



15 Fort York Blvd Suite 2610

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A letter from the owner

Dear Future Homeowner,

This has been a really special place to call home.

The lake views and the CN Tower skyline are pretty great, but what we've loved most are the everyday moments - the ones that don't always make it into listing photos.

Like making morning coffee in the kitchen, where there's actually enough storage to keep things tidy. Lazy Sundays in a bedroom with plenty of space for a king-sized bed - plus all the things that seem to pile up over time. And the dedicated home office spaces that made working from home way more manageable.

The building itself has been a bonus - well-run, low fees, and a community where people actually know each other. Some of our closest friendships started here, whether at the gym, on the basketball court, or during our annual community BBQ.

We're sad to be leaving, but happy to know someone new will get to enjoy this place. Hope you love it as much as we have.

All the best,

Shirley + Anthony

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Condo Highlights



2 Spacious Bedrooms

Bright, airy rooms with plenty of closet space - perfect for restful nights and cozy living!



2 Full Bathrooms

Spacious bathrooms with ample counter space, full bathtubs, and shower combinations.



1 Premium Parking Space

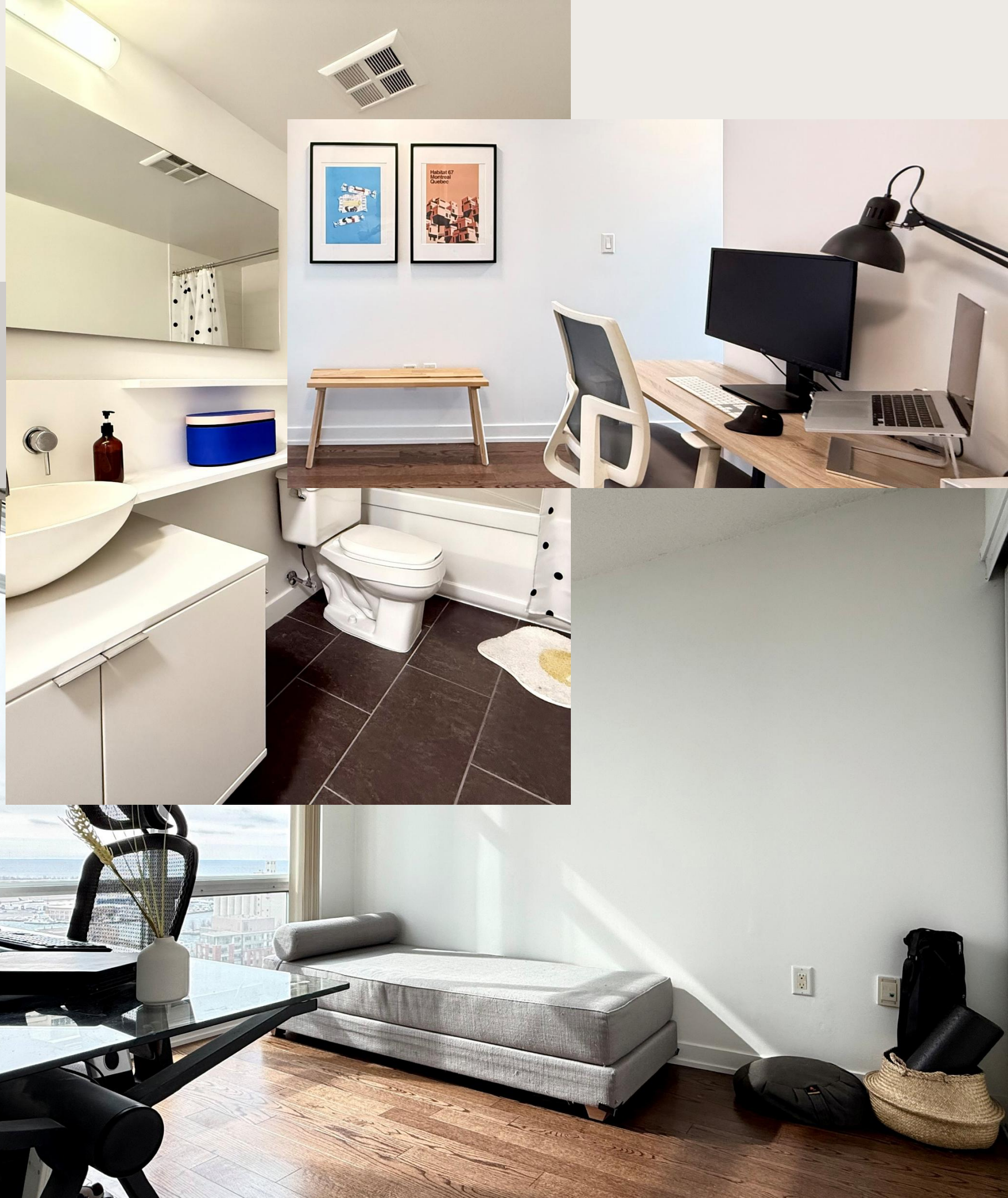
Premium parking spot near entrance with extra space on one side for easy access.



