



## 50 Lynn Williams St #1508

- Very quiet floor with a nice mix of professional couples and singles!
- **Low maintenance fees** allow for care-free living and easy budgeting! Fantastic opportunity for turnkey living in a great neighbourhood at a great price.
- **Ownership of 1 large storage locker** & ample closet space throughout the suite. In-suite alarm system monitored by the **24 hour concierge**. 5-star building amenities will impress!

Check out the YouTube video at  
[www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

### Chic Condo in Prime Liberty Village!

Beautifully upgraded oasis in the sky! Sun-filled, south-west premium facing suite with unobstructed, panoramic views overlooking the cityscape and Lake Ontario!

Serious WOW factor for enjoying sunsets and the stunning 19th century architecture of Liberty Village's old industrial area!

Amazing combination of location, price & cutting-edge space offers outstanding value for first-time or investment buyers.

Shows like a model suite! A true sense of pride & ownership is evident the moment you walk inside! Original owner occupied.

Relish in Toronto's cultural & entertainment comforts, including parks, theatres, galleries, bistros & retail.

#### Features Include:

- Enter the foyer to find a **large double front hall closet** with sliding mirrored doors & **porcelain tiled floors**.
- Pristine, engineered wood flooring throughout.
- **Open and very functional layout** makes use of every square foot. **Bright, open-concept living and dining room** boasts **floor-to-ceiling sliding glass doors to the balcony**.
- Cook up a storm in the **sleek & modern kitchen!** Gorgeous mocha laminate cabinetry, **granite countertops, stainless steel appliances** and subway tiled backsplash. **Oversized breakfast bar** easily fits 3 bar stools, ideal for casual dining/entertaining.
- **Spacious master bedroom** features sliding glass doors that lead out to the balcony and a large double closet.
- **Luxurious 4-piece bath.** This elegant bathroom features beautiful **porcelain floor tiles**, a modern sink and a rich dark vanity.
- **En-suite laundry closet** with a stackable washer and dryer.
- **The oversized balcony with 2 separate walk-outs, provide lots of private outdoor space** to enjoy drinks and al fresco dining with friends. Electrical barbecues allowed!

### The Building

Battery Park Condo at 50 Lynn Williams St was **built by the Monarch Group**, one of Canada's oldest builders, founded in 1917. The quality and reputation of a strong builder really shows here! 50 Lynn Williams St was the first phase of their three-building development.

**World class amenities** includes a 24 hour concierge, access to 3 exercise rooms, games room, guest suites, indoor pool, party/meeting room, visitor & bicycle parking. **Well run building** with a fiscally responsible condo corporation and board!

### Hip Liberty Village Location!

**Location! Location! Location!** Enjoy the convenience of being a **5 minute walk to the Lakeshore**, 20 minute walk to the **financial core** and a 10 minute walk from the **entertainment/fashion/gallery districts** of King St. West, West Queen West, Ossington & Trinity Bellwoods.

Steps away to **24 hour Metro**, Toronto's **waterfront**, Martin Goodman trail, CNE & TTC.

Liberty Village has experienced a **phenomenal influx of young professionals and artists** from 2004 to the present because of the New York style old factory conversions, galleries, office space, parks and a **multitude of new shops and renowned restaurants**.

With a **walk and transit score of 100 out of 100** this is truly a dream location to live in!

**Transportation is a snap!** The Ossington bus stop is conveniently located right across the street connecting commuters along the Bloor-Danforth & Yonge subway lines. **The Go station is close by as well with exhibition station within a short walk.**

**Shopping a plenty!** Old storage and factory spaces at Liberty St. and Hanna Ave. have been converted into commercial spaces that comprise the **Liberty Market shopping area**. The Market houses design firms and collectives, media, technology, marketing firms and an eclectic mix of retail stores.

New residential developments are currently focused on **East Liberty Street**, which begins east of Hanna Avenue. **Over 20 new restaurants** have opened in the past 3 years, providing the residents and workers in the community with many eclectic places to dine and **enjoy their developing "hood"**.



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

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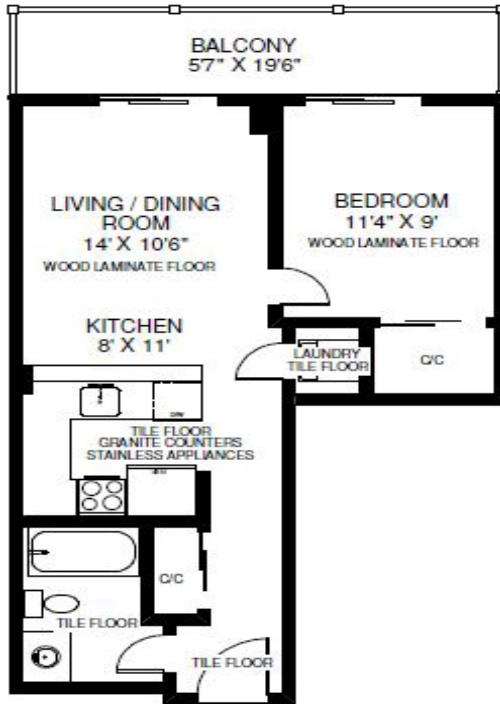
Guiding you home



# 50 Lynn Williams Street #1508

## 50 LYNN WILLIAMS STREET UNIT #1508

**THE JULIE KINNEAR TEAM**  
Keller Williams Neighbourhood Realty  
(416) 236-1392



APPROXIMATELY 525 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.



Taxes 2013: \$1832.83	Bedrooms: 1	#Baths: 1 – 1x4 Piece	Possession: 60 days/TBA	Approx Sq Ft.: 525
Locker: Level B Unit #152 Located on Level P2#67		Pet friendly building with a restriction on size & number		
Inclusions: Stainless steel fridge, stove, built-in dishwasher, built-in microwave/convection oven, stackable washer/dryer, window coverings & electric light fixtures. Exclusions: Shelving unit in the master bedroom closet.				
Maintenance: \$315.72/month. Includes: Water, heat, central air conditioning, building insurance & common elements . Hydro \$30.00 monthly				

For great info & links visit [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

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