



295 Adelaide St W.#2703

Superior Downtown Location!

Located at John/Adelaide this is one of Toronto's most lively neighbourhoods to live work & play. This neighbourhood's vitality is due to the fact that Toronto's Entertainment, Fashion, and Financial districts are all located here.

The neighbourhood has a flourishing, classy nightlife with hip restaurants, galleries, bars/ lounges and a **3 minute walk to the Princess of Wales and the Royal Alexandra Theatres.**

A plethora of shopping draws shoppers from all over the world: The trendy **Queen West** shopping district, the old world **Kensington Market** north of Dundas St. west of Spadina Ave., **Chinatown** right on Spadina Ave., and the **Fashion District** located between Bathurst St. and Spadina Ave. from Front St. north to Queen St.

Toronto's underground PATH walkway contains many hidden shopping treasures. The PATH can be accessed from buildings in the Financial District including First Canadian Place at 50 King St. West, TD Centre at 55 King St. West, the Design Exchange at 234 Bay St. Commerce Court at 234 Bay St, the Royal Bank Plaza at 200 Bay St., and BCE Place at 181 Bay Street. **The PATH, which winds its way underground along almost 100 buildings, is 10 kilometres long and is lined with retail shops, services and restaurants.**

Lots of local recreation include: The Entertainment & Theatre Districts are centred along Wellington St. from Spadina Ave. east to Yonge St. East of these theatres is **Roy Thompson Hall**, home of the Toronto Symphony Orchestra. The world famous **Second City comedy club** is located on Blue Jays Way, across the street from **Wayne Gretzky's** restaurant. Festival Hall on John Street is anchored by the giant **Famous Players Paramount** multi-screen theatre complex

Sports fans are within walking distance of the ACC, home of the Toronto Maple Leafs and Raptors and the **Rogers Centre**, home to the Blue Jays and Argonauts. Before or after a game fans can select from a vast array of trendy bars and restaurants.

Go Green! Walkscore.com rates it a 100/100 for world-class transit at your door! Streetcar lines on King and Queen Streets and Spadina Avenue connect to the Yonge-University-Spadina subway line. **Union Station is within walking distance as well.**

Motorists are only a few minutes from the Adelaide Street on ramp to the Don Valley Parkway, and an equally short distance to the Gardiner Expressway and Lake Shore Blvd.

Check out the YouTube video at www.LovelyTorontoCondos.com

Hot City Oasis!

This is the hippest place to call home. **Upscale, brand new 1 bedroom condo in desirable Entertainment District!** With a perfect **Walk & Transit Score of 100/100** your life just got that much easier!

Large balcony with unobstructed north facing city views that go on forever! Enjoy drinks and al fresco dining with friends and family in the warm spring and summer months!

Ownership of 1 underground parking spot, 24 hour concierge and luxurious building amenities.

Prime downtown location in the heart of it all! Walk to top rated restaurants, endless nightlife, boutique shopping & public transit.

Great Pied-a-Terre, investor's opportunity or affordable condo for professionals / executive couples.

Suite Amenities:

- **Open concept living/dining room with a walk-out to the balcony** and walnut coloured engineered wood flooring throughout. **Wall to wall / floor to ceiling windows** fill the room with lots of natural light.
- **Sleek kitchen with stainless steel appliances**, glass tiled backsplash & ample cupboard space.
- **The master bedroom** has a double closet, broadloom and **spectacular views** from the wall of windows overlooking the city.
- **4 piece bath** with a deep soaker tub, custom vanity and lots of built-in shelving!
- **Ensuite laundry area** with stackable washer/dryer nicely tucked behind closet doors.



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

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Jennifer Palacios
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Tyler Delaney

Guiding you home



295 Adelaide Street West #2703

The Building~ The Pinnacle on Adelaide

Built in 2014 by Hariri Pontarini Architects, The Pinnacle on Adelaide offers exclusive living accommodations and an unrivalled location.

Amenities that fulfill the eclectic lifestyle of the modern person-about-town! Designed over several floors, you'll find places to gather, spots to retreat, elements where you can make a splash, indoor lounges of peace and comfort, outdoor terraces where one can sun, hang-out and BBQ, and a fitness room to enjoy to your heart's content.

The centre of Toronto to **live life in the place people look to as a destination.** Where fun, entertainment, recreation and shopping can suddenly be measured in a stroll!



Bedrooms: 1	Baths: 1 x 4 Piece	Possession: 30-60 days/TBA	Approx Sq Ft.:572	Taxes not yet assessed
Taxes have not yet been assessed		Parking: Ownership of 1 underground parking spot Level P4 #18		
Inclusions: Stainless steel fridge, stove, built-in dishwasher, built-in microwave & exhaust, stackable front loading washer/dryer, electric light fixtures.				
Maintenance: \$312.61/ month. Includes: Water, heat, central air conditioning, parking, building insurance & common elements.				

For great info & links visit www.LovelyTorontoCondos.com

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