

33 Mill St





WELCOME TO LOFT 621

IN THE HISTORIC DISTILLERY DISTRICT

Open the door and be taken to new heights in this rarely available and modern-industrial style loft with urban views in the highly sought-after Distillery District. Contemporary style meets industrial charm in this beautifully designed 2-bedroom, 2-bathroom unit. Bold, colourful accents perfectly balance with the warm engineered hardwood flooring to create an artistic and inviting aesthetic, but it's the expansive +300 sq ft terrace that will have you pining for a night out - from the comfort of home.

A flood of natural light greets you as you step inside, while floor-to-ceiling windows and access to the terrace lure you into the living room of this south-facing unit.

Enjoy the industrial elements throughout with exposed concrete ceilings and the combined metal and glass staircase that invites you for restful nights in your bedroom on the second floor.

WELCOME TO PURE SPIRIT

Storage in the kitchen is no problem with ample upper and lower cabinetry, and a stunning custom-made and multi-functional built-in shelving extends the length of the living room offering additional design opportunities. Take advantage and use it as an entertainment center, art display, and bookshelf.

Head upstairs to capture unobstructed views of the historic Distillery District and the lake. Two cozy bedrooms rest on opposing sides of the loft, each with glass sliding doors and wall closets.

Versatility is a major perk of this gorgeous unit - transform one of the bedrooms into a guest suite or a large office space to make it perfectly your own. A full bathroom with a bathtub and an under-mounted sink sits between the two bedrooms, adding luxury and calm after a busy day. A laundry closet is conveniently located and hidden away within the bathroom offering additional storage.



Pure Spirit is located in one of Toronto's most charming neighbourhoods, the 33-story tower offers contemporary lofts and condos with a list of high-end amenities for residents to enjoy.

A sleek design and unique v-shape, Pure Spirit is positioned on the west side of the Distillery District and offers multiple options from one or unique two-level lofts to modern condos. Its spacious and light-filled lobby welcomes you while admiring some of the machinery pieces that once gave life to distilling spirits. Amenities include an outdoor pool, hot tub, a terrace with stunning views of Downtown Toronto, a fitness room, a party room, media room, and more.

The convenient location is close to public transportation, including the King Streetcar just steps away. Easy access to bus routes and multiple bike-sharing stations offer additional connectivity.

Pure Spirit also boasts close walking distance from the downtown core, St. Lawrence Market and Harbourfront, several parks including Corktown Common, Parliament St Park, and David Crombie Park to enjoy with friends and family alike, biking trails, and a fully equipped YMCA in the immediate vicinity.



ABOUT THE DISTILLERY DISTRICT

The Neighbourhood

Brimming with history and spanning across 13 acres, the Distillery District - a National Historic site - is a fusion of the romance of Europe and the artistic and cool dynamic of contemporary North American cities. Surrounded by Victorian-era architecture and brick-paved streets, you'll find restored original materials combined with green technologies and the comforts of modern-day living and urban design.

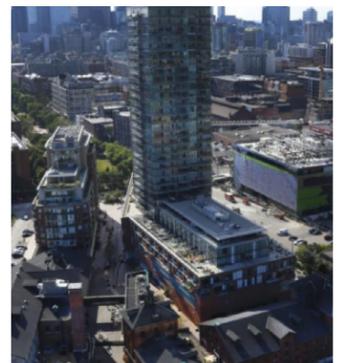
Where casks filled with whiskey in a prohibition-era and acetone barrels bound for war once lingered, locals and tourists alike now share these grounds as they explore the alleys filled with uniqueness and history. With no shortage of things to do, the Distillery District offers a special opportunity to live in one of Canada's

premier arts, culture, and entertainment destinations. The 21st-century revitalization of the district prioritized walkability and quaintness of the area, maintaining its gorgeous cobblestoned lanes and giving way to one-of-a-kind boutiques, shops, artists workshops, unique microbreweries, galleries, a theater, restaurants, and cafes.

