



90 Trinity St 206 **List: \$420,000 For: Sale**
Toronto Ontario M5A 0E4
 Toronto C08 Moss Park Toronto
SPIS: No **Taxes:** \$2,292.43/2025 **DOM:** 0
 Condo Apt Apartment **Rms:** 3
Corp#: TSCC / 2263 **#Shares%:** **Bedrooms:** 1
Unit#: 6 **Locker#:** A16 **Washrooms:** 1
Locker Lev Unit: A 1x4xMain
Locker Unit#: 16
Level: 2
Zoning:
Prop Mgmt: First Service Residential
Dir/Cross St: Eastern and Parliament
Directions: Eastern and Parliament

MLS#: C13024526 **Possession Remarks:** August
Status Cert: N **Bldg Name:** Trinity Lofts **PIN#:** 762630010

Kitchens: 1 Fam Rm: N Basement: None Fireplace/Stv: N Heat: Forced Air / Gas Apx Age: 11-15 Year Built: 2012 Yr Built Source: MPAC Apx Sqft: 500-599 Sqft Source: Floorplans Exposure: Se Assessment: Spec Desig: Unknown Survey Type: None Phys Hdp-Eqp:	Pets Perm: Yes-with Restrictions Locker: Owned Maint: \$540 A/C: Central Air Central Vac: No UFFI: Elev/Lift: Retirement: HST Applicable to: Included In Sale Price: Taxes Incl: Water Incl: Y Heat Incl: Y Hydro Incl: Y Cable TV Incl: CAC Incl: Bldg Ins Incl: Y Prkg Incl: Com Elem Incl: Y Cert Level: Energy Cert: GreenPIS:	Balcony: None Ens Lndry: Y Lndy Lev: Main Exterior: Concrete Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Park Type: None Park/Drv Spcs: 0 Tot Prk Spcs: 0 Park \$/Mo: Prk Lvl/Unit: Bldg Amen: Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking, Elevator Prop Feat: Arts Centre, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, Rec Centre, School Interior Feat: Other Security Feat: Carbon Monoxide Detectors, Security System, Smoke Detector
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Flat	11.32	x 10.01	Laminate Stainless Steel Appl Quartz Counter
2	Living	Flat	14.83	x 10.24	Laminate Large Window Open Concept
3	Br	Flat	10.43	x 8.99	Laminate Large Window Double Closet

Client Remks:
 Stylish one-bedroom suite in the sought-after Trinity Lofts, perfectly situated directly across from the vibrant Distillery District. This boutique 8-storey building offers an intimate urban living experience in one of the city's most desirable neighbourhoods, with Corktown at your doorstep and just an 8-minute walk to St. Lawrence Market. This bright and sunny 518 sq ft unit (as per builder's plan) features impressive 9-ft exposed concrete ceilings, pre-finished laminate flooring, and a thoughtfully designed open-concept layout. The modern kitchen is equipped with stainless steel appliances, while the sleek bathroom adds a contemporary touch. Ideal for professionals or first-time buyers seeking convenience, and character in a prime downtown location.
Inclusions:
 Fridge, Stove ("As is"), Built-in dishwasher, Microwave/exhaust hood, washer, dryer, all electric light fixtures, window blinds, bathroom mirror, living room custom shelf, Custom Kitchen island, 1 locker
Listing Contracted With: BOSLEY REAL ESTATE LTD. **Ph:** 416-530-1100