hood fan
- Dishwasher
- Microwave
- Washer and dryer
- All electric light fixtures



HEAPS ESTRIN

REAL ESTATE TEAM

We are a team of passionate and dedicated professionals who strive to ensure that each client's unique needs are met. Our goal is to deliver every client with a full service real estate experience that exceeds all expectations.



BRAD COX
REAL ESTATE AGENT

416.456.8102
brad@heapsestrin.com



Follow us to learn more about our
exclusive listings, events and contests.

HEAPSESTRIN.COM | 416.424.4910 | @HEAPSESTRIN

For Royal LePage Real Estate Services Heaps Estrin Team, Brokerage. All information and statements contained herein, provided by Royal LePage Real Estate Services Heaps Estrin Team, Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal without notice.

Royal LePage Real Estate Services Heaps Estrin Team, Brokerage Independently Owned and Operated