



#1404-168 King St. E Hip Downtown Location



Check out the YouTube video at www.LovelyTorontoCondos.com

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

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Holly Chandler
Tyler Delaney

Guiding you home



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.

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168 King Street East #1404

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Contemporary Elegance!

Stunning and much sought after south-facing unit at King George Square with the most spectacular Lake & City views. Immaculate condition. Move-in ready!

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!

Large 1 bedroom + den with 2 full baths, en-suite laundry, & balcony.

Ownership of 1 underground parking spot & locker (conveniently close to each other). Premier parking spot makes it easy to drive in and out.

Well-run, pet-friendly building with attentive and professional 24-hour concierge.

Prime King East location – next to lively St Lawrence Market! Live in one of downtown Toronto’s most vibrant neighbourhoods!

Amazing combination of location, price & cutting edge space offers outstanding value. All inclusive maintenance fees allows for easy budgeting!

Great pied-a-terre, investor’s opportunity or affordable first time home!

You really can have it all!

As you enter this fabulous space there is a large open study/home office to the right. The ensuite laundry is nicely tucked behind closed closet doors to the left and there is a double coat closet with sliding mirrored doors.

3-piece bath has a large glass-enclosed shower. Conveniently located off the front foyer it’s ideal for guests.

Wood laminate flooring throughout

Sun-filled living/dining rooms with a walk-out to the superb south facing balcony with tiled floor. Sit back and enjoy the lake views with a morning cup of coffee or an evening glass of wine.

Sleek kitchen includes a breakfast bar, granite counters, stainless steel appliances and lots of counter & cupboard space!

Master bedroom oasis in the sky with double sliding doors lead out to the balcony. 4-piece luxurious en-suite bath with beautiful granite counters.

Superb Downtown Spot!

168 King Street East offers convenient access to Toronto’s business & entertainment districts popular with young professionals! With a WalkScore of 100/100, the world is your oyster to discover on foot!

Situated around the corner from one of Toronto’s most popular landmarks The St. Lawrence Market! Home to over 200 food vendors, frequented by tourists and locals alike. The market was founded in 1803 and was recently ranked by National Geographic as one of the best food markets in the world.

This neighbourhood has a flourishing, classy nightlife with hip restaurants, galleries, bars & lounges in the Distillery District, King & Queen Street.

Lots of local shopping available on King, Sherbourne, Parliament & Queen Street East where you will find an eclectic mix of local stores, design and decorating stores that draw shoppers from all over Toronto.

Plenty of parks surround! St James Park & Gardens. David Crombie Park is a multi-faceted linear park that runs through the centre of the St. Lawrence neighbourhood along The Esplanade. This park includes pretty strolling & sitting gardens, a waterfall, a handball court, and a basketball court.

The Sackville playground located along King Street East has a tot park, basketball court & a wading pool. The St. Lawrence Community Centre on the Esplanade includes squash courts, a swimming pool, gymnasium, piano room, weight room & games room.

Go Green! Union Station is within walking distance of the St. Lawrence neighbourhood. The Queen & King streetcars connect to stations on the Yonge-University-Spadina subway line, while the Parliament streetcar connects passengers to the Castle Frank station on the Bloor-Danforth subway line. Walkscore.com rates it a 100/100 for ease of public transportation. World-class transit at your door!

The Gardiner Expressway, Lake Shore Blvd & DVP are all conveniently accessed within minutes of this neighbourhood.

King George Square!

Known for its uniqueness & location in Toronto’s original Financial District!

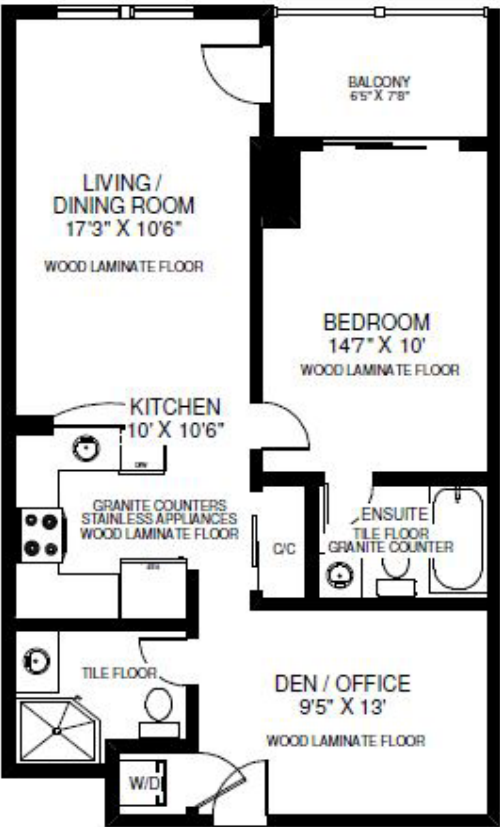
Built in 2000 by Steven & Webster Callahan, designed by Burka-Varacalli a stunning blend into the architectural theme of “Old Toronto” with “Brick & Stone and certain hues & textures scaled to follow the local historical buildings.”

The lobby is welcoming with professional concierge staff, fireplace & modern and elegant furnishings.

Amenities include: Concierge, rooftop outdoor terrace with hot tub, party room, library, lounge, exercise room & sauna.

168 KING STREET EAST UNIT #1404

THE JULIE KINNEAR TEAM
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APPROXIMATELY 750 SQ FT

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

Bedrooms: 1 + Den Baths: 2 (1x4 Piece) (1x3 Piece) Possession: July 31st, 2014/TBA Approx Sq. Ft: 750 + balcony Pet friendly building			
Parking: Ownership of 1 underground parking spot (Level C #26) Locker: Ownership of 1 locker (approximately 8 x 4 feet) located on level P4 near parking area			
Approx. Annual Expenses 2013: Taxes: \$2604.59 Hydro: \$480.00 Maintenance: \$559.75/Month (Increased 3% last year) Includes: Parking, common elements, building insurance , water, heat, central air conditioning			
Inclusions: Stainless steel fridge, stove & built-in dishwasher, washer, dryer, electric light fixtures, window coverings (except as excluded)			
Exclusions: Curtains & rods			

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