



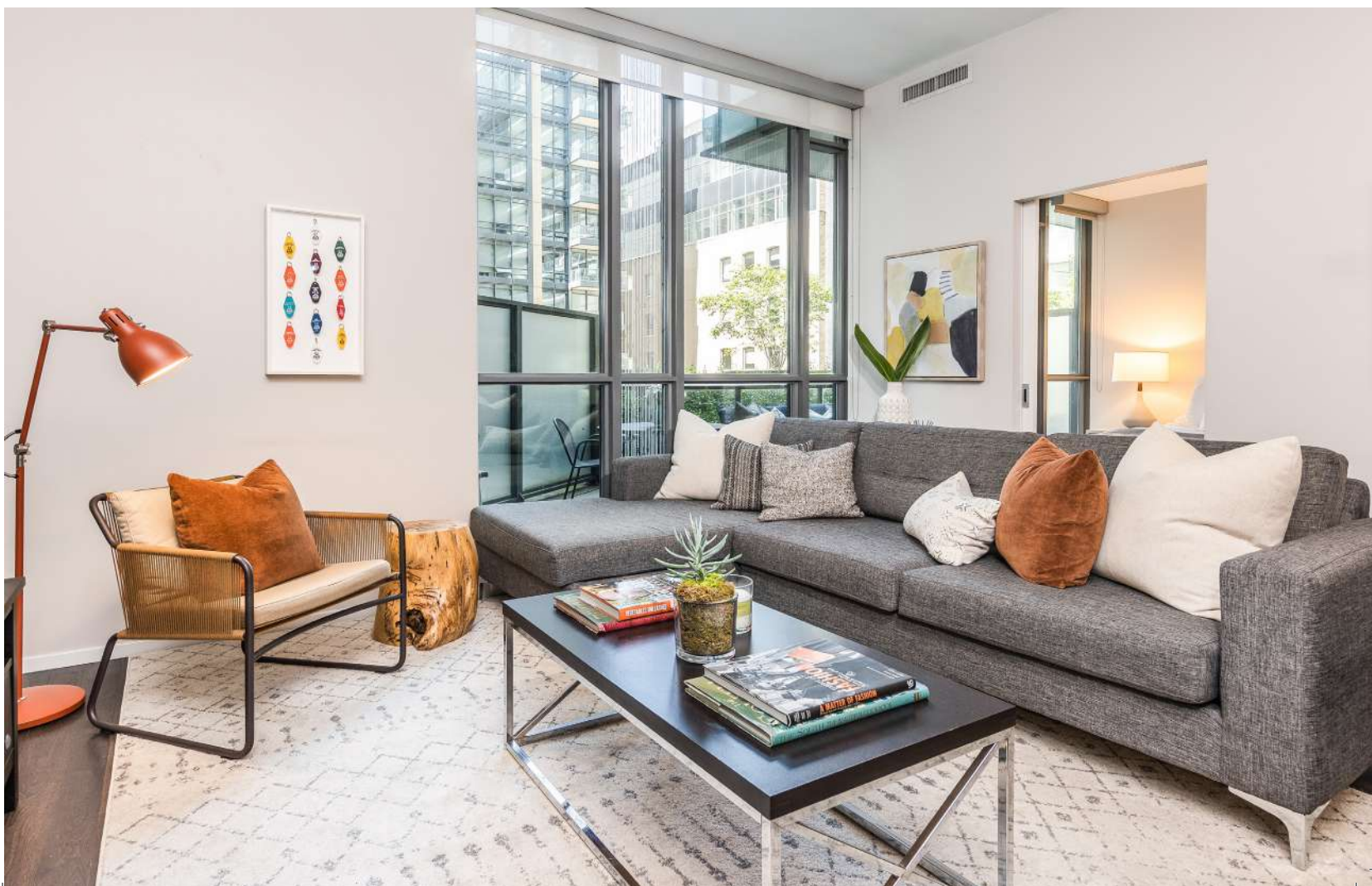
8 Charlotte Street, Suite 216

Welcome to 8 Charlotte Street, Suite 216

One of the most sought after buildings in the city, the Charlie Condos was built by Great Gulf Homes and designed by Diamond & Schmitt Architects. It offers incredible amenities on the seventh floor, including a Miami-style outdoor pool and sun deck with barbeques, a well-equipped gymnasium, party rooms, a games room, and two guest suites. There is also ample visitor parking offered in the building and a 24 hour concierge.

