



## 5 Hanna Avenue #406, Toronto

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### Gorgeous Loft in State of the Art Building!

- ♦ Spacious upgraded 1 bedroom, 2 bath suite in the innovative Liberty Market Lofts! (many with similar square footage are used as 1+ den)
- ♦ This sun drenched two storey south facing suite features an open and functional layout which maximizes every square foot!
- ♦ Ownership of storage locker and parking space.
- ♦ Savour the trendy Liberty Village entertainment & shopping district!
- ♦ There are 5 major transit lines within a 5 minute walk – GO train, streetcars and bus.
- ♦ Foyer includes a large double front hall closet with sliding doors combined with the front load stacked ensuite washer and dryer.
- ♦ Convenient location for must have main floor powder room for entertaining!
- ♦ Tasteful bathroom features beautiful porcelain wall and floor tiles, a modern square sink and a rich dark vanity.
- ♦ Cook up a storm in the sleek modern kitchen! Gorgeous mocha laminate cabinetry with undermount lighting, upgraded quartz countertops, and stainless steel mosaic tile backsplash.
- ♦ Dazzling open concept living and dining room boasts 17" high ceilings with floor to ceiling windows and a walk-out to the balcony.
- ♦ Plenty of area for full size dining set, an office area plus large living room for hosting friends & family.
- ♦ Floating staircase enhances the flow of natural light.
- ♦ The south facing open air balcony provides private outdoor space to have drinks and enjoy the view of Exhibition Place and Lake Ontario!
- ♦ Spacious master bedroom features "Barley Oak" laminate wood floors and a HUGE walk-in closet.
- ♦ Large picture windows, with up-graded window coverings, will greet your mornings with lots of natural light & cheer!
- ♦ The Master bathroom has porcelain tiled walls and floor, full bathtub with shower, and a modern, large sink.
- ♦ Fantastic opportunity for turnkey living in a great neighbourhood at a fraction of the price!
- ♦ Reasonable maintenance fees allow for easy budgeting!

### Hip Liberty Village – Converted Warehouse District with Sleek Modern Amenities

- ♦ This location is considered one of its finest assets being a 5 minute walk to the Lakeshore, 20 minute walk to the financial core and a 10 minute walk from the entertainment / fashion / gallery districts of King St. West, West Queen West, Ossington & Trinity Bellwoods.
- ♦ Around the corner from all the major banks, 24 hour grocery store, and LCBO. Relish an array of specialty stores, shops, bars and restaurants all within a 3 minute walk. Old factories in the area have been repurposed as lofts while others have become restaurants, gyms, furniture stores and galleries.
- ♦ Steps away from Toronto's waterfront and the Martin Goodman trail. Ideal for walking, jogging, or cycling along the lake! Soccer fans will love BMO field being so close!
- ♦ Historic brick warehouse & factory spaces at Liberty St. and Hanna Ave. have recently been converted into commercial spaces that comprise Liberty Market. The Market houses design firms and collectives, media, technology and marketing firms, and an eclectic mix of retail stores.
- ♦ Drivers can be on the Gardner Expressway in minutes to head across the city, or to access the QEW, DVP or Hwy 427.

### The Building

- ♦ Liberty Market Lofts at 5 Hanna Ave is an innovative architecturally-designed 14 storey loft building, by award-winning Toronto architect Rudy Wallman (Ten York, Lumiere, Bisha), interior design by Union 31, built by Lifetime Developments/BLVD Developments.
- ♦ Common amenities in the building will appeal to someone who wants to live and work in a creative and productive environment. The building's own art gallery near the lobby provides an artistic vibe.
- ♦ Work-related amenities include a business centre with multiple meeting rooms, a room with photocopy, fax and cutting facilities, a computer, and internet access. For the times you need to complete a project with your hands, you can do some shop and craft work in the tool/utility room which has an oversized work bench.
- ♦ Other amenities include: 24/7 security, residents' lounge with a wet bar/dining area and kitchen, designer decorated hotel-style guest suite for overnight guests, on-site dog-washing and grooming facility, fitness centre, yoga studio, and indoor basketball half-court.



