

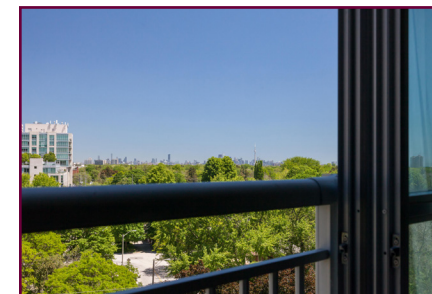
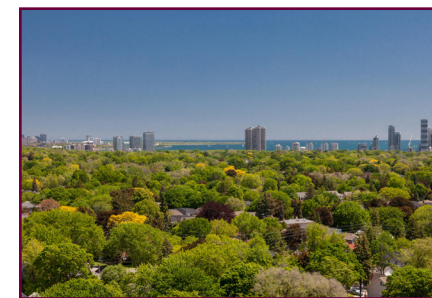
Check out the YouTube video at www.LovelyTorontoCondos.com

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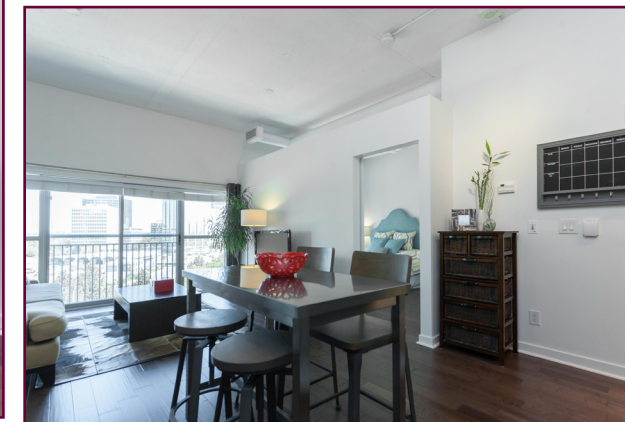
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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this featuresheet. All measurements are approximate. The statement contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.



2 Fieldway Road #602

Mature West End Neighbourhood



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#602-2 Fieldway Rd, Toronto

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Modern Hard Loft Conversion!

Welcome to suite #602 in sought after Network Lofts! Cool & unique original Bell Canada office building loft conversion! The highly prized west end location is just a 5 minute walk to Islington subway station!

Looking for a turnkey lifestyle? Modern construction? Soaring ceilings? An alternative to the typical condo found in the west end?

This spacious 1 bedroom suite was made for entertaining. Open & airy layout with over 10 foot ceilings throughout and massive wall to wall windows boasting fabulous east facing views of the city skyline overlooking the park.

Ownership of 1 prime covered parking spot and 1 storage locker. Affordable maintenance fees allow for easy budgeting with no monthly surprises! Well maintained building & amenities including 24 hour security/concierge staff.

Enjoy the spectacular rooftop terrace where you can barbeque, sit back and relax while taking in the stunning panoramic city views.

Get the best of both worlds... A hip pad located in a quiet well established neighbourhood known for its idyllic setting and tree-lined streets. But steps from the Subway, so you choose when you want to get close to the action.

Ideal for singles, professional couples or “empty nesters” looking to live in a superb building and location!

Suite Features!

- Welcoming entrance with polished concrete floors and a large coat closet
- 10’2” towering ceilings
- Open concept living/dining room has great space for a large sectional plus separate dining area

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- Sliding glass Juliette doors fill the space with lots of fresh air and natural light
- The stylish kitchen has granite counters, stainless steel appliances including upgraded Samsung fridge, tiled backsplash, maple cabinetry and plenty of cupboard and counter space
- Spacious and bright master bedroom has a walk-in closet with built-ins and ample storage above
- 4 piece bath with laundry complete with washer/dryer
- Newly installed engineered hardwood floors throughout

The Building ~ Network Lofts

True hard loft conversion originally a Bell Canada office building! This landmark has been refaced with shimmering new glass and metallic exterior.

All concrete structure provides for extremely thick 10 inch to 18 inch floor slabs for exceptional low noise transition, high load bearing capabilities and unsurpassable fire resistance.

Panoramic window system providing maximum light and unobstructed views of Bloor West Village, Lake Ontario and city skyline!

Peace of mind with a live-in superintendent and professionally independent property manager.

Elegant covered entrance with large overhang and vestibule. Professionally decorated luxurious lobby enhanced with stone and steel accents.

Fantastic amenities include: Exercise room, rooftop deck & garden with barbeques, whirlpool, His & Hers saunas, 24 hour concierge, party/meeting room, visitor parking, guest suite. Bicycle storage in the underground parking garage.

Quiet building with friendly neighbours! A nice diverse mix of young and middle aged professionals familiar with the community!

Pet friendly building with a restriction on size and number of pets!

The Julie Kinnear Team

Julie Kinnear
Jennifer Palacios
Holly Chandler
Tyler Delaney
Claire Hartviksen

Guiding you home™

Mature West End Neighbourhood!

A popular and well established location known for its idyllic setting along Kenway Park, tree-lined streets and cozy community feel! Located just south of Bloor Street West and West of Islington Avenue the world is your oyster without ever having to get in the car.

Quick and convenient access to superb restaurants along Bloor, shops, medical offices, banking, lots of groceries stores and even a Service Ontario and day care just a 5 minute walk away.

Miles of parkland surround! Kenway Park is your backyard oasis! Tom Riley Park a 14.8 hectare park that follows Mimico Creek to Bloor Street West. The park features a baseball diamond, multipurpose sports field, six senior and five junior tennis courts, children’s playground and an allotment garden. Located at the south-east end of the park is the Memorial Pool & Health Club and Central Arena.

Attention golfers! Within a 10 minute drive to some of the best golf courses of Toronto — Islington, Lambton and St. George’s to name but a few!

Residents can enjoy spa treatments, afternoon tea, brunch or a drink & dancing at the historic Old Mill Inn & Spa or catch a flick at the Kingsway Theatre.

Shopping could not get any better! Just a 5 minute drive to The Village of Islington on Dundas Street West between Montgomery Road and Kipling Avenue which has an upscale tone with a small town feel. Stores here include gourmet shops, a deli, drug stores, hardware store, flower shops, coffee houses and over 30 pubs, restaurants and cafes.

The area known for its art and history is home to Arts Etobicoke, Creative Village, The Music Studio and Montgomery’s Inn.

The Kingsway Village shopping district at Royal York & Bloor has a mix of small shops, a flagship LCBO, restaurants, cafes, theatres and professional/medical services. Big box stores are on Dundas West or the Queensway.

Well served by public transit! A hop, skip and a jump to Islington subway station less than a block away, connecting you along the Bloor-Danforth subway lines. Islington station is also a connecting route for the Mississauga Transit system.

Motorists are approximately 20 minutes from downtown via Bloor Street. Commuters are within a 10 minute drive of the Islington and Kipling Avenue on-ramps to Highway 401 which connects to all major highways. Airport is an easy 10-15 minute drive away.

Bedrooms: 1	Baths: 1x4 Piece
Parking: Ownership of 1 parking spot Level 1 Unit #59	Locker: Ownership of 1 storage locker #A132
Approx. Annual Expenses for 2017: Taxes: \$1741.79	Maintenance Fees: \$341.06 Includes: Water, Parking, building insurance and common elements
Inclusions: Stainless steel Samsung fridge; stove and built-in dishwasher, microwave, stackable washer/dryer, stainless steel kitchen table, clock in kitchen, window coverings and electric light fixtures.	
Square feet: 560 sq ft	Possession: 60 Days/TBA