Suite 216 features one bedroom plus a den, measuring approximately 720 square feet. The terrace is an extension of the living space in the warmer months, a real oasis in the heart of the city and perfect for entertaining. Modern finishes and clever design can be seen throughout. 10 foot ceilings add to the bright and airy feel of the suite, accentuated by the floor to ceiling windows. Enjoy this vibrant King West locale close to the sports centres, entertainment centres and the financial core. 99 Walkscore: literally everything is at your doorstep!







features

- Foyer:
- Engineered wide plank floor
 - Recessed halogen lighting
- Den/Office:
- Engineered wide plank floor
- Double Coat Closet:
- Sliding doors
- Living Room/Dining Room:
- Engineered wide plank floor
 - 10Ft ceilings
 - Floor to ceiling windows
 - Pretty west views over the terrace and vegetation
- Kitchen:
- Engineered wide plank floor
 - Shaker style cabinetry
 - Granite countertops with waterfall island
 - Tile backsplash
 - Centre island/breakfast bar with integrated seating for four people
 - Bosch Stainless Steel Oven (As-Is)
 - Broen Exhaust Fan (As-Is)
 - Bosch Stainless Steel Dishwasher
 - Blomberg Stainless Steel Fridge/Freezer
 - Panasonic Stainless Steel Microwave
 - Stainless Steel Farmer's Sink
 - Polished chrome gooseneck faucet
 - Pendant lighting above island
- Laundry Closet/Storage:
- Whirlpool front loading washer and dryer
 - Additional Storage
- Master Bedroom:
- Engineered wide plank floor
 - Wall to wall closets
 - Sliding glass doors walk out terrace
 - Sliding barn door
- Terrace:
- Tile floor
 - Spacious offering both sitting and dining areas
 - Privacy screen
 - Views west, great afternoon sun exposure
 - Views over green roof and vegetation
 - One of only seven terraces in the building!



additional information

Inclusions: All kitchen appliances, washer & dryer, all electric light fixtures, all custom roller blinds, custom roller black out blinds.