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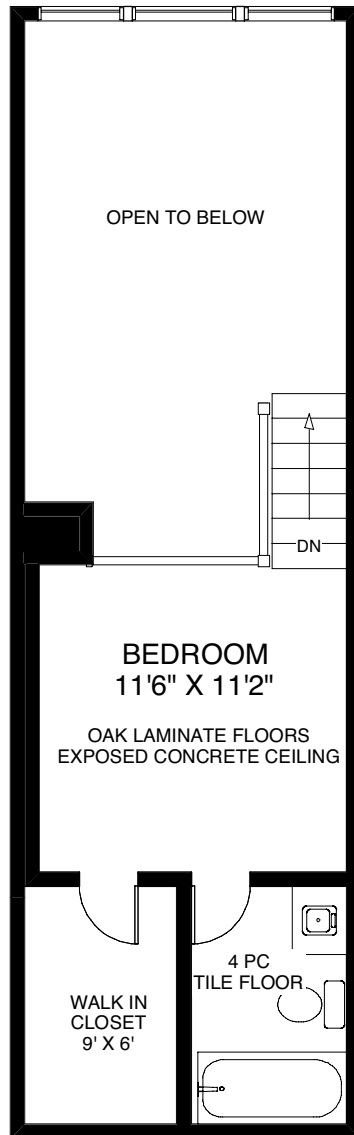
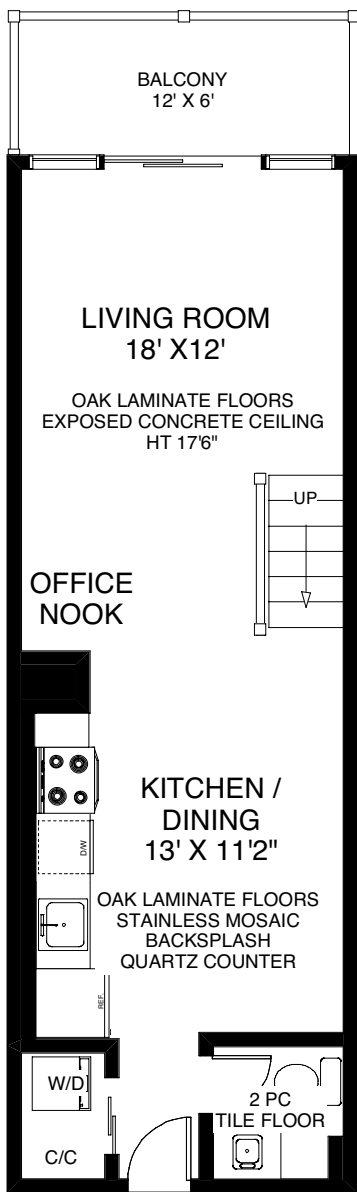
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 Jennifer Palacios  
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 Tyler Delaney

Guiding you home



# 5 Hanna Avenue #406



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

<b>Taxes 2012:</b> \$2940.00	<b>Approx Sq Ft.</b> 805 square feet plus 85 sq.ft. balcony	<b>Possession:</b> 60 days / TBA
<b>Bedrooms:</b> 1	<b>Baths:</b> 1 x 4, 1 x 2 Piece	<b>Parking:</b> Ownership of 1 underground parking spot #5 Located on level P3
<b>Storage Locker:</b> Ownership of 1 locker #8 Located on level P1		<b>Exposure:</b> South facing
<b>Pet friendly building</b>		
<b>Inclusions:</b> Refrigerator, Stainless steel stove, built-in dishwasher, built-in microwave oven, front load stacked washer & dryer, up-graded custom window coverings, light fixtures		
<b>Maintenance Fee: \$503.75 Includes:</b> Heat, water, parking, common elements, building insurance, central air conditioning		
<b>Approximate Annual Expenses 2012: Hydro:</b> \$600.00 (\$50/mo)		

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