



222 The Esplanade #633, Toronto

Check out the YouTube video at www.LovelyTorontoCondos.com

Spacious Affordable Condo in Hot Downtown District!

- Fabulous split plan layout with 830 sf. And 2 large bedrooms and large den. Open concept living/dining.
- South-east facing suite with big windows! Ideal for people that work from home – with separate den/home office.
- Convenient kitchen with ample cupboard & counter prep 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 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!
- Inclusive maintenance fees for no worries 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.
- 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, Sobeyes and Loblaws. The fashionable King East offers some of the top designer spots in the city.
- With all the construction and preparations for the 2015 PanAm Games, the area, the public transit system and amenities continue to develop, improve and this area will be more convenient and in demand than ever.
- 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.

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

Second Bedroom

- Across the suite from the master allows for quiet and privacy
- Closet with double sliding doors
- Large picture window



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

Office 416.762.8255 Direct 416.762.5949

julie@juliekinnear.com • www.juliekinnear.com

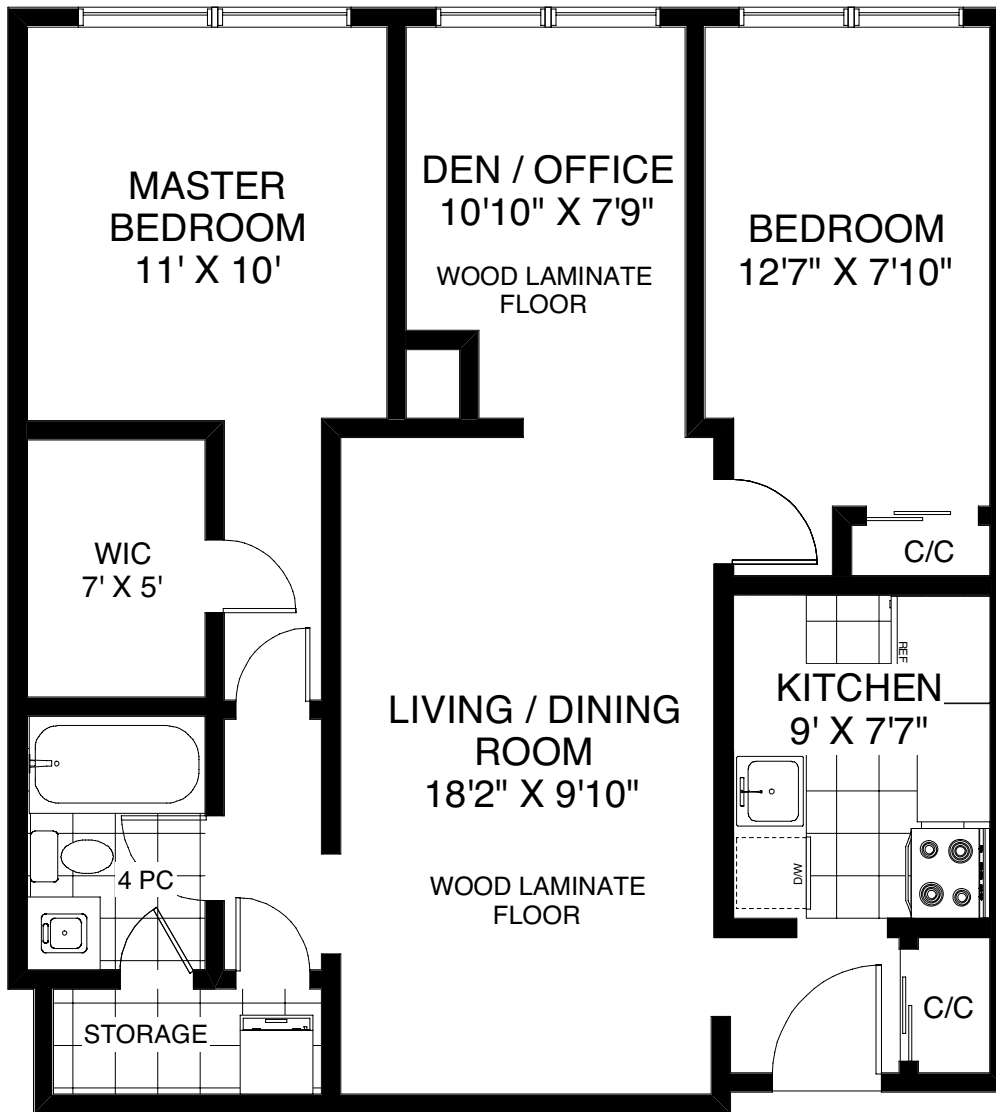
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 Jennifer Palacios
 Holly Chandler
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Guiding you home



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Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.

Taxes 2012: \$1843.06	Approx Sq Ft. 830 square feet	Possession: 90 -120 days / TBA	Bedrooms: 2 + Den
Baths: 1 x 4 Piece	Parking: Ownership of 1 underground parking spot #A34	Parking: Rental in underground	
Inclusions: Fridge, stove, built-in dishwasher, stackable washer & dryer, all electric light fixtures and window coverings			
Exclusions: All tenants personal items			
Maintenance Fee: \$642.43/month Includes: Water, hydro, heat, central air conditioning, common elements, building insurance			
Note: Friendly tenants are currently paying \$1700.00/month inclusive of all utilities. Tenants would love to stay if possible Pets Welcome!			

For great info & links visit www.LovelyTorontoCondos.com

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