



217 St George Street #44, Toronto

Check out the YouTube video at www.LovelyTorontoCondos.com

Stylish Annex Loft!

- **Updated 2 level loft located in the heart of The Annex**, one of Toronto's premier neighbourhoods! Modern, extensively upgraded & freshly painted throughout – **just move right in!**
- **This quiet boutique complex**, containing townhouses and lofts, is an **ideal location - just steps to U of T, Bloor and the St George subway station!**
- **The foyer** of the unit has **stone floors** and a **deep coat closet** with additional storage. Nicely tucked behind closed closet doors, close to the bedroom, is the **ensuite laundry with a stacked washer/dryer.**
- The **sun-filled open concept living/dining rooms** have **soaring 15' Cathedral ceilings** and **new laminate flooring. Sliding glass doors** lead out to the very private back **Juliette balcony** with the most **spectacular leafy green views.**
- Prep and cook meals in the **renovated kitchen** overlooking the living & dining room. **All new butcher block countertops, ceramic tile floors, stainless steel kitchen appliances, sinks and taps** are an added bonus for the **lucky new buyers! The built-in breakfast bar** is convenient for enjoying your morning breakfast & casual meals! Plenty of cupboard & counter space!
- The main floor **master bedroom** has a **double clothes closet** with sliding doors, **new Berber carpeting** and a picture window overlooking the back green space.
- **The 4 piece bath** is conveniently located adjacent to the master bedroom.
- **The spacious den on the 2nd level** could easily be used as a **second bedroom or home office!** Open to below with lots of natural sunshine from the **skylight** allows for an open airy feel throughout! **Wall to wall built in media centre/home office** and **new Berber carpeting** enhance the enjoyment of watching movies or working from home.
- **Inclusive low maintenance fees** allow for easy budgeting. **Well managed building** with excellent condo board! Pet friendly environment for all you animal lovers!
- **With a Walk Score of 95/100 and Transit Score of 100/100** there is definitely no need for a car! The Annex residents take great pride for being an **Eco and Environmentally friendly community** with several car and bike share programs available to all.
- **Affordable turnkey opportunity!** Perfect for professionals/first time buyers or investors!

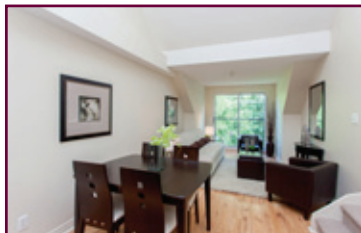
Superb Central Location!

- **One of Toronto's most vibrant and historic neighbourhoods!** Attracting a diverse mix of residents; ranging from successful business people, prominent artists, University of Toronto students/faculty and people from all walks of life!
- Surrounded by homes originally built between 1880-1910 showcasing some of the finest examples of Victorian, Queen Anne and Richardsonian Romanesque architectural styles!
- **A shopper's paradise!** The Annex main shopping district on **Bloor Street** offers every modern day amenity & **unique shopping experience** you could ask for. This stretch of stores includes **clothing boutiques, bookstores, food markets, restaurants, outdoor cafes and bars** plus so much more!
- **Yorkville is a short stroll away** where you can enjoy fine dining and a plethora of high end boutiques, galleries, movies and groceries.
- **Plenty of local recreation and parks surround the neighbourhood!** Fitness enthusiasts can get in shape at either the University of Toronto's Athletic Centre, or the Jewish Community Centre at Bloor & Spadina. Huron Street Playground, **Taddle Creek Park & Jan Sibelius Square** are all close by to take your dog for a walk or enjoy a quiet afternoon.
- **The Spadina Road Public Library** offers a wide variety of programming for neighbourhood residents.
- **Take in a game at the historic Varsity Stadium!** A state-of-the art 5,000 seat Stadium right in the heart of Toronto on Bloor Street
- **Superb school district** draws many to the neighbourhood! Huron Street Jr P.S., Jesse Ketchum Jr & Sr P.S., Jarvis Collegiate, University of Toronto, as well as many fabulous daycares, private, Catholic and alternative schools.
- **Well served by public transit!** There are stations both at St George and Dupont subway connecting passengers along the Bloor-Danforth / Yonge-University-Spadina lines.
- **Motorists are within minutes of Toronto's business and entertainment districts** and approximately twenty minutes from all major commuter highways.
Some information is courtesy of www.torontoneighbourhoods.com