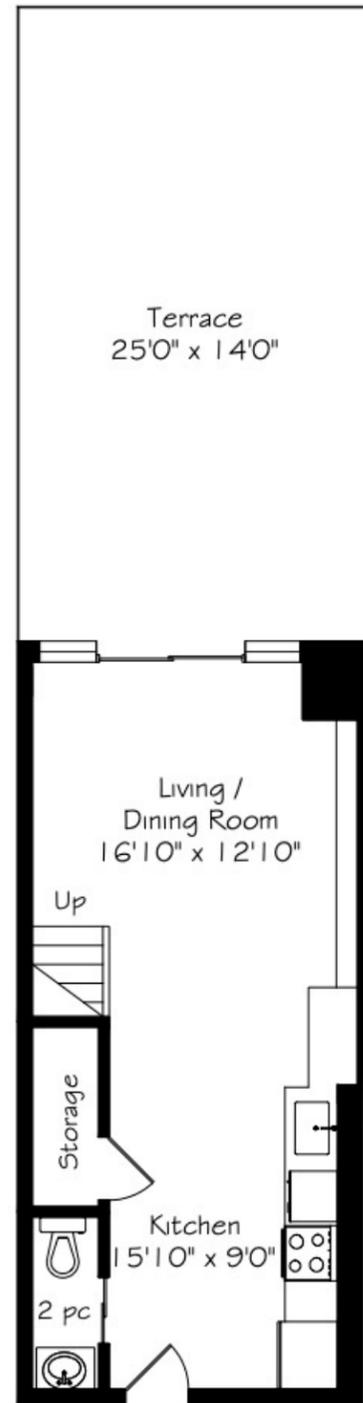
After a day of shopping, hop over to Cluny and treat yourself to to-die-for French pastries and the best onion soup in Toronto. Indulge in amazing artisanal chocolate pieces and ice cream at SOMA, enjoy a meal with friends at the best patio at El Catrin, or indulge in Spanish flavours at Madrina.

Its immediate surroundings include historic Corktown, Canary District, the beautiful Waterfront, and the St Lawrence Market area. The neighbourhood has an incomparable historic value and has benefitted from the recent and ongoing development of the West Don Lands through Waterfront Toronto.

Its growing community includes close to 1,800 residential units and counting which young professionals, families, and baby boomers alike, call a home of their own. Come discover the fruits of downtown city life in the Distillery District!

