



380 MacPherson Avenue #221 Toronto

Check out the YouTube video at www.LovelyTorontoCondos.com

Chic Urban Loft!

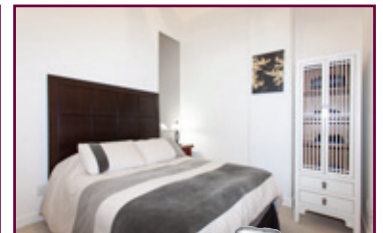
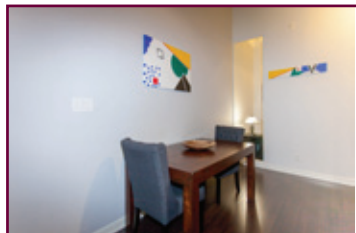
- **Majestic Madison Avenue Lofts** located at the foot of Casa Loma. A stunning one-of-a-kind residence in one of Toronto's most sought after neighbourhoods.
- **Unique New York style loft conversion** incorporating elements of industrial architecture and cool Art Deco design! Only 6 storeys create a boutique feel with **first class amenities including 24 hour concierge!**
- Private and amazingly quiet **1 bedroom + den** boast soaring **14 foot ceilings**, a **large Chefs kitchen**, and quality finishes & fixtures throughout.
- The generous front foyer is a **well designed introduction to your home!** The foyer has **9' ceilings** and a **large double closet** with sliding doors for all your coats and shoes. **Built-in shelving** in the closet allow for optimum organization and storage. Nicely tucked behind closed closet doors is the **laundry area with a stacked washer/dryer.**
- **Spacious, sun-filled open concept living/dining rooms** are filled with lots of natural light from the **large windows.** The room has an **open airy feel** thanks to the **14' ceiling height.** Pre-engineered wood floors and **sliding glass doors that lead into the den** add to the character of this unit.
- **The home office/den is ideal for anyone that works from home!** Located by the windows, there is plenty of **natural light and green foliage** to look at while you work. **Wall to wall windows**, engineered wood floors & sliding glass doors that can be closed off from the living area when needing a quite space to work
- **Stylish extra large kitchen** features **Granite countertops, top of the line stainless steel appliances**, and an **abundance of counter and cupboard space.** The under mount lighting, tiled backsplash, and track lighting all contribute to making this U shaped kitchen ideal for **Chefs & entertaining.**
- **Master bedroom** has a great feeling of space with gracious **14' ceilings.** With Berber carpeting and **double clothes closet**, the room also contains a discreet **window** that looks through to the main living area for added light.
- Enjoy relaxing in the luxurious **4 piece bath** at the end of a day. **Simple yet elegant**, the bathroom has **Marble countertop & floors**, wall mounted chrome faucets, **subway tile** and undermount sink.
- **Ownership of 1 underground parking spot and 1 locker!** An added bonus of **shared bike storage racks** for all residents plus **1 devoted bike hanger in the seller's parking spot!**
- **Inclusive maintenance fees** allow for a turnkey lifestyle and easy budgeting. **Pet friendly environment** for all you animal lovers!
- Move in and enjoy all this **upscale loft lifestyle** has to offer surrounded by a wonderful neighbourhood that offers **historic charm, easy access to downtown and a strong sense of community!**

Casa Loma/Annex Location!

- The striking silhouette of Casa Loma provides a romantic backdrop to this posh Toronto neighbourhood.
- Casa Loma, a real life medieval castle built in 1911 is currently the largest residence in Toronto. A neighbourhood landmark enjoyed by all as **one of Toronto's most popular tourist attractions!**
- A neighbourhood full of many great attributes including **beautiful architecture, convenient access to the subway, shopping, great parks and close proximity to excellent public & private schools.**
- **Lots of local shopping include:** Gourmet food shops, high end boutiques & professional services on Spadina Road in **Lower Forest Hill Village.** The Bathurst & St. Clair shopping district as well **The Annex's main shopping district on Bloor Street** offers a myriad of restaurants, mom & pop shops, cafes & pubs.
- **The Mirvish Village shopping district** on Markham Street, south of Bloor Street has a quaint collection of bookstores, art galleries, antique stores and specialty stores.
- In the mood for fine dining? **Yorkville is a short drive away** where you can enjoy the plethora of delectable restaurants!
- **Plenty of plush parks surround the area!** Glen Edyth & Boulton Drive Parkette, Poplar Plains Park & Jan Sibelius Square! **Sir Winston Churchill Park has ten floodlit tennis courts**, children's playground and a **makeshift running path** that skirts the perimeter of the park.
- Wrapped around Sir Winston Churchill Park is the **Nordheimer Ravine.** This quiet oasis features a **rustic wood path with many excellent picnic spots**, large variety of trees, plants and wildlife.
- **Superb school district** draws many to the neighbourhood! **Brown Jr P.S.,** Deer Park Jr & Sr P.S., Northern S.S, Oakwood Collegiate as well many private, Catholic & alternative schools.
- **Well served by public transit!** Just a **3 minute walk to Dupont station** on the Yonge-University-Spadina line connecting passengers along the Bloor-Danforth subway lines.
- **Motorists are within minutes of Toronto's business and entertainment districts** and approximately twenty minutes from all major commuter highways.
- For more information on the neighbourhood please visit www.torontoneighbourhoods.com

