



# 38 Stewart Street, Unit 508

This condominium is located in the exceptional King West neighbourhood of Toronto. Right in the heart of the entertainment district, this location is perfect for anyone with a busy nightlife as well as the working professional who wants to live downtown.

With top shelf amenities such as an infinity pool for entertaining, this home is great for the busy minimalist.



Victoria Joly

**BROKER OF RECORD**

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With more than 25 years experience in the industry making real estate transactions happen seamlessly, Victoria has a reputation for client service excellence that fuels her success.



**SUITE LAYOUT**

**LIST PRICE**

**BEDROOMS**

**BATHROOMS**



**Distinctive  
Advisors**



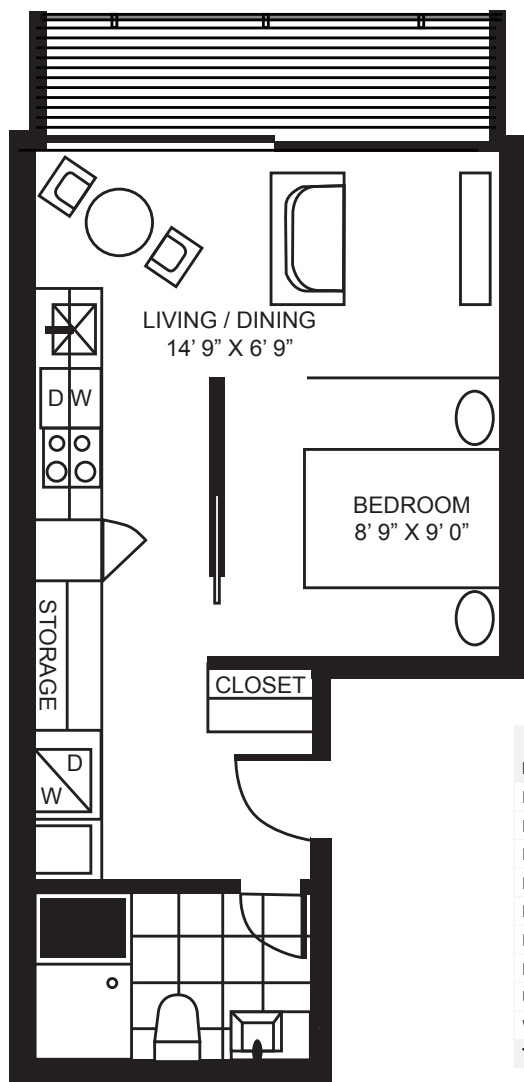




Located in the Thompson Residences, this condo benefits from the exceptional amenities offered within the building. The infinity pool is great for entertaining friends in the summer or relaxing with an incredible view of the Toronto skyline, and the fitness center is a great alternative to joining a gym, offering the convenience of working out at home. This beautiful one-bedroom condominium has modern yet neutral finishes throughout including hardwood flooring, glass bedroom wall, extra-wide grey subway tiles in the shower with and a white kitchen with dark countertops. The large balcony has a stunning view of the city and offers some extra living space during warmer months, while the storage locker offers additional options for off-season

or recreation items that might not be used as often. This location is right in the heart of it all, within walking distance to Bay Street, but also with easy access to TTC by street car and subway, or steps from the PATH system connecting downtown Toronto. If you're looking for an escape in the center of the action — this is the home for you. With sporting locations for baseball, hockey and basketball within walking distance, the city airport and Union Station just a few minutes away and entertainment such as TIFF Bell Lightbox right around the corner, this is the place to be to catch the action and enjoy all that Toronto has to offer.





**376 SQ. FT. OF LIVING SPACE PLUS  
63 SQ. FT PRIVATE OUTDOOR TERRACE**

**FLOOR AREA MEASUREMENTS (METRIC CONVERSION)**

ROOM	FEET & INCHES			METRES		AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
	WIDTH	LENGTH		WIDTH	LENGTH		
Living/Dining	17' 8"	x 6' 11"	=	5.38 m	x 2.11 m	11	122
Kitchen	5' 5"	x 10' 4"	=	1.65 m	x 3.15 m	5	56
Bedroom	8' 11"	x 8' 11"	=	2.72 m	x 2.72 m	7	80
Bedroom Closet	2' 4"	x 3' 7"	=	0.71 m	x 1.09 m	1	8
Foyer	5' 2"	x 8' 1"	=	1.56 m	x 2.46 m	4	41
Foyer Closet	2' 1"	x 3' 7"	=	0.64 m	x 1.09 m	1	7
Ensuite Washer/Dryer	2' 4"	x 2' 5"	=	0.71 m	x 0.74 m	1	6
Utility Panel	2' 4"	x 2' 5"	=	0.71 m	x 0.74 m	1	6
Washroom	9' 11"	x 5' 1"	=	3.02 m	x 1.54 m	5	50
<b>TOTAL UNIT AREAS</b>						<b>35</b>	<b>376</b>
Balcony	16' 1"	x 3' 11"	=	4.90 m	x 1.19 m	6	63
<b>TOTAL UNIT INCLUDING BALCONY</b>						<b>41</b>	<b>439</b>

For more information, please contact:

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**True luxury is peace of mind.**