

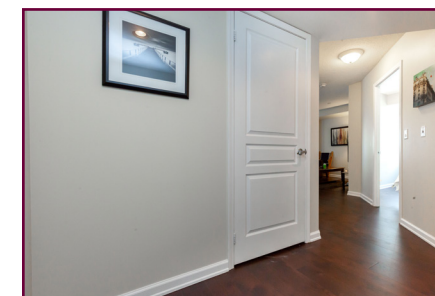
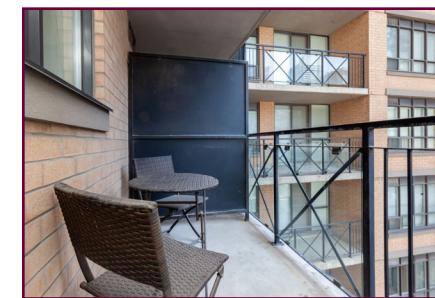
Check out the YouTube video at [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

Julie Kinnear\*, Jennifer Palacios\*,  
Holly Chandler\* & Tyler Delaney\* Sales Representative\*

Office 416.236.1392 Direct 416.762.5949

[julie@juliekinneer.com](mailto:julie@juliekinneer.com) ♦ [www.juliekinneer.com](http://www.juliekinneer.com)

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



## 140 Simcoe Street #1004

### Premium Downtown Location!



Julie Kinnear\*, Jennifer Palacios\*,  
Holly Chandler\* & Tyler Delaney\* Sales Representative\*

Office 416.236.1392 Direct 416.762.5949

[julie@juliekinneer.com](mailto:julie@juliekinneer.com) ♦ [www.juliekinneer.com](http://www.juliekinneer.com)



**kw**  
KELLERWILLIAMS  
Neighbourhood Realty, Brokerage

140 Simcoe Street Suite #1004

Enjoy Lavish Living in Boutique Building!

Welcome to suite #1004 at “University Plaza”, located in one of the best spots in prime downtown Toronto! This stylish 1 bedroom condo offers an incredible layout with designer decor throughout. Move right in!

Enjoy 5 star building amenities including an impressive indoor/outdoor rooftop club and breathtaking views of the CN Tower and city Skyline.

Osgoode subway and entry to the underground PATH is only a block away.

Walk to work - Financial district at your doorstep!

Suite Features Include:

- Private balcony with south-west exposure.
- Deluxe kitchen with granite counter and stainless steel appliances.
- Exclusive use of 1 storage locker.

Located across the street from swanky Shangri-La Hotel, in the heart of the fashion, financial & entertainment districts. A convenient location for hospital/downtown workers and university students! The world is your oyster to discover on foot, being surrounded by a vast array of restaurants, live theatre, unique shops, museums and art venues.

Attention first time buyers/professionals and investors!

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

Office 416.236.1392 Direct 416.762.5949  
julie@juliekinnear.com ♦ www.juliekinnear.com

Highly desirable building for buyers! Extremely well run with friendly neighbours and 24 hour concierge staff! Low maintenance fees allow for easy budgeting and turnkey living. An incredible combination of price, space and location!

Welcome Inside!

- Greet all your guests in the gracious front foyer with a double coat closet. A long hallway nicely separates the main rooms from the entrance way.
- To the left of the foyer is the ensuite laundry area with brand new stackable washer and dryer.
- Beautiful NEW dark hardwood floors and 8 foot ceiling height throughout.
- Sun-filled open concept living/dining room has large windows and a walk-out to the covered balcony.
- Entertain and enjoy the tranquil views well above the street action.
- Stylish kitchen is sure to delight the chef at home. Granite countertops, quality appliances, mirrored backsplash, gorgeous cabinets, double sink and a window will allow for a nice cross-breeze and ventilation while cooking - a rare find in condos!
- Relax in the large master which offers space for a king-sized bed. Double closet and large window fills the space with lots of natural light.
- Luxurious 4 piece bathroom features a deep soaker tub with marble surround, marble counters and floors.

The

Julie Kinnear

Team

Julie Kinnear

Jennifer Palacios

Holly Chandler

Tyler Delaney

Claire Hartviksen

Guiding you home™

Premium Downtown Location!

With a Walk Score of 99/100 this location truly can't be beat! A true walker/transit rider's paradise, popular with young professionals.

The Theatre District boasts many trendy restaurants and bars in and around King West. Around the corner from the Opera House, The Royal Alexandra Theatre, Roy Thomson Hall and TIFF. Enjoy trendy shopping on Queen West or the Eaton Centre a short stroll as well!

Lots of local grocery stores...Metro Centre Market, Longo's, Fresh & Wild and Sobey's Urban Fresh! Convenient Tim Horton's on the main level of the building is a total PLUS for your coffee fix!

Close to recreational landmarks such as Nathan Phillips Square – music and art festivals in the summer, outdoor skating in the winter, ACC for Leafs Hockey and concerts, Rogers Centre to see the Jays, CN Tower, Exhibition Place, Ontario Place, Old Fort York, Harbourfront, and the Toronto Islands to name but a few!

This location is close to both U of T and Ryerson University.

Motorists enjoy the convenience of being in and out of the city in minutes via the Gardiner, QEW, DVP and Lake Shore Blvd. Easy access to UP Express and Porter Airlines @ Toronto Island Airport.

The Building ~ “The University Plaza”!

140 Simcoe Street is a boutique 16 storey luxury condo building with 264 suites. Located at the South West corner of Richmond / Simcoe. Just west of University Avenue. Simcoe Street is a one way (south) so traffic is low.

5 Star Amenities Include: 24-hour concierge. Check out the serene rooftop gazebo (covered barbecue/entertaining area) and outdoor terrace (complete with putting green). Private fitness club, walking track, media room, games room, party room, waterfall terrace, billiard room and visitor parking!

<b>2017 Approx. Annual Expenses</b>  <b>Taxes:</b> \$2167.00 <b>Maintenance:</b> \$353.00/Month <b>Includes:</b> Water, heat, building insurance and common elements. <b>Hydro:</b> \$480.00 <b>Insurance:</b> \$300.00  <b>Inclusions:</b> Stainless steel: Fridge, built-in dishwasher & built-in microwave/convection oven; black stove, washer, dryer, all electric light fixtures and window coverings.  <b>Locker:</b> Exclusive use of 1 storage locker located on level 2 #40	<b>Bedrooms:</b> 1  <b>Baths:</b> 1x4 Piece  <b>Parking:</b> None  <b>Possession:</b> 60 Days/TBA  <b>Upgrades &amp; Improvements:</b> New washer, dryer and dishwasher, hardwood floors (April 2018), new air conditioning unit in 2015.  <b>Pet friendly building</b> with a restriction on size and number of pets.  <b>Square Feet:</b> 620 square feet
---	--

