



**1 Market St 3302** **List: \$3,095,000 For: Sale**  
**Toronto** Ontario M5E 0A2  
 Toronto C08 Waterfront Communities C8 Toronto  
**SPIS:** N **Taxes:** \$10,478.98/2024 **DOM:** 0  
**Condo Apt** 2-Storey **Rms:** 5  
**Corp#:** TSCC / 2308 **#Shares%:** **Bedrooms:** 2  
**Unit#:** 2 **Locker#:** **Washrooms:** 3  
**Locker Lev Unit:** 4 1x2xMain, 1x5x2nd, 1x4x2nd  
**Locker Unit#:** 11  
**Level:** 34  
**Zoning:**  
**Prop Mgmt:** Del Property Management 416-777-0400  
**Dir/Cross St:** Front/Jarvis

**MLS#:** C11934305 **Possession Remarks:** TBA  
**Status Cert:** N **Bldg Name:** Market Wharf II **PIN#:**

<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b> Terr
<b>Fam Rm:</b> N	<b>Locker:</b> Owned	<b>Ens Lndry:</b> Y
<b>Basement:</b> None	<b>Maint:</b> \$1,426.41	<b>Lndy Lev:</b> Upper
<b>Fireplace/Stv:</b> Y	<b>A/C:</b> Central Air	<b>Exterior:</b> Brick
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b> N	<b>Gar/Gar Spcs:</b> Underground / 2
<b>Apx Age:</b> 11-15	<b>UFFI:</b>	<b>Park/Drive:</b> Undergrnd
<b>Apx Sqft:</b> 1600-1799	<b>Elev/Lift:</b>	<b>Park Type:</b> Owned / Owned
<b>Sqft Source:</b> Builder	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b> 2
<b>Exposure:</b> Nw	<b>Heat Incl:</b>	<b>Tot Prk Spcs:</b> 2
<b>Assessment:</b>	<b>Cable TV Incl:</b>	<b>Pk Spot#:</b> 11
<b>Spec Desig:</b> Unknown	<b>Bldg Ins Incl:</b> Y	<b>Pk Spot#:</b> 12
<b>Phys Hdp-Eqp:</b> N	<b>Com Elem Incl:</b> Y	<b>Park \$/Mo:</b>
	<b>Cert Level:</b>	<b>Prk Lvl/Unit:</b> P4 / P4
	<b>Energy Cert:</b> N	<b>Bldg Amen:</b>
	<b>GreenPIS:</b> N	Concierge, Guest Suites, Gym, Party/Meeting Room, Sauna, Visitor Parking
		<b>Prop Feat:</b>
		Clear View, Ensuite Laundry, Fireplace/Stove, Lake Access, Pets Allowed with Restrictions, Public Transit

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.51	x 5.15	Double Closet 2 Pc Bath Tile Floor
2	Living	Main	20.73	x 14.83	Window Flr to Ceil Gas Fireplace Overlook Patio
3	Dining	Main	18.01	x 12.66	Open Concept Window Flr to Ceil W/O To Terrace
4	Kitchen	Main	13.58	x 13.16	Open Concept Marble Counter W/O To Terrace
5	Prim Bdrm	2nd	26.35	x 13.48	Window Flr to Ceil 5 Pc Ensuite Heated Floor
6	2nd Br	2nd	13.58	x 10.17	Window Flr to Ceil 4 Pc Ensuite Heated Floor

**Client Remks:**  
 Absolutely stunning, one-of-a-kind two-level penthouse suite in the St. Lawrence Market with large terrace and incredible views on both levels. Bought from builder's plans and custom designed by current owners with exquisite finishes and details. Open-concept main floor with spectacular north, south, and west 180-degree views of the terrace and city skyline. Dramatic fireplace wall, second floor primary suite (builder's plan was for 2 bedrooms plus den) open concept combined with office with more spectacular city skyline views. Fully landscaped and irrigated 1044-square-foot terrace with outdoor kitchen, dining, and seating areas with gas fire pit and water feature. Two walk-outs to terrace.  
**Extras:**  
 Oversized locker (approx. 8' x 20) adjacent to parking spot. Fully automated with control 4: lights, sound, automatic blinds, security system and Ecobee thermostats. Large walk-in pantry, large island with storage. Heated bathroom floors.  
**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191