



1 St. Johns Road #201

The Trendy Junction!

1 St. Johns Road is an uber-cool, hip address, which also has the benefit of being on a family-friendly, tree-lined street with amazing neighbours and a warm vibe & community feel!

Located in a quiet pocket of homes yet steps to all the action & all of your shopping wants and needs along Dundas!

Dundas West features the funky Junction cafes, delicious restaurants, eclectic antique stores, independently owned shops & weekly farmer's market in the summer. Find convenient big box stores up in the Stockyards. Crema Café, Tim Hortons and Starbucks are all at your front door for whatever your craving might be.

The Junction has an amazing community spirit and is known as a hot spot for art & design. With an exceptionally capable BIA in charge, there is always some kind of festival happening: Junction Music Festival, Summer Solstice Festival, Pumpkinfest, Santa in the Junction. The area is further energized by its participation in the citywide Toronto Design Off-Site Festival and the Contact Photography Festival. It's exciting to see what they'll come up with next!

Plenty of parks surround! Malta Park is conveniently located at the back of the building, along with Vine Parkette, Baird Park and a short distance from the ever so popular High Park and Grenadier Pond with its 399 acres of public parkland. Have fun walking your dog off-leash, running, walking, biking, cross-country skiing or rollerblading. Also fishing, watching outdoor live amphitheatre performances, the public allotment gardens, train rides, the High Park Zoo, historical exhibits, a restaurant, a regular farmer's market & the Howard Park Tennis club. High Park's sports facilities include tennis, baseball, soccer, lawn bowling, swimming, and skating

Easy access to Lake Ontario & The Martin Goodman Trail as well as the lush Humber River paths & green space!

Well served by the TTC. Jump on the #40 Junction or #30 Lambton bus right in front of the building that will take you to Dundas West or High Park Station connecting passengers to the Bloor/Danforth & Yonge subway lines.

Motorists can be downtown or the Airport in short order. Enjoy the convenience of being located only minutes away from the Gardiner Expressway, QEW, 427 and the 401!

Check out the YouTube video at www.LovelyTorontoCondos.com

Stunning Loft Conversion!

Welcome to St. Johns Road Lofts! Prepare to fall in love... A boutique building in a superior location of the Junction! Converted in 2000 with just 15 unique units! This vibrant and trendy community is very walkable and offers a plethora of amenities.

Enjoy entertaining in this very chic, modern and well laid-out, one bedroom corner unit with soaring 10-foot ceilings and panoramic view. The wall-to-wall windows throughout every room give the space loads of natural light! You will revel in the view of the beautiful locust trees. They put on a stunning show; winter, spring, summer and fall.

Extra-thick concrete walls separating each unit, allow for a peaceful retreat or a fabulous entertaining pad.

The living-dining room and kitchen are spacious and truly open-concept. The high ceilings add to the feeling of fluid, open loft-style space. The modern kitchen is designed to maximize space. Stylish décor & finishes with beautiful wood venetian blinds.

After living here for 8 years, here are some of the things the sellers will miss about this amazing location: The bus stop is one short block away to either High Park, Keele or Dundas West subway stations, High Park is just a 10 minute walk away and there are numerous smaller parks nearby. So many trendy restaurants nearby include: Playa Cabana Mexican, The Passenger, Nodo, The Beet, Bricco Italian, Vesuvio Pizzeria to name but a few. Shopping, bars and cafes a plenty! Mjolk, Smash, Crema Café, Starbucks, Tim Horton's, Sweet Potato Organic Grocery, Gelato, Raw Chemist Juice Bar, Ice Cream Junction, Delight Organic Chocolatier, Bunner's Bake Shop, Junction Craft Brewing, Junction City Music Hall, Hole in The Wall, Junction Fromagerie, Butcher By Nature the list goes on & on!



Julie Kinnear*, Jennifer Palacios*, Holly Chandler*

Tyler Delaney* & Gillian Ritchie* Sales Representative*

Office 416.236.1392 Direct 416.762.5949

julie@juliekinnear.com ♦ www.juliekinnear.com

The Julie Kinnear Team
 Top 1% in Canada - by referral only™

Julie Kinnear
 Jennifer Palacios
 Holly Chandler
 Tyler Delaney

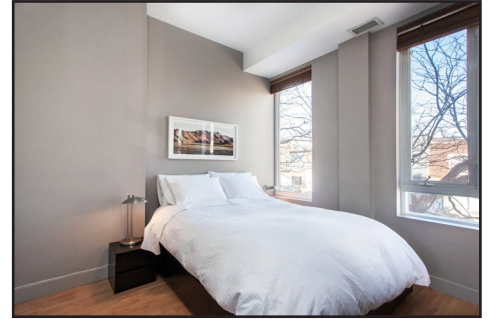
Guiding you home



1 St. Johns Road #201

Lofts Features:

- 10' ceilings
- Wall-to-wall windows
- Corner unit with panoramic view
- Foyer includes a double front hall closet
- Gorgeous solid wood entrance door
- Industrial style sliding doors
- Expansive open concept living/dining room & work area
- The hub of the home is the kitchen. Centre Island with breakfast bar is the perfect spot for casual dining & entertaining family and friends.
- Master bedroom retreat! Sliding pocket door and a double clothes closet
- Stylish 4-piece bath with Jacuzzi style soaker tub
- The laundry area is nicely tucked away from the rest of the suite
- Exclusive use of 1 large locker + bike storage locker in the basement
- Affordable maintenance fees
- Separate utility room & ample floor-to-ceiling closet. Excellent storage space throughout



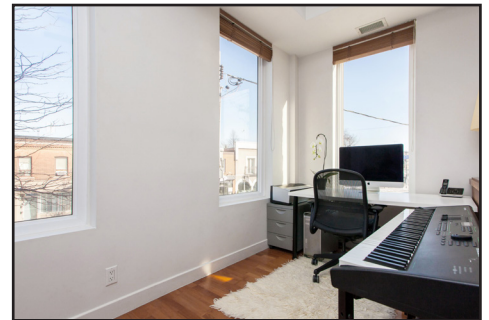
The Building ~ One St. Johns Place Lofts

With only 15 units and 5 stories, St. John's Place Lofts was converted from a Better Business Bureau office in 2000 and is set amongst a beautiful residential neighbourhood with some of the most popular areas of Toronto to discover.

The world is truly your oyster! Shop, dine or hang out either in the Junction, High Park, Bloor-West Village and Roncesvalles or be downtown in just 15 minutes.

Upgrades & Improvements

2013 ~ \$5000 spent on new heating and cooling furnace. \$300 Nest Thermostat. All new windows for great energy saving and sound insulation.



Bedrooms: 1	Baths: 1 x 4 Piece	Possession: 60 days/TBA	Approx Sq Ft.:658	2014 T axes: \$1673.77
Parking: Street permit & rental parking available		Locker: Exclusive use of 1 locker & bike storage in the basement		
Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, stackable washer/dryer, electric light fixtures, window coverings, stainless steel ceiling fan				
Maintenance: \$449.23 / Month. Includes: Water, building insurance & common elements. Hydro: \$35.00/Month Heat: \$40.00/Month				

For great info & links visit www.LovelyTorontoCondos.com

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