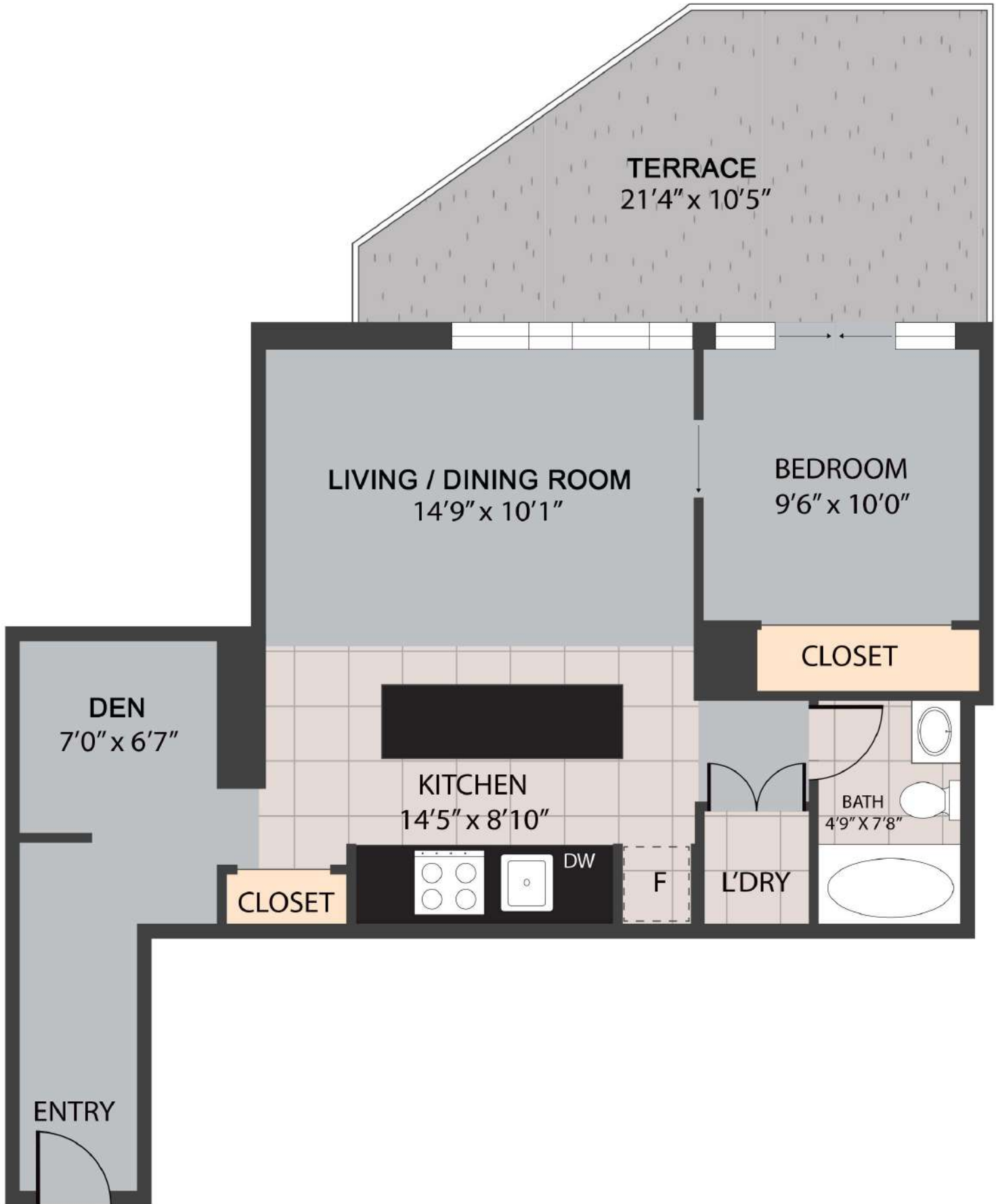
Maintenance: \$517.66/month (includes water, heat, parking, locker, common elements)