1 Locker

High demand secure locker for extra storage or rental income.





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Condo Highlights



Original Owner-Occupied

Lovingly maintained and lived in by the original owner since the condo was registered.



CN Tower & Lake View

Rare combo of unobstructed CN Tower & lake views - breathtaking scenery, day and night!



Premier Amenities

Enjoy 12+ premium amenities, including a full gym, pool, sky spa, EV charging, and more!



Low Condo Fees

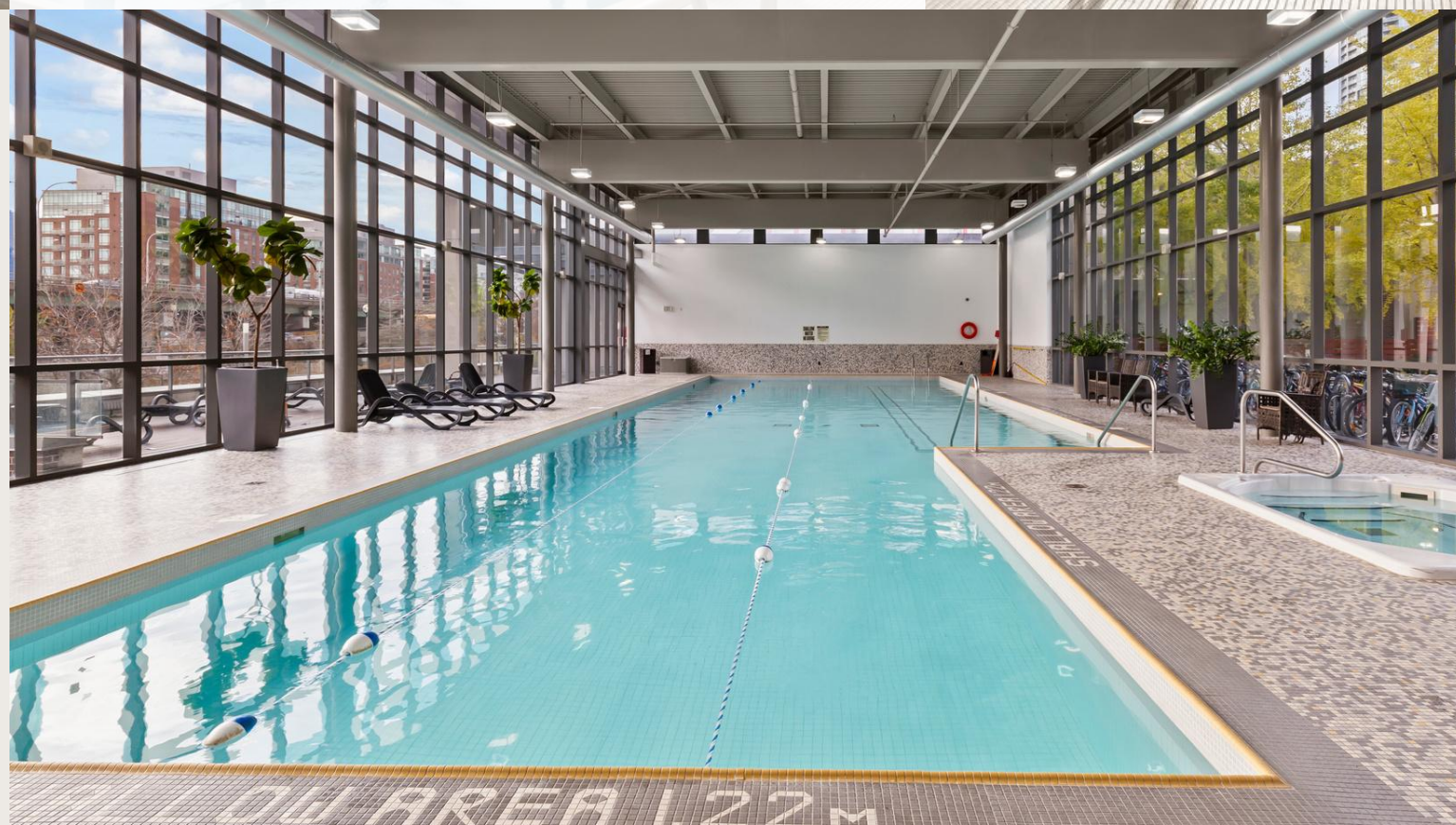
Low condo fees enabled by key proptech investments and best-in-class board governance.

