



**RANDY YETMAN**, FRI, MVA, Broker & Appraiser, *since 1975*  
Re/Max West Realty Inc., 1678 Bloor St W, Toronto, M6P1A9  
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[randy@randyyetman.com](mailto:randy@randyyetman.com) [www.RandyYetman.com](http://www.RandyYetman.com)



proudly presents;  
**Suite 2109—386 Yonge Street, Toronto**



## **DOWNTOWN LIVING AT ITS BEST in Famous "AURA" Luxury Condominiums!**

- **859 SQAURE FEET with 2 Bedrooms, 2 Bathrooms and Parking!**
- **Open, South facing Balcony to Downtown + Lake Ontario!**
- **Direct (indoor) Access to College Park shops & Restaurants.**
- **Full Membership to 42000 sf CRUNCH Fitness Club!**



**386 Yonge St 2109** List: \$898,000 For: Sale

Toronto Ontario M5B0A5  
Toronto C01 Bay Street Corridor Toronto 120-19-R

SPIS: N Taxes: \$4,055.00 / 2018 DOM: 3

Condo Apt	<b>#Shares%:</b>	Rms: 5 + 1
Apartment	<b>Locker#:</b>	Bedrooms: 2
<b>Corp#:</b> tscp / 2421	<b>Locker Lev Unit:</b>	Washrooms: 2
<b>Unit#:</b> 09	<b>Locker Unit#:</b>	1x4xMain, 1x3xMain
	<b>Level:</b> 18	

Zoning: Res  
Prop Mgmt: lcc 905-940-1234, lccpropertymanagement.Com  
Dir/Cross St: Yonge + Gerrard

MLS#: C4316979 Possession: 45 Days - Tba PIN#: 794210470  
Status Cert: Y Bldg Name: Aura

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 0-5 <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> 859 Sf Per Builder <b>Exposure:</b> S <b>Assessment:</b> 708000 / 2016 <b>Spec Desig:</b> Unknown <b>Phys Hdp-Eqp:</b>	<b>Pets Perm:</b> Restrict <b>Locker:</b> None <b>Maint:</b> \$676.98 <b>A/C:</b> Central Air <b>Central Vac:</b> <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>Taxes Incl:</b> N <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> N <b>Cable TV Incl:</b> N <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Com Elem Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b>	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Undergrnd / 1.0 <b>Park/Drive:</b> Private <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1.0 <b>Pk Spot#:</b> 29 <b>Park \$/Mo:</b> 0.00 <b>Prk Lvl/Unit:</b> E <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Party/Meeting Room, Rooftop Deck/Garden, Security System <b>Prop Feat:</b> Public Transit
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#	Room	Level	Length (m)	Width (m)	Description
1	Foyer	Main			Ceramic Floor Large Closet 3 Pc Bath
2	Living	Main	7.80	x 3.65	Combined W/Dining Wood Floor W/O To Balcony
3	Dining	Main	7.80	x 3.65	Combined W/Kitchen Wood Floor Open Concept
4	Kitchen	Main	7.80	x 3.65	Stainless Steel Appl Quartz Counter Centre Island
5	Master	Main	4.25	x 3.40	Window Flr To Ceil W/I Closet 4 Pc Ensuite
6	2nd Br	Main	3.00	x 2.40	Closet Wood Floor Sliding Doors
7	Other	Main	3.00	x 1.65	Balcony South View

**Client Remks:** Aura At College Park. Unobstructed South City & Lake View. Open Concept 2 Bedrm. 2 Bathroom Suite With Wood Floors, Quartz Counters & Back-Splash And Floor-Ceiling Wall Of Windows! Next To 3 Acre Green Park And All Amenities Imaginable Including Underground Retail Stores And 42,000 Sf Crunch Fitness Club. Direct Access To College Station, College Park Shops, Restaurants, Financial District, Hospitals & Universities!

**Extras:** Stainless Steel Fridge, Slide-In Range, Dishwasher & B/I Microwave Oven, Stacked Washer & Dryer, Wood Floors, Window Coverings, Light Fixtures, Balcony Decking, 1 Parking Space,

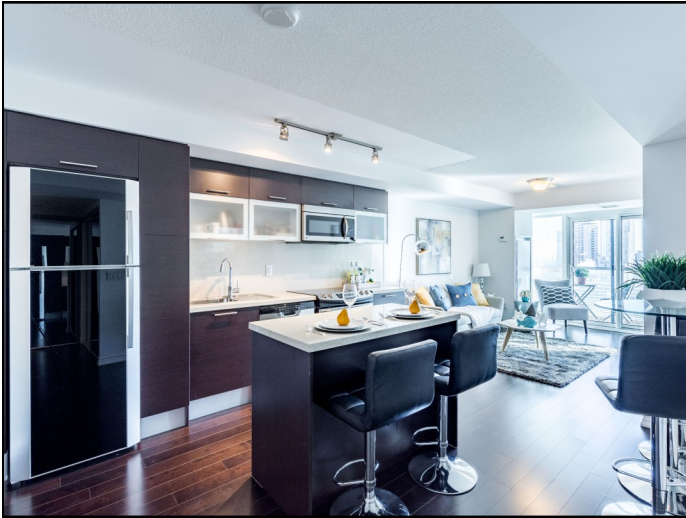


Full Membership to 42,000 Sq. Ft. CRUNCH Fitness Club is included with your Condo fees!



