



Check out the YouTube video at 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

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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Holly Chandler
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Guiding you home



23 Sudbury St. #2304

Prime King West Location



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KELLERWILLIAMS
Neighbourhood Realty, Brokerage



23 Sudbury #2304, Toronto

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Stylish King St West Town Home!

Spacious, 2 level, renovated stacked condo-townhouse with over \$25,000 in recent upgrades! Lucky for the new owner!

With a WalkScore of 92/100 this coveted location is steps to everything you could want or need. Queen West, King West and Liberty Village are in close proximity and it's an easy walk to the downtown core.

Tucked in off the main street, this is a very quiet location in a friendly community.

Quiet & much preferred street facing unit boasts a superb open-concept layout on the main floor. Excellent flow throughout for entertaining family and friends!

- Open-concept living/dining room and kitchen are painted in warm neutral tones and have rich dark wood laminate floors ~ plenty of room for all your large furniture! There is a spacious closet just off the living room for all your coats and shoes.

- Deluxe kitchen renovation! Beautiful granite counters, casual breakfast bar, stainless steel appliances and custom marble tiled backsplash with ample cupboard & counter space!

- Convenient main floor 2-piece powder room with pedestal sink

Superb second floor! Originally 3 bedrooms, the current owner converted 2 bedrooms into 1 giant sweet suite. This light-filled master is twice the size of an ordinary bedroom and easy to convert back to 2 bedrooms if desired. Wall of closets with custom built-ins & additional linen closet leave no lack of storage space.

- Good-sized 2nd bedroom has updated laminate flooring and a double closet

- Luxurious, upgraded 4-piece family bath ~ custom vanity with granite counters

- The laundry area is nicely tucked away behind sliding closet doors on the upper level.

- Wow all your guests when they walk up to the private rooftop terrace! 18x15 feet! It's extremely rare to find a condo-townhouse with such a sizeable outdoor space. Enjoy star gazing, barbeques & drinks with guests all year round!

- Exclusive use of 1 surface parking spot

- Low maintenance fees include heat and hydro!!

Bedrooms: Currently a 2 bedroom but easily converted back to 3	Baths: 2 (1x2 Piece Main Floor) (1x4 Piece Second Floor)
Possession: 60 Days/TBA	Approx Sq. Ft: 1080 square feet + terrace
Parking: Exclusive use of 1 surface parking spot #157	Pet friendly complex
Approx. Annual Expenses 2013: Taxes: \$2479.67 Hot water tank/Gas: \$529.56 Maintenance: \$434.50/Month (decreased in the past 2 years) Includes: Hydro, water, heat, parking, common elements, building insurance, & central air conditioning	
Inclusions: Stainless steel fridge, stove, built-in dishwasher & microwave, front loading washer/dryer, shoe organizer in the foyer, window coverings, electric light fixtures, barbeque, wall mount for TV (excluding TV), floating wood shelves under the TV in the living room, glass shelves in 2nd floor bathroom, white shelving unit in master bedroom	
Exclusions: Window coverings & hardware in the master bedroom, living & dining rooms. All patio furniture including storage box	

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The current owner has loved living in such a safe, quiet and friendly complex! A nice mix of young professionals, families and empty nesters!

Prime King West/Liberty Village! Live in one of downtown Toronto's most vibrant neighbourhoods!

Trendy King West Location

23 Sudbury Street offers convenient access to Toronto's Business District, cool urban diversions as well as the nearby Lake Ontario waterfront and wide open green spaces.

This neighbourhood has a flourishing, classy nightlife along with hip restaurants, bars and lounges. The Drake and Gladstone are local mainstays and Mildred's Temple Kitchen is a fave. There are 142 restaurants within a 15 minute walk.

Art galleries, design shops, lounges & shopping abound on King & Queen St. West and Liberty Village.

Close to recreational landmarks such as Martin Goodman trail, ACC, Rogers Centre, Exhibition Place, Ricoh Coliseum, BMO Field, Ontario Place, Old Fort York, Harbourfront and the Entertainment district. Trinity Bellwoods Park has one of the best public indoor swimming pools in the city as well as a great recreation centre, tennis courts and an outdoor skating rink. Stanley Park has an outdoor pool, and baseball diamond. Massey Harris Park is a scenic and peaceful place to take a summer stroll.

Release the hounds!! There are "dogs off leash" areas in both nearby Trinity Bellwoods Park and Stanley Park.

It's an effortless walk to everyday necessities like the 24-hour Metro grocery store, coffee shops, Starbucks ,banks, pharmacies, veterinarians, aestheticians, dry cleaners, fitness centres etc.

Walkscore.com gives this location a 100/100 and describes it as a "Transit Rider's Paradise" with "world -class public transportation" at your doorstep. 24-hour streetcar service along King is a two-minute walk, connecting to St Andrew subway station and the downtown core. Bus service along Dovercourt and Ossington, as well as the Queen Streetcar are also very convenient.

Eco-option is to walk or bike ride to your downtown destination.

Be in and out of the city in minutes by way of the Gardiner, Lakeshore, QEW, DVP, or the Island Airport.

Upgrades & Improvements

- 2011
- ~ Removed all carpet on the stairs and replaced with solid oak
~ New front-loading washer/dryer
- 2008
- ~ Kitchen renovation: New floor tiles, marble backsplash, granite counters, all new stainless steel appliances including electrical provisioning over the microwave range, new faucet & extra deep double sink.
~ Replaced all light fixtures
~ New toilet, pedestal sink and tiles in the main floor powder room
~ New tiles in the front foyer
~ New vanity, tiles and toilet in the 2nd floor bath
~ Laminate floors in the 2nd bedroom
~ Opened up the 2nd and 3rd bedroom into a large master retreat with a built-in double closet and laminate flooring throughout