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The Amenities

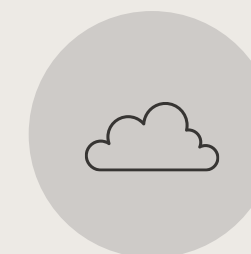


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Sky Spa

Relax above the city while enjoying stunning lake views.



Sky Garden

Tranquil outdoor space with stunning lake and city views.



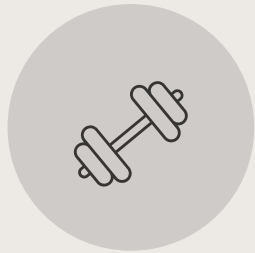
Swimming Pool

25m indoor lap pool with floor-to-ceiling windows and natural light.



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The Amenities



Fitness Centre

Two modern fitness centres with cardio and strength equipment.



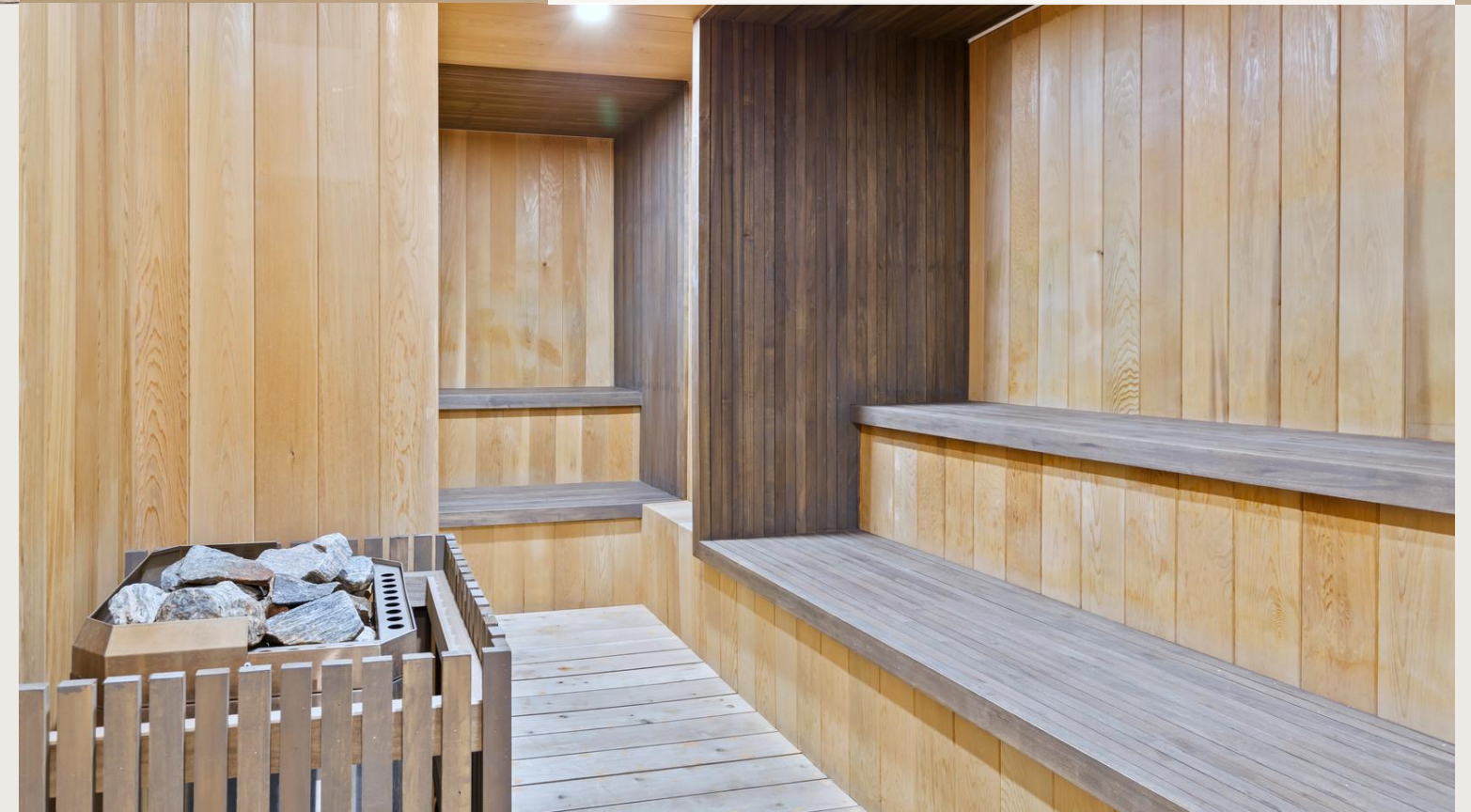
Basketball Court

Indoor basketball court for games, practice, and fun.



Sauna

Relax and unwind in the soothing heat of the sauna.



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The Amenities



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Recreation Room

Rec room with billiards, ping pong, and foosball for endless fun.



Children's Room

Popular children's room filled with toys, games, and activities.



BBQ Area

Outdoor BBQ area perfect for grilling and entertaining.



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The Amenities



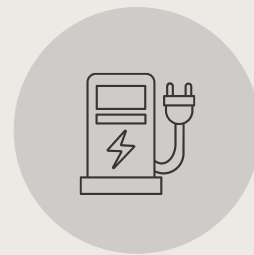
Party Room

Spacious party room perfect for hosting events and gatherings.



Co-Work Space

Stylish co-work space with high-speed Wi-Fi and comfy seating.



EV Ready

EV-ready with charging stations to support electric vehicles.