Roof Terrace! Other amenities include Guest Suites, 24 Hour Concierge, Lounge, Business Centre, Movie Theater, Billiards and Party Room to name just a few.

## Suite 2109 - 386 Yonge Street, Toronto



Open Concept Kitchen w/Island includes Quartz Counter tops + backsplash and 4 Stainless Steel Appliances.



Open Concept Living room includes wood floors and walk-out south-facing open balcony.



Main bathroom includes oversized Shower w/glass door.



Oversized, south-facing Master BATHROOM includes wall of windows, walk-in closet and 4 pce. Ensuite Bathroom.

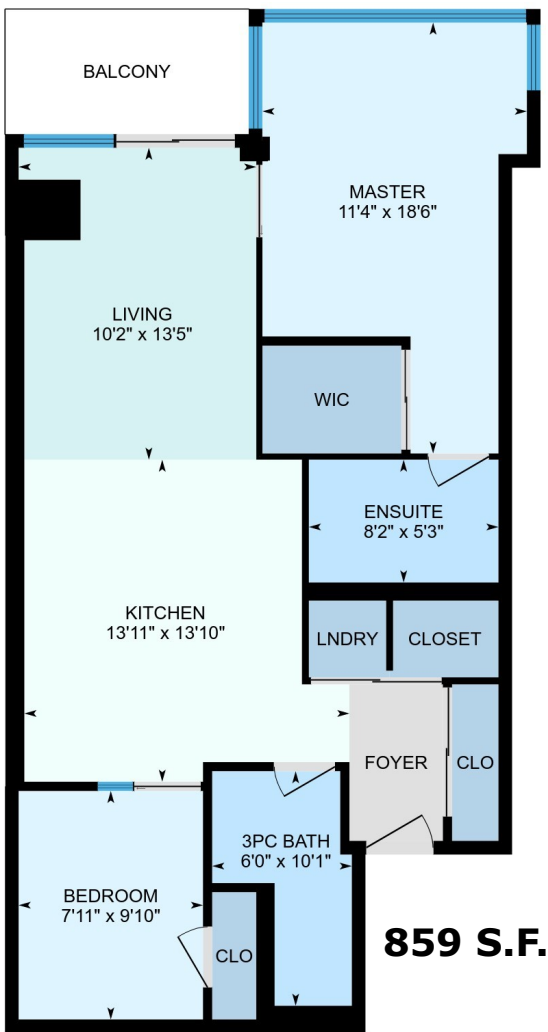


2nd bedroom includes frosted glass doors, wood floors and large clothes closet.



Master Bathroom includes tub + shower.

## LOCATION - LOCATION!



- Direct underground connection to food and shops at AURA and COLLEGE PARK, including grocery stores & food courts.
- Direct underground connection to College Sub-way Station.
- Condo fees include full membership to 42000 sf CRUNCH Fitness Club.
- Adjacent to new College Outdoor Activity Court including public skating rink and gardens.
- 10 minute walk to Eaton Centre, Yonge-Dundas Square, University of Toronto, Ryerson University and downtown hospitals (Mount Sinai, Toronto General, Princess Margaret, Womens College, Sick Kids & St. Michaels),
- 20 minute walk to Art Gallery of Ontario, Royal Ontario Museum, Chinatown and much more!
- Learn more, by clicking on this AURA slideshow here; <https://www.slideshare.net/Steve0011/aura-at-college-park-388-yonge-street-toronto-aura-condo-toronto>



**Thinking of moving? - Call Randy today, and start packing!**

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- Full time Realtor, since 1975
- Licensed Broker
- Licensed Residential Appraiser.
- Top 2% of TREB's 50,000 Realtors.
- "Top Ten" Realtor RE/MAX West (High Park), past 12 years.
- Islington Rangers Soccer team sponsor,
- Queensway Canadian Hockey, team sponsor.
- Proud sponsor, Run For The Cure—Breast Cancer Foundation.
- Proud Sponsor, Bowl For Kids Sake—Big Brothers Big Sisters.
- Proud Sponsor, Children's Miracle Network



**Children's  
 Miracle Network  
 Hospitals**

