

**700 King Street West #1112**  
**Hip King West Location!**



Check out the YouTube video at [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.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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## #1112-700 King Street West, Toronto

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### Spacious, "Clock Tower" Loft in Trendy King West!

**Panoramic sunny south facing loft with premium Lake & CN Tower views!** Spacious true 2 bedroom plus generous den, stylish nearly new kitchen and luxurious full baths.

**Over 1050 square feet - great layout for entertaining and room enough for 2 roommates to share, or siblings to buy together, or a young family to grow into.** Enjoy high end finishes, quality appliances, upgrades and designer touches throughout!

**Ownership of 1 underground parking spot** conveniently located on the first level close to the entrance. **Ownership of 1 very large storage locker** located on the same floor as the suite.

**Almost all inclusive maintenance fees allow for care free living and easy budgeting.**

**Often compared to the "Soho" neighbourhood in New York!** Live in one of downtown Toronto's hottest neighbourhoods! King West is the ideal location, just out of the busy downtown "core" feel, yet walking distance to restaurants and shopping on King and Queen or walk to the Lake, Sports and Theatre events.

### Suite Features Inside!

- Convenient front hall foyer with a double coat closet and tiled floor.

- Open concept layout of the living/dining rooms with soaring 10'6" ceilings! Wall to wall windows fills the room with lots of natural light. Imagine hosting a big dinner party here!

- Easy to maintain laminate wood floors throughout.

- Renovated, modern kitchen new in 2013! Gorgeous quartz counters, custom cabinets that run the height of the ceiling allow for tons of storage space. Breakfast bar, custom sink with antique styled hardware, track lights, subway tiled backsplash and tiled floors for easy cleanup.

- Airy and spacious master bedroom with a half wall opening for natural light. 4 piece ensuite bath (2013) plus 2 full closets.

- Large 2nd bedroom includes sliding pocket doors, double closet and a half wall opening for natural light.

- Bright home office/den with sliding pocket doors surrounding the living area.

- The 3 piece guest bath features a large vanity, glass enclosed shower & bonus linen closet.

- Stackable washer/dryer nicely tucked behind closed closet doors.

- Safe, convenient 24 hour concierge and fabulous building amenities. Well run building with excellent property management. See more below.

### Hip King West Location!

Relish in Toronto's cultural & entertainment comforts, including parks, theatres, galleries, bistros & retail. Walk to work or hop on the 24 hour King "504" streetcar.

700 King West offers convenient access to Toronto's business, financial, fashion & entertainment districts! Easy access to Porter Airlines at Toronto's Island airport!

Popular with young professionals who desire an urban lifestyle close to their downtown offices and effortless walk to most everyday necessities including quality grocery stores.

Plenty of parks and green spaces! Beautiful Victoria Memorial Park, Martin Goodman trail, Saint Andrew's Playground, Stanley Park and Trinity Bellwoods Park!

Walk to recreational landmarks such as, ACC for the Leafs, Raptors & concerts, or Rogers Centre to catch the Blue Jays, or BMO field to take in the TFC, Exhibition Place, Ontario Place, Old Fort York, Harbourfront, and the Toronto Islands.

Chosen as the host neighbourhood for TIFF (Toronto International Film Festival) each September!

Known for a flourishing nightlife with some of the hottest restaurants, bars/lounges and shopping as well as numerous art galleries, studios, live theatre & musicals along King Street!

Go green – No car needed here. Lots of TTC and public transit routes including bus lines on Bathurst and 24 hour King St. streetcar. Eco-option is an easy walk or bike ride to your downtown destination.

By car mere minutes to the Gardiner, QEW, DVP, Hwy 427 to Pearson Airport.

Bedrooms: 2 + Den	Baths: 2 (1 x 4 Piece) (1 x 3 Piece)	Possession: 45-60 Days/TBA	Approx Sq. Ft: 1050 square feet
Parking: Ownership of 1 underground parking spot Level A#13	Locker: Ownership of 1 storage locker Unit 11 #17 on same floor		
2015 Approximate Expenses:	Taxes: \$3200.00	Hydro: \$116.00/Month	Maintenance Fees: \$735.00/Month
Includes: Water, heat, central air conditioning, parking, common elements & building insurance.			
Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer, dryer, window coverings & custom blinds, electric light fixtures			

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## Westside Lofts!

- Known to everyone in the neighbourhood as the "clock tower" of a former King West office building. **Converted into the Westside Lofts in 2001. Quality construction, mid-rise building that don't push the maintenance fees sky high.**

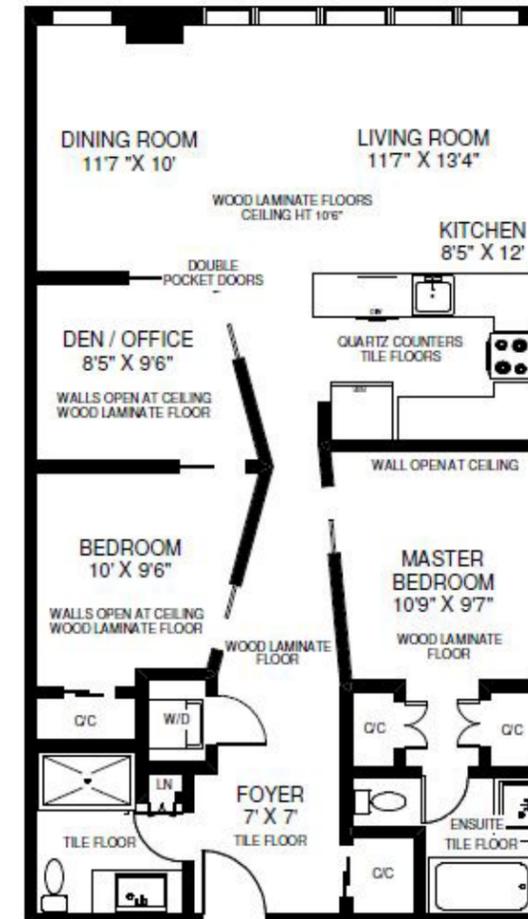
- **A very progressive and proactive Condo Board!** They work hard at keeping costs down, improving facilities and listening to the owners.

- **Amenities include:** 24 hour concierge, exercise room, party/meeting room, rooftop terrace with barbeques, sauna, visitor parking and games room with grand piano.

- Pet friendly

## 700 KING STREET WEST SUITE #1112

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APPROXIMATELY 1,050 SQ FT

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