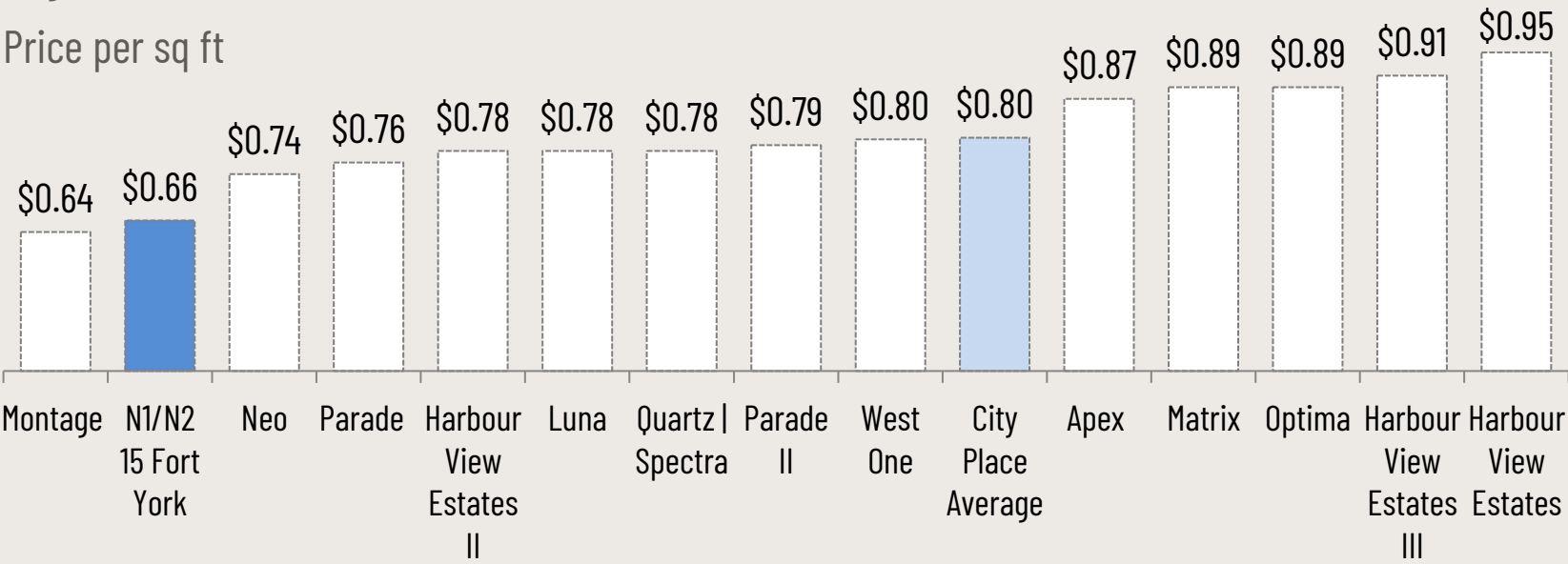


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Condo Fees & Reserve Fund

CityPlace Condo Fees (2024)