Locker: Unit 13, Level 6

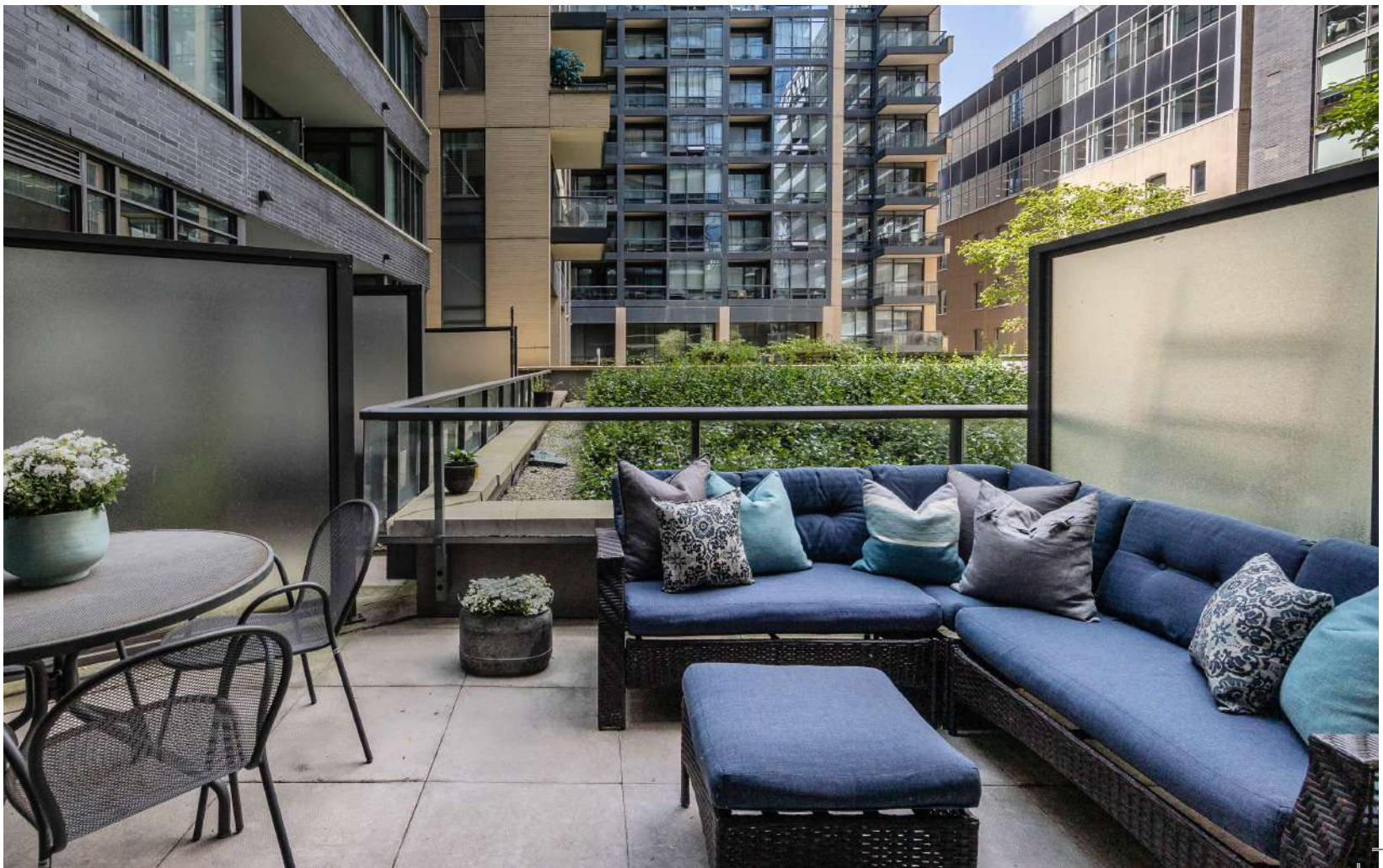
Taxes: \$2,615.14 (2021)

