



23 Brant Street #506, Toronto

Check out the YouTube video at www.LovelyTorontoCondos.com

Designer "True" Loft!

- Original stunning model suite boasting stylish décor & finishes with high end custom upgrades throughout.
- Shows to perfection right out of a magazine! Original owner has freshly decorated – move right in!
- The highly desired Quad Lofts are amidst the century old historic buildings of downtown King West, quietly tucked into a courtyard setting.
- What makes this a "true loft"? Soaring 10' ceilings throughout, huge factory floor to ceiling windows, open concept layout and distinctive features are all checked off the list in this sophisticated spacious loft!
- Notice the beautifully designed 8 foot tall entry doors! Double front hall closet + additional double storage closet gives you ample storage space not common in most city lofts. The laundry area next to the front hall closets is nicely tucked behind closed closet doors.
- There is a large open den/home office at the front of the loft for extra privacy that could easily be closed off with sliding doors for an additional bedroom.
- Magical master bedroom retreat including frosted sliding pocket doors and a huge walk-in closet with additional upgraded built-ins.
- Great layout - 4 piece bath can be accessed off the front hall or master bedroom. Marble counters, deep soaker tub with upgraded glass enclosed shower door and white subway tile surround.
- The expansive living, dining and kitchen area also include the upgraded bright painted ceilings, track lighting, polished concrete floors, floor to ceiling windows. The sliding glass doors leading out to the fabulous terrace.
- Chic and sophisticated well thought out kitchen maximizes on space! Marble countertops, subway tile backsplash, stainless steel appliances and must have gas cooktop stove. Plenty of shelving and cupboard space!
- Enjoy outdoor living on the spacious 170 square foot terrace with natural gas line barbeque hook-up upgrade. Entertain, have drinks & grill all your favourite foods with family & friends regardless of the weather.
- Unique location in the building gives great views as not too close to neighbouring buildings, as well as prime western sunsets and over looking landscaped courtyard and water feature.
- Great Pied a Terre, investor's opportunity or professionals looking to live in this fabulous downtown location of the city!
- Ownership of 1 underground parking spot and 1 locker – that are located very close to each other on the same level!
- Fall in love with all this building and community has to offer! Friendly & quiet neighbours; outstanding building amenities; helpful 24 concierge staff and on-site building superintendent! You really can have it all!

Upgrades & Improvements

- ~ Gas barbeque hook-up on balcony
- ~ Glass shower door
- ~ Stainless steel appliances
- ~ Painted ceilings
- ~ Window treatments
- ~ Built-in shelving in the closets

Trendy Downtown King West Location!

- 23 Brant Street is located between King Street West & Adelaide in the heart of the fashion district just west of Spadina offering walking distance to Toronto's business district, cool urban diversions as well as nearby Lake Ontario waterfront and wide open green spaces.
- With a Walk Score of 97 out of 100 the world is your oyster! King West Village – Queen West! Live in one of downtown Toronto's most dynamic communities!
- This neighbourhood includes art galleries & studios, cafes & boutiques, dance/yoga/spinning studios and a flourishing, classy nightlife with hip restaurants, bars & lounges & shopping on King & Queen St. West. Walk to the popular Brant House to meet friends for a bite and a drink after work. Attend numerous Tiff events nearby.
- Lush parks include walking your dog in Trinity Bellwoods Park and Saint Andrews Playground.
- You're so close to recreational landmarks such as Martin Goodman trail, ACC, Rogers Centre, Exhibition Place, Ontario Place, Old Fort York, Harbourfront, the Entertainment district, & Liberty Village.
- Lots of TTC and public transit routes including 24 hour King streetcar, St Patrick subway. Eco-option is to walk or bike ride to your downtown destination.
- Be in and out of the city in minutes by way of the Gardiner, QEW, DVP, or the Island Airport.

Quad Lofts

- Built in 2006 by Cresford Developments an 11 storey structure with 128 units in total known as "Quad 2" one of the most sought after buildings in King West as it is tucked away in a tranquil courtyard setting with every modern day amenity at your doorstep!
- The glass and red brick, modern building offer residents 5 star amenities including a 24-hour concierge, exercise room, party room, billiard room, cinema, and a central courtyard with reflecting pool.