Upgrades & Improvements

2013

- New stainless steel kitchen appliances include: Fridge, stove & dishwasher
- New carpeting in the bedroom, stairs and loft space
- Freshly painted throughout
- New kitchen counter. New sink & tap
- Laminate floors on the main floor, and new ceramic tiles in the kitchen and bathroom floors



Julie Kinnear, Jennifer Palacios,
 Holly Chandler & Tyler Delaney Sales Representatives

Office 416.762.8255 Direct 416.762.5949

julie@juliekinnear.com • www.juliekinnear.com

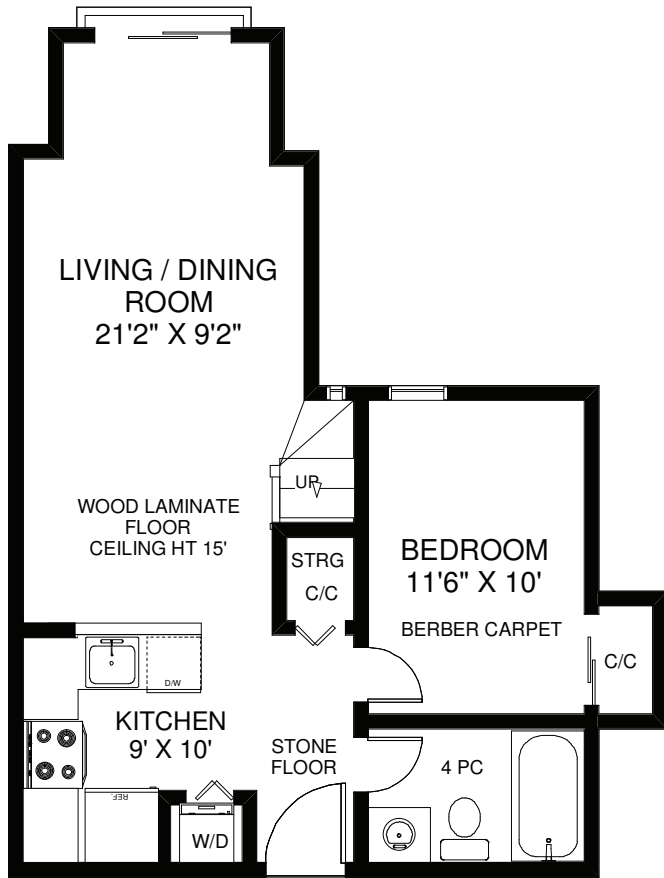
The Julie Kinnear Team
 Top 1% in Canada - by referral only™

Julie Kinnear
 Jennifer Palacios
 Holly Chandler
 Tyler Delaney

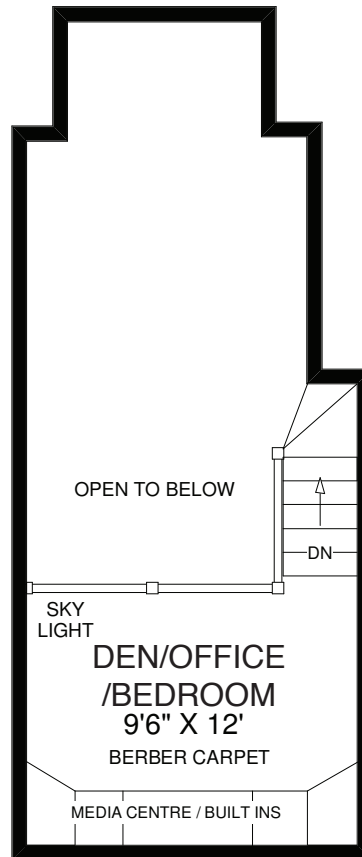
Guiding you home



217 St George Street #44



MAIN FLOOR



SECOND FLOOR



APPROXIMATELY 670 SQ FT

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

Taxes 2012: \$2112.00	Hydro: \$720.00	Approx Sq Ft. 670	Possession: 30 days / TBA
Bedrooms: 1 + Den	# Baths: 1 1x4 Piece		Pets: Permitted
Private rental parking available. \$100/month spot #16. Locker rental available.			
Inclusions: Stainless steel: Fridge, stove, built-in dishwasher (new August 2013), electric light fixtures, washer & dryer, broadloom where laid, window coverings, built-in wall units in the home office			
Maintenance Fee: \$384.50/Month Includes: Water, heat, central air conditioning, common elements, building insurance			

For great info & YouTube video visit www.LovelyTorontoCondos.com

Julie Kinnear, Jennifer Palacios,
Holly Chandler & Tyler Delaney Sales Representatives

Office 416.762.8255 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



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. 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.