



## 222 The Esplanade #633

**Amazing proximity to the best that downtown has to offer!** The Distillery District, Harbourfront, Financial & Entertainment districts, The Island Airport, Rogers Centre, Air Canada Centre, Sony Centre for Performing Arts, Hockey Hall of Fame, Rainbow movie theatre & Eaton's Centre and the list goes on...

The famous **St. Lawrence Market** is a landmark that attracts residents and chefs from all over the city who love the **fantastic selection of produce, seafood and organic food products.**

The **Esplanade is lined with mouth watering restaurants, cafes and hotels** that run through the middle of the area. Just steps to a **24 hour Metro, Sobeys and Loblaws.** The fashionable King East offers some of the top designer spots in the city.

A transit rider & walker's paradise with a **"walk score" of 97 out of 100 there is no need for a car!** Enjoy the ease of every amenity at your doorstep.

**GO Green!** Public transit is just steps away, including King Street car running between Dundas West, Broadview & Yonge subway station connecting to the Bloor/Danforth line.

Exceptionally convenient to get in and out of the city in minutes via **DVP, Gardiner & Lakeshore Blvd!**

### Popular Building!

Yorktown on the Park at 222 The Esplanade is a 12 storey condo building overlooking **David Crombie Park**, this lovely building features 350 suites (bonus to share the concierge, amenities and reserve fund expenses) and is surrounded by a courtyard.

The residents enjoy many amenities especially the magnificent **rooftop deck & garden** for entertaining friends and family in the warm summer months! **24 hour concierge, extensive exercise room, sauna, party/meeting room, guest suites and security system!** For all you cyclists there are **bike racks in the basement.**

Another big plus to living in this friendly building is that there is a **community centre right next door at 230 The Esplanade** for all to enjoy!

**Market Lane Jr & Sr Public School** is also conveniently located at 246 The Esplanade.

**Plenty of parks nearby** include the aforementioned David Crombie Park, Front/Parliament Park, Little Trinity Church Lands, Parliament Square Park, Princess Street Park and the man made Sugar Beach and 2 minute ride to Don Valley bike trails.

Check out the YouTube video at

[www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

### Spacious Affordable Condo in Hot Downtown Neighbourhood!

Fabulous **split plan layout with 2 large bedrooms plus a den!** Open concept living/dining rooms.

**South-east facing suite with big windows! Ideal for people that work from home – with separate den/home office!**

The **kitchen** has ample cupboard & counter space!

**Generous master with a HUGE walk-in closet!**

Rarely do you find downtown condos with an abundance of storage space. **Convenient ensuite storage room and laundry area** for all your cleaning, laundry supplies & belongings!

**Affordable pied-a-terre** in cool downtown location! Makes for a **great rental investment property!**

Stone's throw from **vibrant St. Lawrence Market** – delicious fresh food shopping. **Next door to the distinctive Distillery District** which is hopping all year long with designer shops & award winning restaurants! **Easy walk to downtown Financial District.**

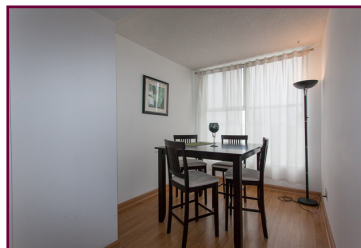
Fabulous opportunity for **professional couple/first time buyers** looking to live in this popular downtown core!

**Almost all inclusive maintenance fees** allow for care free living and easy budgeting!

**Pet friendly** building with excellent property management!

### Toronto's Most Urban Neighbourhood!

**This King East location** boasts a cosmopolitan mix of stores, restaurants and people. It has a uniquely genuine community feel.



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

Office 416.236.1392 Direct 416.762.5949

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

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

Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

Guiding you home



# 222 The Esplanade #633

## Attention First Time Buyers – Substantial Space!

Entering the front foyer there is a **double coat closet** with sliding doors.

### Living/Dining Room

- Large open concept
- Laminate floors throughout
- Lots of room to entertain family & friends

### Kitchen

- Galley style with good counter and cupboard space
- Under-cabinet lighting
- Built-in appliances

### Office/Den

- Fantastic home office is perfect for a professional couple needing that extra space.
- Could also be used as a guest room or nursery
- Situated off the living room.

The **laundry room** can be accessed from the hallway as well as the 4 piece bath.

### 4 Piece Bath

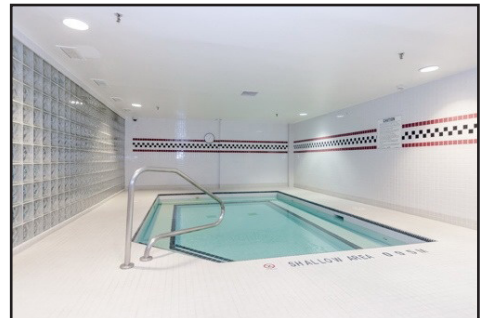
- Separate entrance to the large ensuite storage room & laundry area - super convenient for washing all your towels

### Master Bedroom

- King sized master retreat to relax in
- Full size walk-in closet
- Large picture window
- Wood laminate floors

### Second Bedroom

- Across the suite from the master allows for extra privacy
- Closet with double sliding doors and wood laminate floors
- Large picture window



Taxes 2014: \$2077.68	Bedrooms: 2 + Den	Baths: 1x4 Piece	Possession: Feb. 28, 2017 /TBA	Approx Sq Ft.: 830
Pets welcome!		Parking: Rental parking		
Inclusions: Fridge, stove, built-in dishwasher, stackable washer & dryer, all electric light fixtures and window coverings.				
Exclusions: All tenants personal items.				
Maintenance: \$680.30/month. Includes: Water, hydro, heat, central air conditioning, common elements, building insurance.				
Note: Friendly tenants are currently paying \$1850.00/month inclusive of all utilities. Lease ends Feb. 28th, 2017. Would love to stay if possible				

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

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

Office 416.236.1392 Direct 416.762.5949

julie@juliekinnear.com ♦ www.juliekinnear.com

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

Julie Kinnear  
Jennifer Palacios  
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.