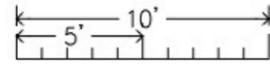


FLOOR PLANS

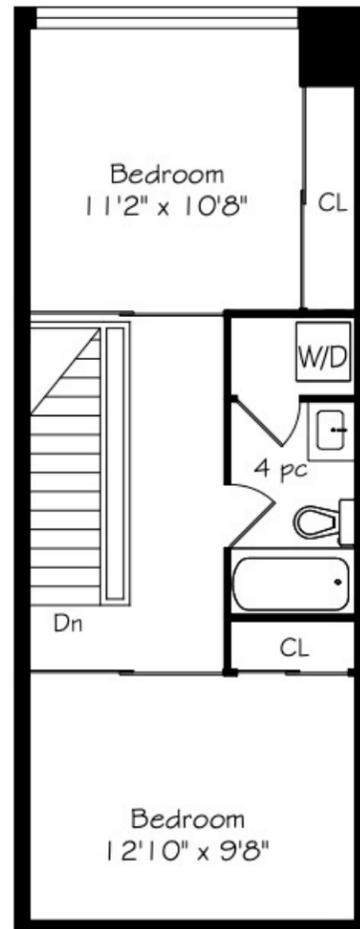


Main Floor
398 Square Feet

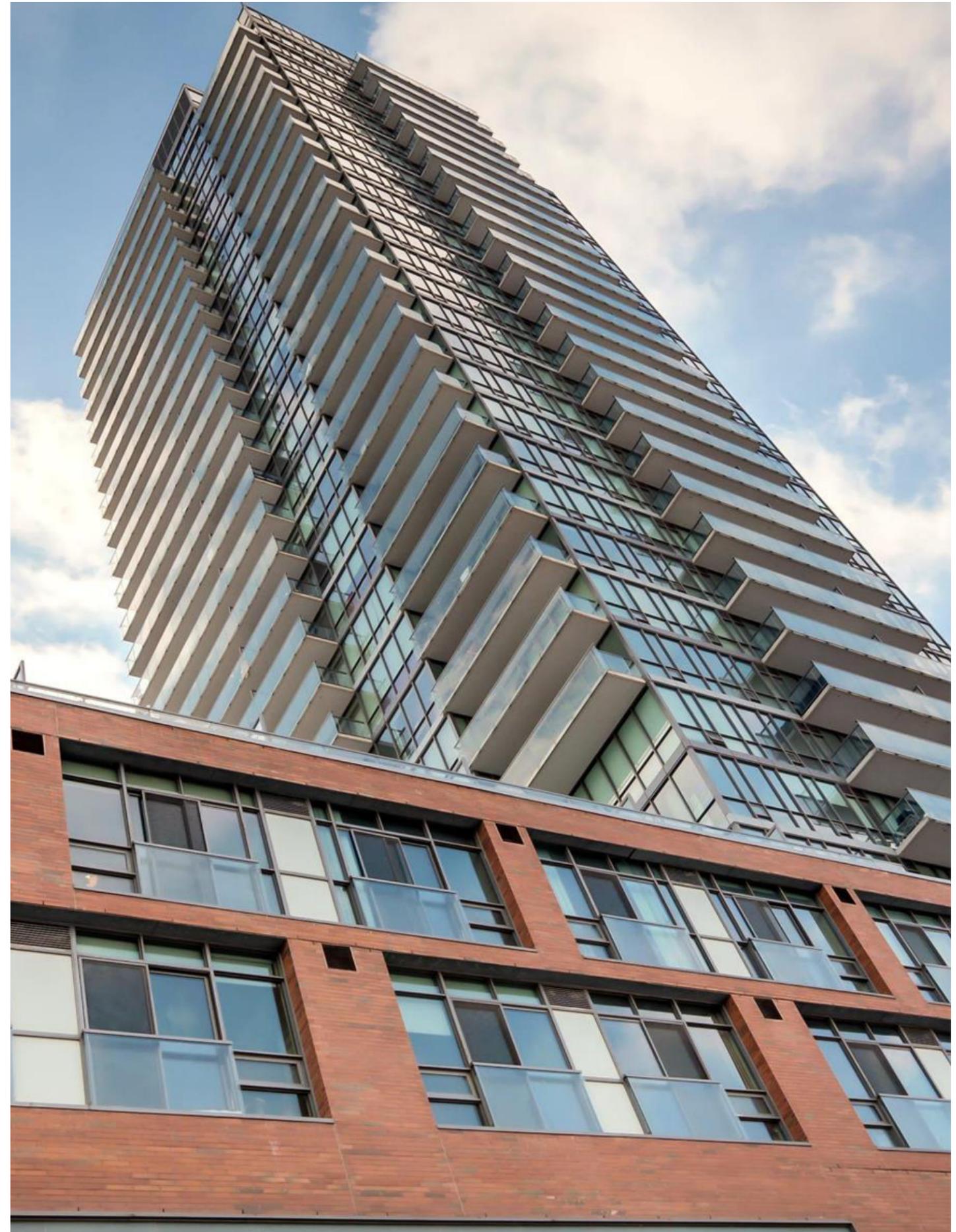
621-33 Mill Street



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



Second Floor
494 Square Feet





Main Features

- 885 sq ft*
- Unique +300 sq ft terrace
- 2-storey loft
- 2 bedrooms
- 2 bathrooms
- 1 parking space
- 1 locker
- BBQs allowed

- Custom built-in unit with doors in dining/kitchen
- White wall kitchen cabinets
- Metal & glass stair railing
- Exposed concrete ceilings
- Sliding doors in bedrooms
- Rolling window shades/blinds

Main Floor

- Combined living/dining area
- Open concept kitchen
- Below-stair storage
- 2-piece powder room
- Terrace (+300 sq ft)
- 11 ft ceiling height

Appliances

- Fridge
- Stove
- Hood microwave
- Dishwasher
- Washer and Dryer

Amenities & Common Areas

- Outdoor swimming pool
- Fitness room
- Party room
- Media room
- Rooftop terrace
- BBQ area
- Concierge/security desk
- Lobby
- Visitor parking

Second Floor

- 2 bedrooms with wall closets
- 4-piece bathroom
- Spacious en-suite laundry
- 9 ft ceiling height throughout except in bathroom
- Staircase hallway
- 11 ft ceiling height

*Source: Per MPAC

Finishes

- Stainless steel kitchen appliances
- Freshly painted
- NEW! Engineered hardwood floors
- NEW! Tile kitchen backsplash
- Granite countertop in kitchen
- Glass vessel sink in powder room
- Sink cabinets
- Floor-to-ceiling windows
- Central air conditioning & heating
- Custom made built-in shelf unit in living room

The Numbers

Taxes: \$3,385.01/ 2021

Maintenance fee: \$683.05**

Listing price: \$899,000***





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