

2511 Bloor St W | Suite 304

Key Details

Area	1,130 Sq Ft✦	Heating	Forced Air, Electric
Bedrooms	2	Cooling	Central Air
Bathrooms	2 Full	Maintenance	\$1,266.87 / Month
Possession	90 Days	Taxes	\$4,237.97 (2024)✦
Year Built	2002	Parking	1 - Level B, #13
Exposure	North West	Locker	1 - 38A E
Laundry	In-Suite	BBQs	Permitted on Terrace
Walk Score	90	Pets	Permitted
Reserve Fund	\$1,353,557.79 <i>unaudited</i>	Walkout	1 North Balcony 1 West Terrace

The Brulé – A Coveted Address in Toronto’s West End!

Step into this sophisticated corner suite in an Edward Galanyk, architect designed boutique low-rise, where classic elegance is matched by meticulous craftsmanship. Offering 1,130 sq ft of thoughtfully designed living space, this refined 2-bedroom, 2-bath residence features a functional split-plan layout, generous principal rooms, oversized windows, and two outdoor retreats — including a serene 5' x 22' west-facing terrace surrounded by mature trees.

The airy primary suite includes a walk-in closet, terrace access, and a spacious 4-piece ensuite complete with a deep soaker tub, glass-enclosed shower, and ample counter space. The open plan living and dining area enjoys a bright northwest exposure, while the separate kitchen boasts full-sized appliances and a cozy breakfast nook with walkout to the north balcony.

The second bedroom is equally impressive, offering generous dimensions, large windows, and a mirrored double closet. Additional features and finishes include 9' ceilings, custom blinds, a laundry closet with stacked GE washer/dryer and extra storage, and parking + locker. Rogers cable and internet are conveniently included in the condo fees.

Residents of this intimate building enjoy beautifully maintained grounds; an award-winning garden courtyard with BBQ area; fitness studio; multi-purpose/party room with kitchen; and secure bike storage. Located in the exclusive Brule/Riverside pocket near the Humber River's scenic trails and green spaces, Old Mill Tennis Club, Jane and Old Mill subway stations, Bloor West Village, and The Kingsway.

A rare chance to experience upscale urban living in one of Toronto's most cherished west-end neighbourhoods.

✦ Buyer to verify ; sq ft as per MPAC ; fireplace is inoperable and is being sold in as-is condition

SUITE DETAILS

- 1,130 sq ft✧ of thoughtfully designed living space
- 2 spacious bedrooms and 2 full bathrooms in a split-bedroom layout
- Large northwest-facing windows fill the living space with natural light
- 9' ceilings & custom blinds throughout
- In-suite storage includes: primary bedroom walk-in closet, hallway double closet, 2nd bedroom double closet and laundry room with built-in shelving storage
- Open-concept living and dining area with seamless flow and ample room for entertaining
- Separate kitchen with ample cabinetry, full-size appliances, and a cozy breakfast nook
- Two private walkouts: one to a west-facing terrace and one to a north-facing balcony
- Central air conditioning and forced-air heating
- Well-maintained finishes throughout with a timeless and neutral aesthetic

AREA FEATURES

- 5-minute walk to Jane Subway Station
- Steps to butcher shops, restaurants, cafes, salons, and healthcare services
- Walk to Bloor West Village, Humber River trails, parks, St. Pius Catholic School, and local shops

MAINTENANCE FEE \$1,266.87/MONTH

INCLUDES:

- Common Elements
- Building Insurance
- Parking
- Locker
- Water
- Basic Internet & Cable TV

BUILDING FEATURES / AMENITIES

- 5 storeys | 49 units total
- Gym
- Party/Meeting Room with Kitchen
- Garden patio with Barbeque
- Visitor Parking
- Bike Storage

Approximate HYDRO cost: \$80-\$100/month

Inclusions

Electrical light fixtures; window coverings; Frigidaire appliances: stove, fridge, microwave, dishwasher; GE washer & dryer; fireplace in as-is condition; two electric heat pump/AC units

Management Contact

GPM Property Management Inc. (905) 669-0222

Direct: Selena Livingstone | slivingstone@gpmmanagemnt.com

Schools

St Pius X, Swansea PS, Humberstone CI | Complete list of schools with live links on babiakteam.com

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