

## Further Particulars:

Property Taxes: \$2491.69 (2009)  
Condo fees: \$488.08 Includes heat, water, common elements, central air, building insurance, parking and locker.  
Hydro: Separately bulk-metered and billed monthly  
Heating: Heat pump, allows heating or cooling year round.  
Possession: 30 days or to be arranged  
Parking: One deeded space on P4-16  
Locker: One deeded locker on preferred main floor #16



For Further Details, Please Contact:

**Todd Sloan**

Sales Representative

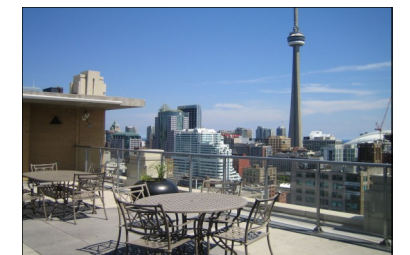
Sutton Group-Associates Realty Inc., Brokerage  
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**The Morgan**  
**438 Richmond Street West Suite 909**



# Welcome to 438 Richmond Street West Suite 909

The Morgan, Toronto's Landmark Condominium. Ideally located in the heart of the exciting Fashion and Entertainment Districts. Built by award winning Great Gulf Homes with classic architecture reflecting the Art Deco grandeur of Spadina Avenue. The elegant Gluckstein designed lobby with sweeping staircase and stunning interiors are timeless. Feel secure with state of the art security with 24/7 concierge, 3 high-speed pass card controlled elevators and closed circuit video monitoring throughout building.

This **Charlotte** model was cleverly re-designed to maximize living space and is the largest one bedroom & den at the Morgan, with 845 square feet.

The spacious foyer leads you to the large & bright open concept living/dining room and features a unique corner window with sunset views.

The modern galley kitchen is complete with stainless steel appliances, wood flooring and a pass-thru with glass counter. There is a large pantry with built-in shelving adjacent.

The private den is ideal as a home office, guest suite or media room. The enlarged master bedroom has a spacious closet and 4-piece ensuite bath with limestone flooring.

This suite boasts wood flooring in the living/dining and kitchen, lofty nine foot ceilings and has been painted in a warm, yet modern neutral palette. The ensuite laundry room is generously sized for extra storage. One owned parking space and locker are also included.

The Morgan is a green-minded building with tri-sorter recycling on each floor and is currently undergoing energy retrofitting in the common areas and mechanical systems. In addition to reducing the carbon footprint, it will also produce substantial savings in future energy costs.



The Morgan offers an exciting, carefree lifestyle with features such as a fully equipped fitness facility with yoga studio and saunas, private screening theatre, elegant dining room and lounge with catering kitchen, billiard lounge and a fabulous city and lake view roof-top terrace with BBQ's & lounge furniture. Complimentary underground visitor parking is available for your guests.

The Morgan. Downtown's most sought-after address.

- |                       |                 |   |
|-----------------------|-----------------|---|
| <b>Living Room</b>    | 20' 0" x 10' 2" | <ul style="list-style-type: none"> <li>• Wood floors</li> <li>• Open concept</li> <li>• Corner window</li> </ul>                                  |
| <b>Dining Room</b>    |                 | <ul style="list-style-type: none"> <li>• Combined with living room</li> </ul>   |
| <b>Kitchen</b>        | 10' 2" x 7' 6"  | <ul style="list-style-type: none"> <li>• Breakfast bar</li> <li>• Wood floor</li> <li>• Stainless steel appl's</li> </ul>                         |
| <b>Master Bedroom</b> | 13' 5" x 9' 10" | <ul style="list-style-type: none"> <li>• Broadloom</li> <li>• Large closet</li> <li>• 4 piece ensuite washroom</li> <li>• Large window</li> </ul> |
| <b>Den</b>            | 8' 6" x 7' 6"   | <ul style="list-style-type: none"> <li>• Wood floors</li> </ul>   |

### Inclusions:

fridge, smooth-top stove, built-in dishwasher, built-in microwave/exhaust fan (all stainless steel), stacked washer & dryer, light fixtures, window coverings, shelving in pantry.

**Offered for sale at \$399,000**