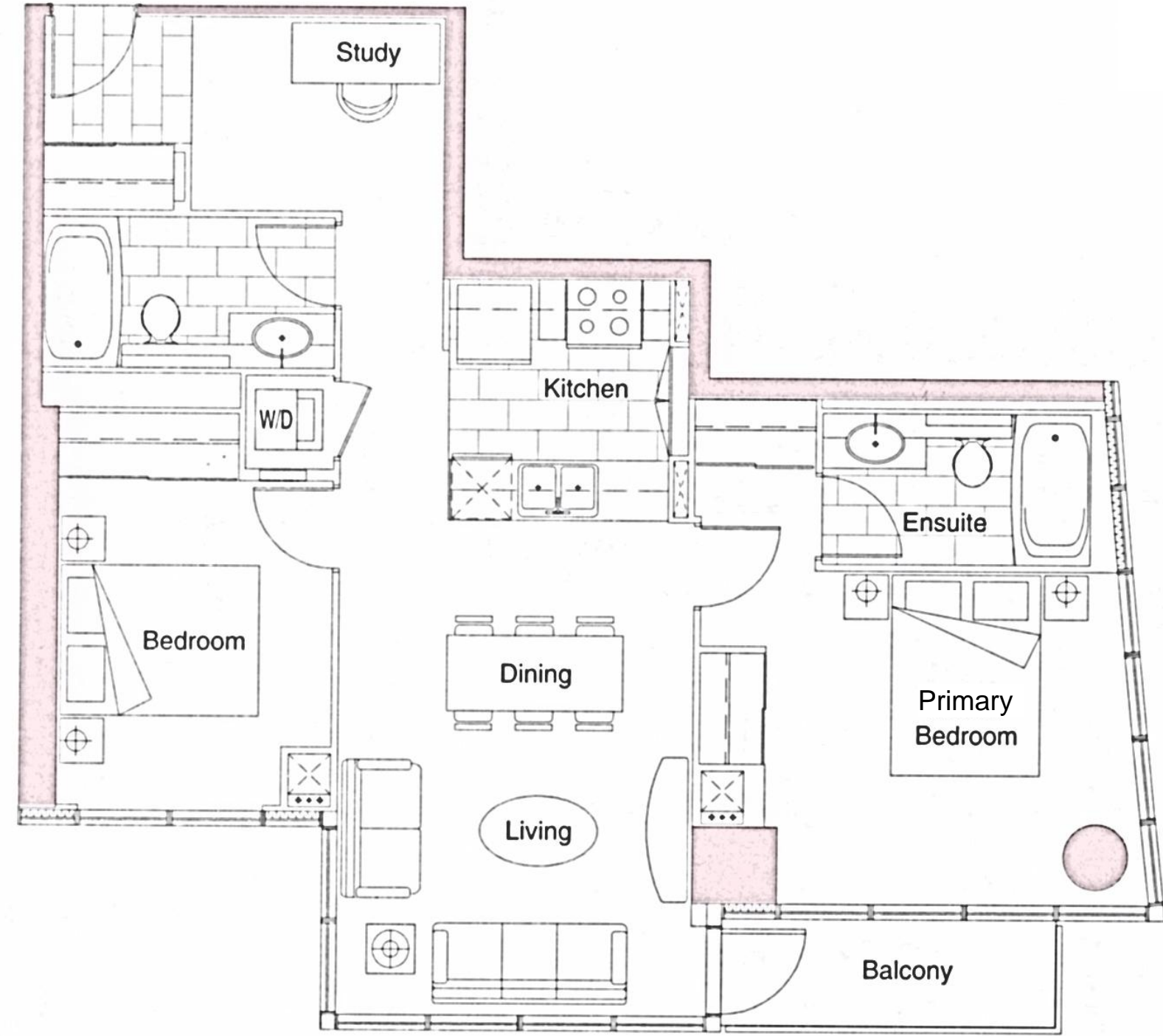
Price per sq ft



Source: www.condos.ca, MLS

15 Fort York has maintained attractive condo fees by making key early investments in energy-efficient upgrades, such as high-efficiency boilers, variable frequency drives, a building automation system, LED lighting, garbage compaction, among other key solutions. These upgrades have paid for themselves through lower energy and maintenance costs, and the annual savings have been reinvested into both the reserve fund and keeping condo fees low.

Even with major upgrades and building-wide renovations, the reserve fund remains over \$4 million - well above comparable condos. Furthermore, the reserve fund study was updated last year, minimizing the risk of unexpected increases to reserve funding requirements in the foreseeable future. With a strong financial cushion, the building is well-prepared for future repairs and replacements.