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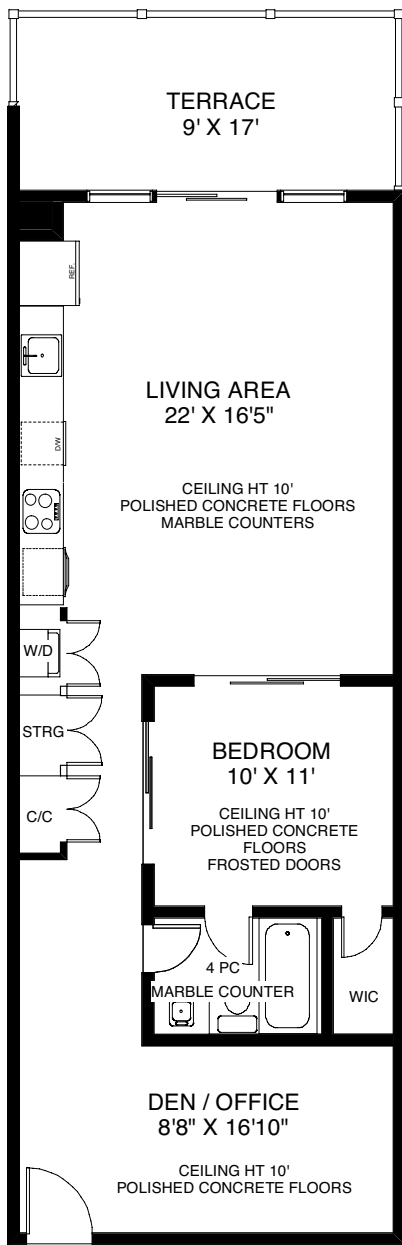
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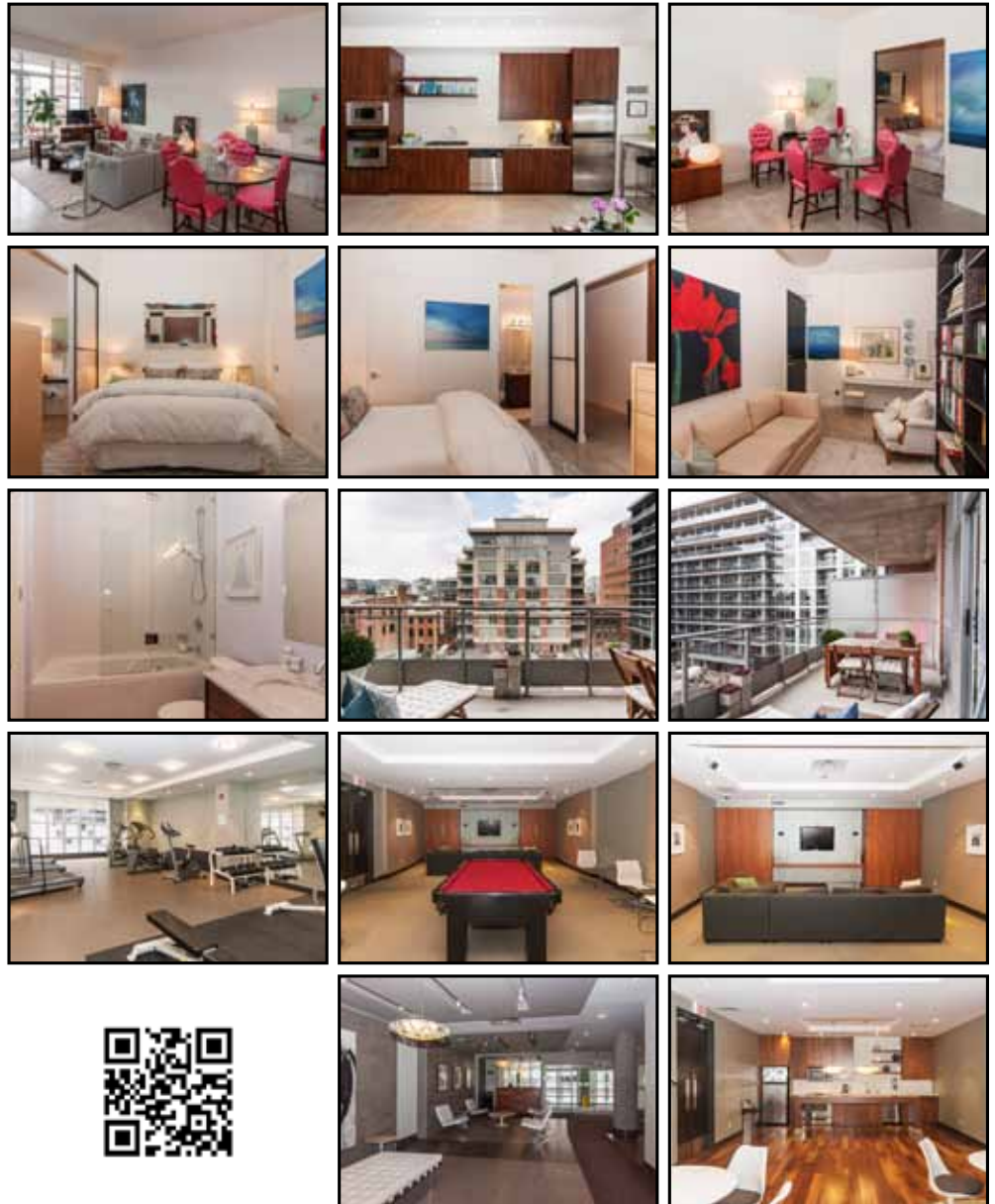
Guiding you home



23 Brant Street #506



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: \$2799.45	Approx Sq Ft. 880 sf plus 170 sf terrace	Possession: 60 Days / TBA	Bedrooms: 1 + Den	Baths: 1x4 Piece
Parking: Ownership of 1 underground parking spot #C38		Locker: Ownership of 1 locker #C91 – conveniently close by the parking space		
Inclusions: Stainless steel fridge, gas stove, built-in dishwasher, built-in wall oven & microwave, washer, dryer, window coverings, gas barbeque hook-up on balcony, closet built-ins, electric light fixtures & track lighting				
Maintenance Fee: \$583.00 Includes: Heat, water, parking, common elements, building insurance, central air conditioning				
Approximate Annual Expenses 2012: Insurance: \$580.00		Hydro: \$870.00	Pet friendly building with a restriction on size	

For great info & links visit www.LovelyTorontoCondos.com

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