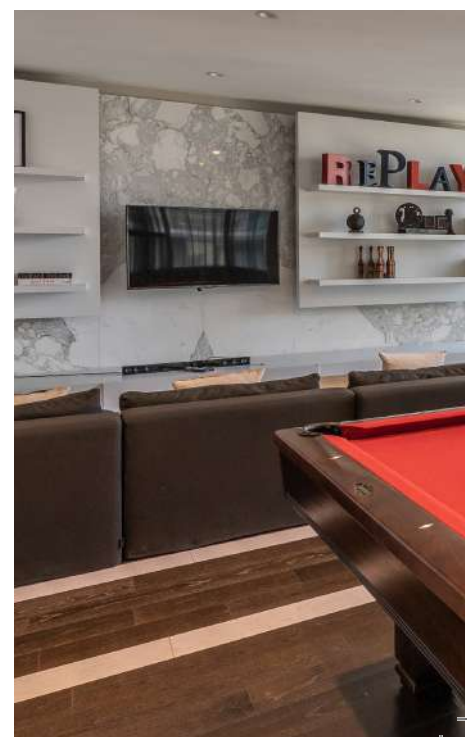
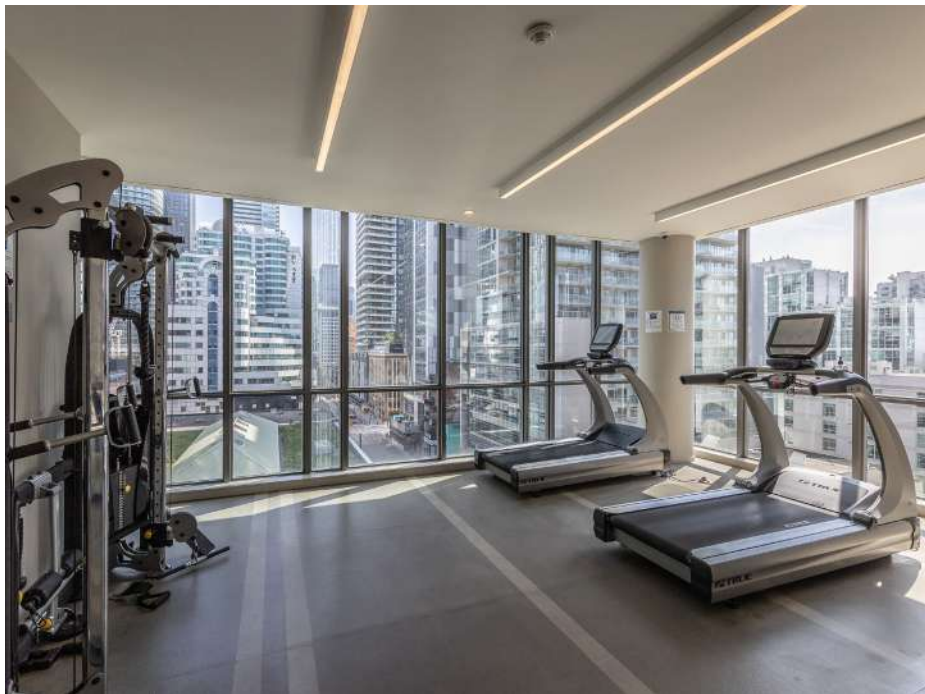
Possession: Mid October/TBA

