

363 Sorauren Ave Suite #302 | Roncy!



Check out the Youtube video at www.LovelyTorontoCondos.com



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Inside Suite #302

The Robert Watson Lofts!

Roncesvalles Village Proper!

Super Spacious Suite with Beautiful Courtyard Views in the Renowned Robert Watson Lofts in Roncy!

An incredible layout with absolutely no wasted space! One of the few units to include an oversized balcony facing the stunning courtyards!

A few noteworthy items for the lucky new buyer!

- 12' timber beam ceilings
- Exposed brick accent walls, concrete floors, custom built-ins/blinds and phantom screen balcony doors
- Modern kitchen with granite counters and stainless steel appliances
- Huge master bedroom and luxurious 4-piece bath

Enjoy star gazing, drinks and al fresco dining with friends and family on the large balcony overlooking the peaceful leafy courtyard. A great extension of outdoor living space!

Ownership of 1 underground parking spot and storage locker is a bonus to have!

Considered by many to be one of the top 10 loft conversions in the city! The Robert Watson Factory was originally built in 1907 and featured soaring ceilings and natural light. This loft-conversion was erected from the old candy factory in 2007, once you move in you may never want to leave!

This is one of the most popular spots in Roncesvalles Village, with the bonus of Sorauren Park virtually next door! This trendy area has been voted as one of the best neighbourhoods to live in Toronto.

Welcome Inside Suite #302

- ❖ Soaring 12' ceilings, concrete floors, walls and timber beam ceilings
- ❖ 850 square feet of no wasted space
- ❖ Double coat closet off the front entrance
- ❖ Modern finishes, designer décor and custom blinds throughout
- ❖ Expansive, sun-soaked living room with double French doors that walk-out to the balcony (custom phantom screen doors included), brick accent wall
- ❖ Custom built-ins offer extra storage and a desk for a handy Home Office
- ❖ Open concept dining room with exposed brick wall overlooks the kitchen for ease of catering to all your dinner parties
- ❖ Chic kitchen offers everything a gourmet chef could ask for. Stainless steel appliances, granite counters, glass tiled backsplash and ample cupboard/counter prep space
- ❖ Oversized master bedroom fit for a king-sized bed and all your large furnishings. Double closet and exposed brick accent wall
- ❖ 4 piece bath with granite counters
- ❖ Laundry closet with stackable washer/dryer



The Building ~ Robert Watson Lofts

#363-369 Sorauren ~ Amenities include: Exercise room, party/meeting room, recreation room, rooftop garden, visitor parking and BBQs allowed.

The building is quiet but has a tight knit community and there is an active Facebook group should you need to borrow a tall ladder or need to jumpstart your car in the garage. Beautifully maintained gardens in the courtyard and front area, tons of visitor parking in the back, brand new beautiful furniture and landscaping in the communal BBQ patio area on the second floor



Guiding you home™

Bedrooms: 1 **Baths:** 1 x 4 Piece
Square Footage: 850 square feet + balcony
Possession: 60 Days/TBA
Parking: Ownership of 1 underground parking spot Level A Unit #36. Street permit parking available as well
Locker: Ownership of 1 storage locker Level A Unit #178
Inclusions: Stainless steel: Fridge, stove, built-in dishwasher & microwave; stackable washer/dryer, electric light fixtures, Bespoke custom-made blinds, phantom screen doors and custom built-in cabinets.
Note: Kitec plumbing replaced in August 2017
Approximate Annual Expenses for 2018
Maintenance: \$626.26/month **Includes:** Water, heat, central air conditioning, parking, common elements & building insurance
Taxes: \$3371.35 **Hydro:** \$860.00 **Insurance:** \$240.00
Pet friendly building with a restriction on size and number of pets



As they say "Location-Location-Location"! **363 Sorauren Avenue is in a prime spot in the centre of the 'hood'** east of Roncesvalles and south of Dundas Street West. Enjoy the convenience of walking to all of the area amenities, parks and transit.

Roncesvalles Avenue underwent years of construction to establish a show piece pedestrian/eco friendly boulevard a pioneering example for Toronto for safe TTC access and a thriving green space on a main city street.

Enjoy the tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents in this one of a kind community!

Shopping a plenty! Variety of chic restaurants and gourmet stores rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

Enjoy the sought after neighbourhood shops such as Alimentari, The Chocolateria, Mabel's, Fantail, The Cookery, Tealish, De La Mer, Ed's Real Scoop, not to mention mainstays such as Pollock's, the Revue Theatre, The Local, Intersteer, Cafe Polonez, Qi Natural Foods, Scooter Girl, Cherry Bomb, Rowe Farm, Hugh's Room, Sobeys and much more! Walk to favourites and highly touted restaurants like La Cubana, The Westerly, Gold Standard, Pizzeria Defina, Barque Smokehouse, Ace Restaurant!

Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the massive St. Joseph's Hospital!

Attention dog owners! The entrance to Sorauren Park is right next door! A popular gathering spot for the farmer's market, little league sports, public tennis, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & new Town Square.

Fans of the great outdoors will appreciate being able to walk to High Park & the 399 acres of public parkland and the easy access to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.

Desirable neighbourhood schools attracts many families with school age children!

Commuters delight! **Get downtown in minutes** - Streetcars on Roncy via Queen take you straight downtown. Great access to 504, 505/506, 501 lines. **Easy access to Dundas West/TTC Subway on the Bloor-Danforth line and the GO train station and airport UP Express!**

For convenience when driving, it is a quick trip downtown via Gardiner/Lakeshore or out of town via QEW. Pearson Airport & 400 series highways are easily accessible from this location.

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