



# 1 Shaw Street Suite #114

## The Building ~ DNA Condos!

**Modern & Sleek DNA Complex.** Eye catching glass & brick lobby with soaring ceilings and expanse of marble. Hallways are very wide and bright.

### 1 Shaw enjoys Five Star Amenities including:

- Have fun with friends and family on the **expansive rooftop deck with views of the city skyline and CN Tower.**
- Make use of the **exercise room & gym** on site with plenty of equipment to avoid any expensive memberships
- **There is a beautiful party room for special occasions.**
- **24 hour security**
- **Pet friendly building. Visitor parking!**

## Trendy King West Village - Hip Location!

**1 Shaw offers convenient access to Toronto's business district, cool urban diversions as well as nearby Lake Ontario waterfront and wide-open green spaces.**

This neighbourhood has a vibrant nightlife with hip restaurants, bars, lounges & shopping on **King & Queen St. West plus Liberty Village.**

Enjoy **walking your dog in Trinity Bellwoods Park**, a five minute walk away or Massey-Harris Park next door.

You're so close to recreational landmarks such as **Martin Goodman trail, ACC, Rogers Centre, Exhibition Place, Ricoh Coliseum, BMO Field, Ontario Place, Old Fort York, Harbourfront, the Entertainment district.**

It's an **effortless walk to most everyday necessities like the 24-hour Metro** quality grocery store and many other professional services such as banks, pharmacies, and dry-cleaners. Starbucks in the building!

**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.

Check out the YouTube video at [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

## Cool Contemporary Loft!

Stunning and much sought after **2-storey south-facing loft** in the popular **DNA condos** at 1 Shaw. **Move right in!**

**Soaring concrete ceilings, wall-to-wall floor-to-ceiling windows** and light wood laminate floors. Modern décor, painted in soothing earth tones throughout.

Spacious **open-concept living/dining room layout** is ideal for entertaining. Suite is bathed in **natural light all year long.** Feels much larger than it is!

**Sleek kitchen includes a "must have" gas stove, granite counters** and ample cupboard space.

**Private master bedroom on the upper level has a luxurious 4 piece bath and large walk-in closet with custom organizers.**

Open airy feel throughout with **en-suite laundry, convenient bicycle hanger & lots of storage space.**

**2 storage lockers are definite plus and a rare find! Large balcony with a gas-BBQ hook-up just in time for summer fun!**

Breathe a sigh of relief that you won't have to wait for an elevator. **You have direct access in & out of the suite from Duoro Street. With street permit parking available right out your front door you will love all the conveniences this offers you:** ease of bringing groceries, walking the dog etc etc.

**Great pied-a -Terre, investor's opportunity or affordable first time home!**

**You really can have it all!** Amazing combination of **location, price & cutting edge space** offers outstanding value for first time or investment buyers. **Super low-maintenance fees allows for easy budgeting!**

**Prime King West Village – next to lively Liberty Village!** Live in one of downtown Toronto's most vibrant neighbourhoods!



Julie Kinnear, Jennifer Palacios,  
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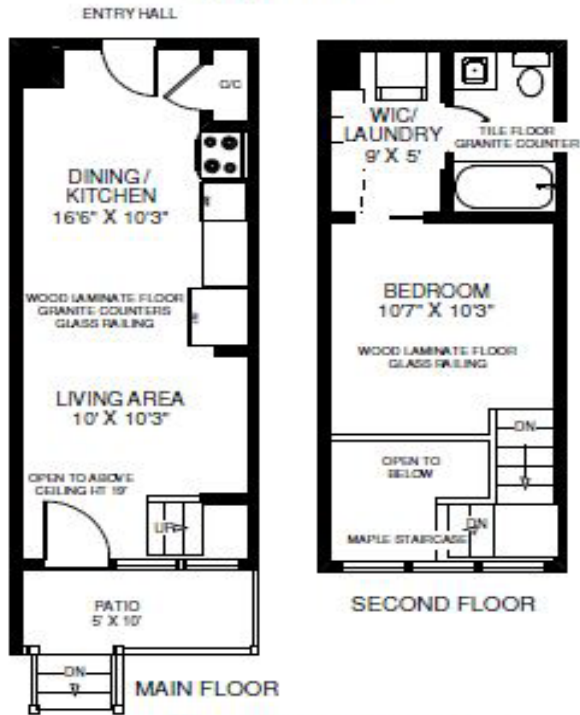
Guiding you home



# 1 Shaw Street #114

## 1 SHAW STREET UNIT #114

**THE JULIE KINNEAR TEAM**  
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APPROXIMATELY 580 SQ FT

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



Taxes 2013: \$1962.98	Bedrooms: 1	#Baths: 1 – 1x4 Piece	Possession: 45-60 days/TBA	Approx Sq Ft.: 580 +
Locker: 2 storage lockers Level C Units 159 & 160		Pet friendly building & complex with a restriction on size & number		
Inclusions: Fridge, gas stove, built-in dishwasher, built-in microwave, washer/dryer, electric light fixtures, window coverings, bike hanger & BBQ				
Maintenance: \$292.00/month. Includes: Water, heat, central air conditioning, building insurance & common elements . Hydro \$30.00 monthly				
Parking: Rental spots available. The current seller has street permit parking right outside his front door for less than what maintenance fees would be for a parking spot.				

For great info & links visit [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

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