The Building

- Located in Toronto's diverse **Annex neighbourhood and just steps from Casa Loma and Lower Forest Hill! Madison Avenue Lofts is the premiere location** for people wanting to live in one of Toronto's most picturesque settings. Take in an early morning run up the **Baldwin stairs to Casa Loma** or enjoy an evening stroll to **Yorkville's divine shops & restaurants.**
- **Built by Burnac Group** one of Canada's leading real estate developers known for building some of Toronto's most prestigious address's like the Tiffany & Co. building & Park Avenue to name but a few! **Designed by the award winning 11 BY IV Design Associates** that bring to Madison Avenue Lofts their profound creativity and ultimate respect for authentic loft spaces.
- **Club Madison offers 5 star amenities!** The **fully equipped gym** outfitted with His & Hers showers and steam saunas, **24 hour concierge, party room** for all your private functions feature a fully equipped kitchen & lounge, **home theatre room, rooftop terrace with gas barbecues and spectacular views of Casa Loma**, dramatic entrance lobby, underground **visitor parking** and landscaped courtyard.
- The building has a nice mix of young professionals, families and empty nesters.
- For more information visit www.MadisonAvenueLofts.ca



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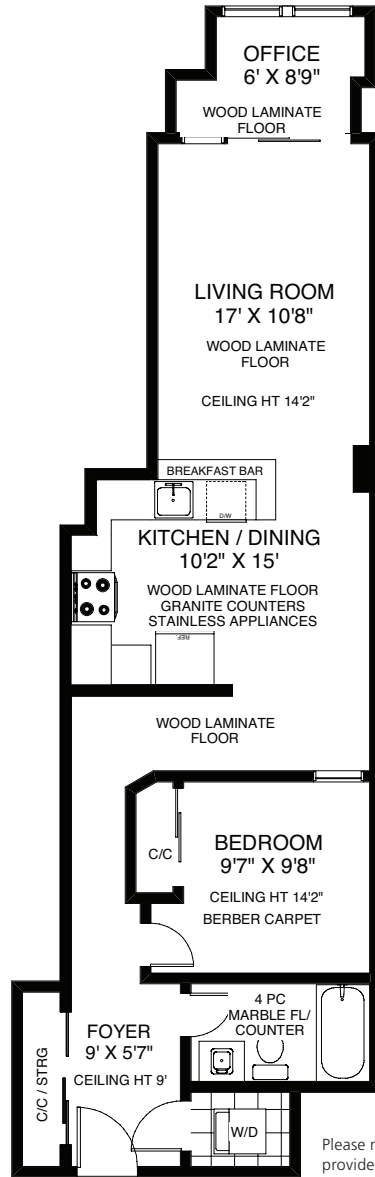
The Julie Kinnear Team
 Top 1% in Canada - by referral only™

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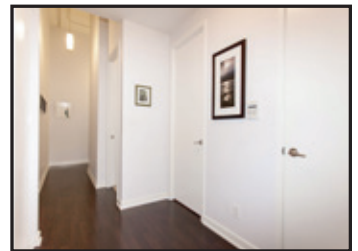
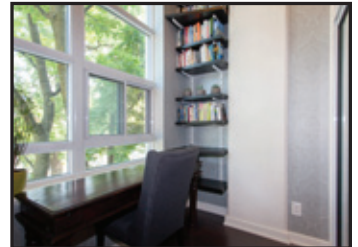
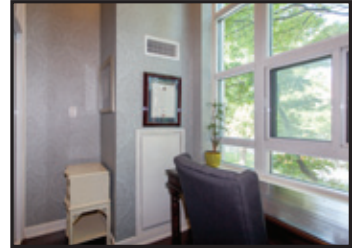
Guiding you home



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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: \$2349.16	Hydro: \$700.00	Approx Sq Ft. 820 sq. ft.	Possession: 60 days / TBA
Bedrooms: 1 + Den	# Baths: 1, 1x4 Piece	Pets: permitted with restriction on size and number	
Parking: Ownership of 1 underground parking spot #C39		Locker: Ownership of 1 large locker approx 32 sq ft - Unit 82 Level C	
Inclusions: Stainless steel Fisher & Paykel fridge, stove, built-in dishwasher, microwave, stackable washer/dryer, electric light fixtures, window coverings, closet organizers & shelves in den		Exclusions: Wine rack & living room mirror	
Maintenance Fee: \$480.00/month Includes: Water, heat, central air conditioning, common elements, building insurance & parking			

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