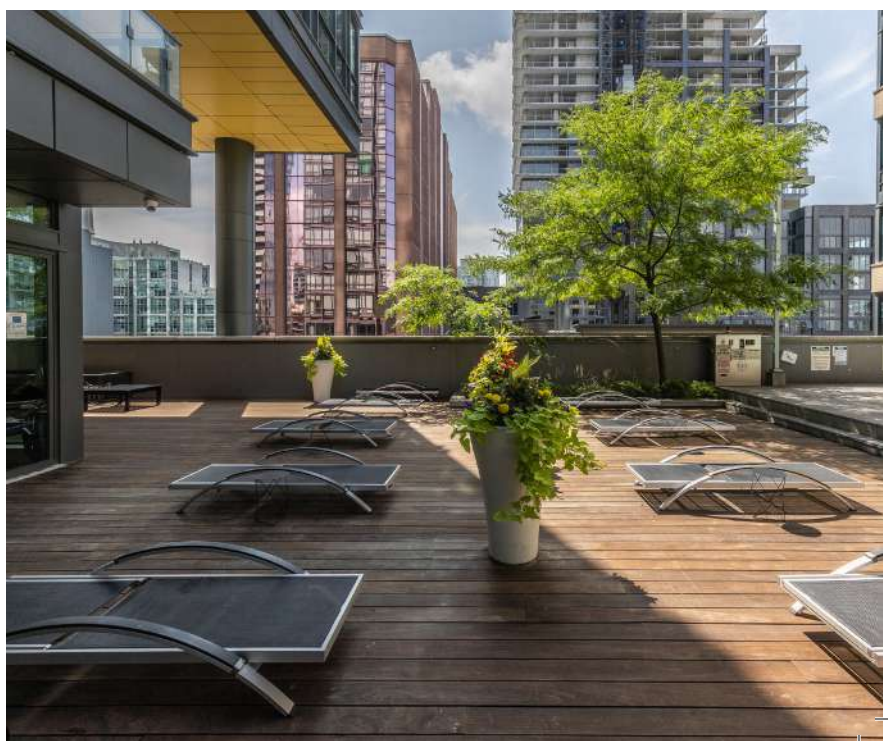
Offered for sale at \$748,000.⁰⁰

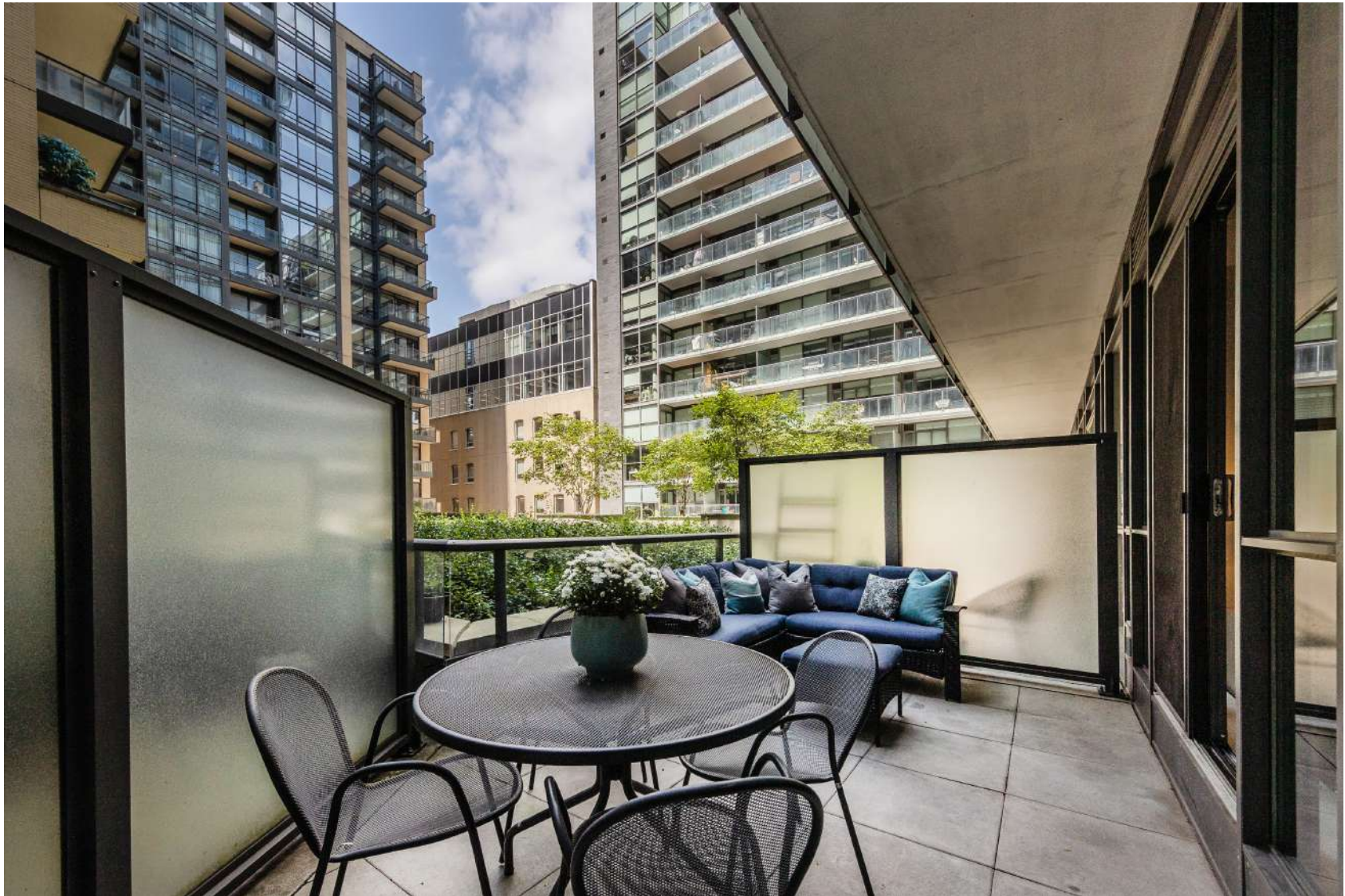












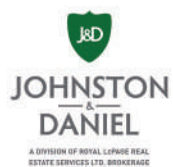
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Gairdner Award Winner
2004-2020
Chairman's Award Winner
2019 Top 5 - Dollar Volume



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