



447 Queen St East #C

Perfect Downtown Location!



Check out the YouTube video at www.LovelyTorontoHomes.com

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

Julie Kinnear
 Jennifer Palacios
 Holly Chandler
 Tyler Delaney

Guiding you home



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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447-C Queen St East, Toronto

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Luxurious Freehold TownHome!

Pristine, 3 storey red brick Georgian town shows to absolute perfection! Enjoy living a low- maintenance lifestyle with exceptional space for entertaining family and friends.

A unique opportunity to own a renovated, fabulous and spacious home in this prime historic Corktown neighbourhood! Super quiet complex located off Queen Street.

Rarely offered for sale with just 6 boutique towns located on a private enclave steps to a little parkette, excellent shopping, transit and happening nightlife!

Bright open concept layout on the main floor with 10' ceilings, designer décor and upgrades throughout! Sleek extended kitchen, 3 bedrooms with 9' ceilings and 2 stylish baths!

Spectacular 300 square foot rooftop oasis with wood decking, natural gas line and water outlet. A true "outdoor room" to enjoy gardening, barbeques and parties!

Built-in 1 car garage provides direct access into the mud room and ample storage space for all your bikes, tools & toys.

Freehold = low maintenance fees, pride of ownership and the freedom to decorate & design as you wish.

Features Inside & Out!

- Heritage style outdoor lighting.
- Private garage with entrance to mud room.
- Custom slate flooring in front foyer
- Open concept main floor living/dining room. Double coat closet, 10' ceilings, pristine hardwood floors, halogen lighting, crown mouldings and a walk-out to the terrace.
- Gourmet kitchen + counter extension features granite & Caesar stone counters, stainless steel appliances including a "must have" gas stove, mirrored backsplash, upgraded Ultra 2 kitchen cabinets, pot lights, tiled floors, and designer hutch with interior lighting, glass shelving & wine rack.
- Excellent 2nd floor layout with 9' ceilings.
- Large front facing bedroom. Double closet, pocket doors, entertainment wall unit & designer louver blinds.
- 3 piece bath with wall mounted storage cabinet.
- Versatile office/bedroom/family den with broadloom, 2 pull down Murphy beds with storage ideal for overnight guests – and both beds can be down at the same time!
- Magnificent private third floor master retreat! 9' ceilings, broadloom, pocket doors, designer blinds and double French doors with Mirage retractable screens that open to the beautiful Juliette balcony, 2 extra large closets in the hallway with sliding double mirrored doors.
- Premium railing finishes

- 4 piece expansive renovated bath! Rainforest shower spa with tempered glass enclosure, Caesar stone counters, double sinks, pot lights, and plenty of storage cabinets. Ensuite laundry with front loading stackable deluxe heavy duty washer & dryer nicely tucked away behind closed closet doors.
- Ready for summer party season? Wow all your guests when they walk up to the private 300 sq ft rooftop terrace, complete with Mirage retractable screen door! Enjoy sunning, star gazing, barbeques & drinks with guests all year round! An excellent extension of outdoor living space.
- Double glazed thermal vinyl windows throughout with screens on operable windows.

Perfect Downtown Location!

447 Queen Street East offers convenient access to Toronto's business & entertainment districts popular with young professionals! With a WalkScore of 94/100, the world is your oyster to discover on foot!

This upscale Corktown neighbourhood has a flourishing, classy nightlife with hip restaurants, galleries, bars & lounges in the Distillery District, King & Queen Street.

Situated around the corner from one of Toronto's most popular landmarks The St. Lawrence Market! Home to over 200 food vendors, frequented by tourists and locals alike. The market was founded in 1803 and was recently ranked by National Geographic as one of the best food markets in the world.

Lots of local shopping available on King, Sherbourne, Parliament & Queen Street East where you will find an eclectic mix of local stores, design and decorating stores that draw shoppers from all over Toronto.

Plenty of parks surround! St James Park, David Crombie Park a multi-faceted linear park that runs through the centre of the St. Lawrence neighbourhood along The Esplanade. This park includes pretty strolling & sitting gardens, a waterfall, a handball court, and a basketball court.

The Sackville playground located along King Street East has a tot park, basketball court & a wading pool. The St. Lawrence Community Centre on the Esplanade includes squash courts, a swimming pool, gymnasium, piano room, weight room & games room.

Go Green! 96/100 transit score for ease of public transportation. World-class transit at your door! The Queen and King streetcars connect to stations on the Yonge-University-Spadina subway line, while the Parliament streetcar connects passengers to the Castle Frank station on the Bloor-Danforth subway line.

Motorists are only a few minutes from the Adelaide Street on-ramp to the Don Valley Parkway, and an equally short distance to the Gardiner Expressway and Lake Shore Boulevard.

Upgrades & Improvements!

- ~ Upgraded high capacity on demand hot water heater
- ~ Mirage retractable screen doors
- ~ 4 piece bathroom renovation
- ~ Extended kitchen area
- ~ Built-in Murphy beds

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THE JULIE KINNEAR TEAM
Sales Representative
Keller Williams Neighbourhood Realty
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Note: Measurements & Calculations are approximate. Provided as a guideline only.

Bedrooms: 3	Baths: 2 (1x3 Piece 2nd Floor) (1x4 Piece 3rd Floor)	Possession: 60 Days/TBA
Parking: Built-in 1 car garage	Approx Sq. Ft: 1358	2014 Approximate Annual Expenses: Taxes: \$4453.73 Water: \$300.00 Hydro: \$1200.00
Heat/Gas: \$1800.00 Insurance: \$1000.00 Common Elements: \$110/Monthly includes snow removal, landscaping, garage area & maintenance		
Inclusions: Stainless steel fridge, gas stove, built-in microwave, built-in dishwasher, washer/dryer, electric light fixtures, window coverings & blinds, storage cabinets & wall units, Murphy beds, hot water tank (rental), pre-wired security smart system (buyer to assume), central vacuum.		

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