



Welcome to 438 Richmond Street West, Suite 610

This corner suite at The Morgan is bright and airy with a contemporary aesthetic. Great 865sf split layout floor plan, nicely appointed with many upgrades by the current owners. Walk into the foyer with an alcove for coats and shoes, as well as a spacious storage closet. There is a separate laundry closet with a stackable washer and dryer and built-in shelving. The second bedroom is tucked away and could be used as a home office, and there is a four piece ensuite washroom across the hall. The modern kitchen has stainless steel Frigidaire/LG/Fisher & Paykel appliances, and a pass through to the dining room that could be a breakfast bar. The spacious living room has wall to wall corner windows that let in lots of natural light. The primary retreat is spacious, with a dressing area with double closets, as well as a four piece ensuite washroom. One parking spot and one locker are included in this offering. Great building amenities; fitness room, sauna, theatre, 24-hour concierge, rooftop terrace with barbeques. Phenomenal location in the entertainment district, close to everything; The Well, Art Gallery of Ontario, Grange Park, Toronto Western Hospital, many shops and restaurants along trendy Queen Street West.





















FOYER

- Tile floor
- Coat/storage closet

LAUNDRY CLOSET

- Samsung stackable washer and dryer
- Built-in shelving

SECOND BEDROOM/OFFICE

- Hardwood floor
- Closet
- Window

FOUR PIECE WASHROOM

- Tile floor
- Vanity with integrated sink
- Polished chrome fixtures and taps
- Soaker tub with shower

KITCHEN

- Tile floor
- Granite countertops
- Pass through to dining room
- Double stainless steel sink with brushed chrome fixture and tap
- Glass display cabinets
- Frigidaire oven and stovetop
- Frigidaire built-in stainless steel microwave
- Fisher & Paykel stainless steel refrigerator
- LG stainless steel dishwasher

DINING ROOM

- Hardwood floor
- Pass through to kitchen
- Large window

LIVING ROOM

- Hardwood floor
- Large wraparound window with city views

PRIMARY BEDROOM

- Hardwood floor
- Large window
- Double closets

FOUR PIECE ENSUITE WASHROOM

- Tile floor
- Vanity with integrated sink
- Polished chrome fixtures and taps
- Soaker tub with shower

UPGRADES BY CURRENT OWNERS

- Removed popcorn ceilings throughout
- Painted entire interior of the unit
- Installed custom window blinds
- Installed Samsung stackable washer/dryer
- Replaced all door hardware
- Installed new light fixtures throughout

ADDITIONAL INFORMATION

Maintenance: \$824.27/month (includes: water, building insurance, common elements, parking)

Taxes: \$3,777.97 (2025)

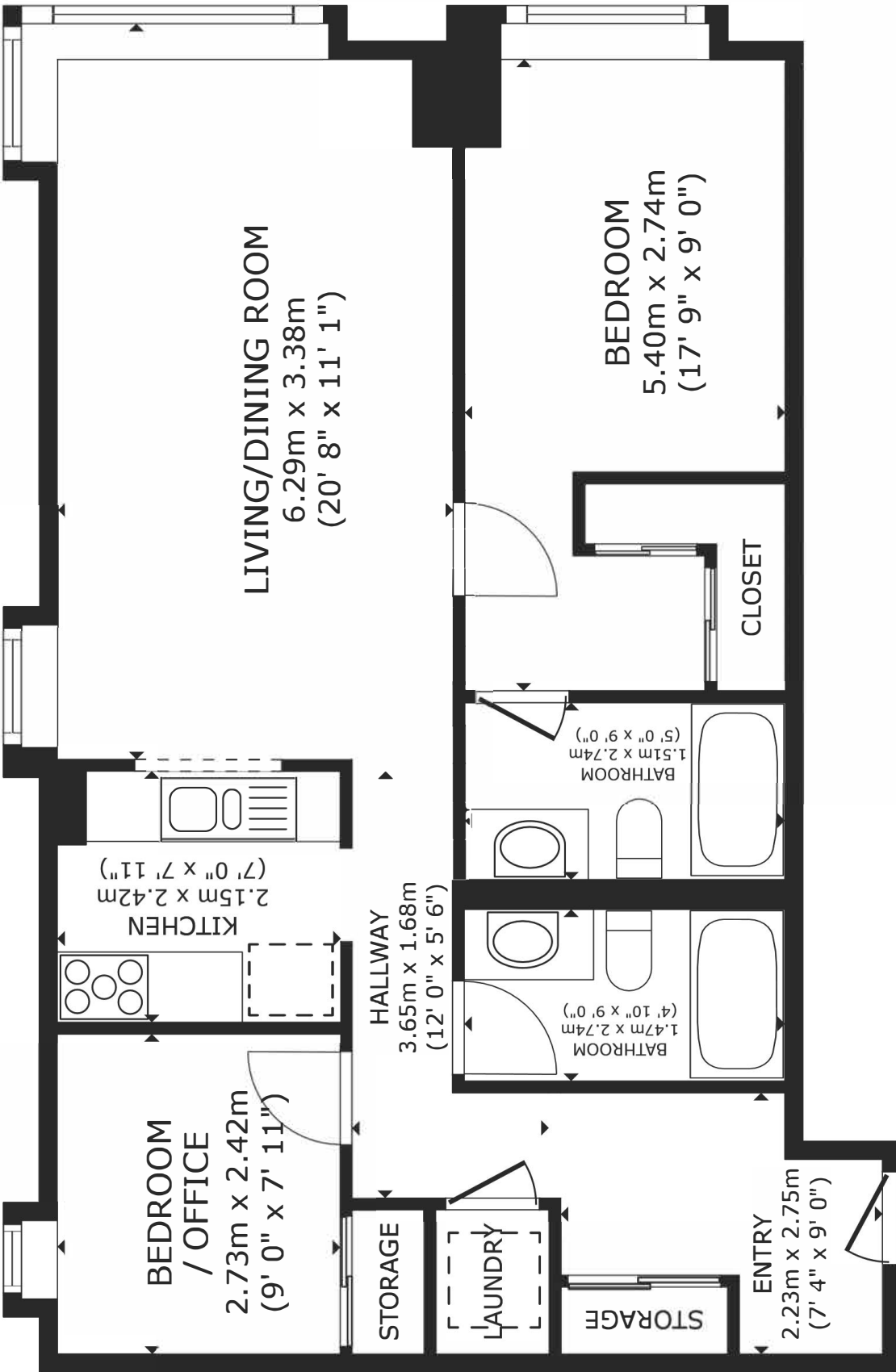
Possession: September 1st/TBD

Inclusions: All kitchen appliances, washer, dryer, all electric light fixtures, all window coverings, all custom built-ins.

OFFERED FOR SALE AT

\$859,900.⁰⁰







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The information in this feature sheet has been provided by principals & sources we believe are reliable. Prospective Purchasers should satisfy themselves regarding its accuracy. Measurements are approximate.