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Floor Plan





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Elevator Capacity

	TSCC 1955	TSCC 2016	TSCC 2009	TSCC 2090	TSCC 1949
	15 Fort York / 15 Brunel Crt	25 Telegram Mews	4K Spadina Ave	25 Capreol Crt / 8 Telegram Mews	11 Brunel Court
Units	568	529	352	706	612
Elevators	6	5	3	5	4
Units Per Elevator	94.7	105.8	117.3	141.2	153.0
Elevators Per 100 Units	1.06	0.95	0.85	0.71	0.65

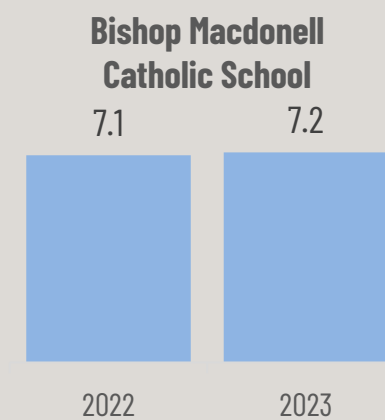
One often overlooked factor when buying a condo is elevator capacity. In buildings with limited elevator capacity, an out-of-service elevator can quickly turn condo living into an inconvenience.

One of the less glamorous (but very important!) reasons we love 15 Fort York is its high elevator capacity. With four elevators serving 436 units in the 15 Fort York tower, our building offers better access than all neighbouring condos – sometimes even if one elevator cab is on hold for move-ins or maintenance!

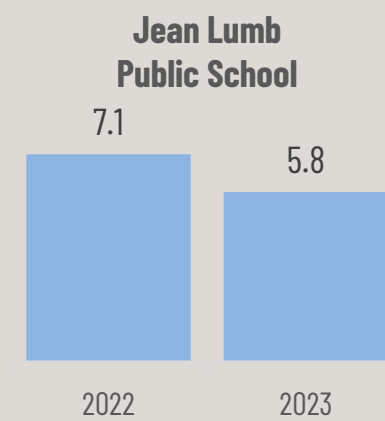
Canoe Landing Child Care Centre provides high quality care and enriched learning for your children. With before and after school care located in Bishop MacDonnell Catholic School and Jean Lumb Public School, a well-equipped playground, summer programs, and nutritionist-approved, freshly made lunches and snacks, your child will thrive at Canoe Landing.

Bishop Macdonell Catholic School is a K-8 Catholic school at 20 Brunel Court, sharing facilities with Jean Lumb Public School and the Canoe Landing Community Centre. As the Toronto Catholic District School Board's first STEAM-focused school, it emphasizes science, technology, engineering, arts, and math.

Jean Lumb Public School is a modern K-8 school at 20 Brunel Court in Toronto, sharing a building with the Canoe Landing Community Centre and Child Care Centre. It has 16 classrooms, including four kindergarten rooms, plus arts, science, and music spaces. Built with sustainability in mind, it features a green roof, solar panels, and LED lighting, supporting a student body of about 550.



Source: Fraser Institute School Rankings



Source: Fraser Institute School Rankings



The comparables listed below were identified based on the following criteria:

- Unobstructed Lake Ontario & CN Tower view
- Move-in ready with functional floor plan
- 900-999 feet² | 2-Bedroom + den | 2 Bathrooms | 1 Parking space
- Modern construction date
- 3.75-4.25% mortgage rate environment

Address	Price	Sold Date ▼	Bedrooms	Bathrooms	Garage	Condo Fees
33 Bay St Unit 2708	\$1,025,000	Apr 7, 2025	2+1	2	1	\$831/mo
230 Queens Quay W Unit 625	\$975,000	Mar 24, 2025	2	2	1	\$910/mo
628 Fleet St Unit 1512	\$1,001,000	Feb 19, 2025	2+1	2	1	\$724/mo
85 Queens Wharf Rd Unit 3501	\$990,000	Feb 3, 2025	2+1	2	1	\$829/mo
28 Freeland St Unit 1409	\$1,150,000	Jan 21, 2025	2+1	2	1	\$895/mo
228 Queens Quay W Unit 1708	\$1,015,000	Dec 22, 2024	2+1	2	1	\$913/mo
5 Mariner Terr Unit 3201	\$1,075,000	Nov 27, 2024	2+1	2	1	\$959/mo





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Thank
You

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