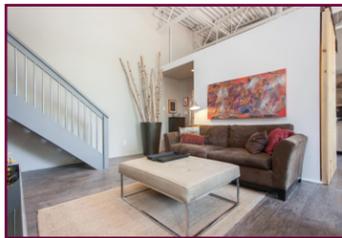
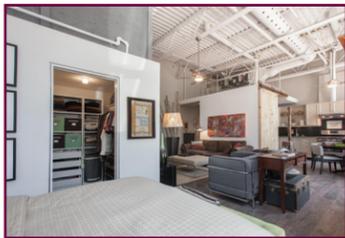
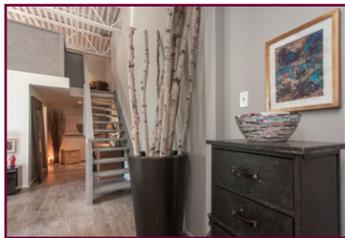


## 347 Sorauren Ave #219 Roncesvalles



Check out the YouTube video at [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

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

Office 416.236.1392 Direct 416.762.5949

julie@juliekinneer.com ♦ www.juliekinneer.com

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Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

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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.

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## 347 Sorauren Avenue #219, Toronto

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### Spectacular "Hard" Loft in Roncesvalles!

Stunning, hard loft completely gutted and renovated from top to bottom in 2014! This amazing space features all that make loft conversions so appealing, including 15 foot ceilings, huge south facing windows, open concept, exposed brick & beam with steel framed mezzanine levels!

347 Sorauren Ave. is a "true" loft conversion erected from an old ball-bearing factory in 2000. 48 unique units were created. Suite 219 is one of the largest.

Calling all artists ~ Be inspired by the rare premium views overlooking Sorauren Park! This unit offers an upper bedroom loft plus a large lower level open 2nd bedroom, ideal for both live/work space.

Priceless location on one of the most sought after pockets in Roncesvalles Village right in the middle of all the action! This trendy area has been voted as one of the best neighbourhoods to live in Toronto.

Numerous mechanical upgrades include: Electrical, structural integrity and plumbing all rebuilt to code with permits in 2014.

Serious jaw dropping WOW factor! Prepare to fall in love from the moment you step inside!

- Over 900 square feet with 15 foot beamed ceilings. Feels much larger!
- 3 huge south facing windows overlooking the park.
- Chic, sophisticated and well thought out kitchen maximizes space! Stainless steel appliances (including "must have" gas range).
- Large walk-in pantry with a funky, pine barn style sliding door.
- Magical master upper loft with broadloom – superb stair case up.
- Stylish 4 piece bath with a new pedestal sink & subway tile surround. All-in-one washer/dryer nicely tucked behind a closed closet door.
- The 2nd bedroom is spacious with an additional walk-in closet. Could easily erect a wall for total privacy.
- Lots of ensuite storage – 3 walk in closets
- Stylish ceiling fans enhance energy efficiency.
- Modern finishes & designer decor.

## The Sorauren Lofts in Roncesvalles Village Proper!

• As they say location location location! 347 Sorauren Avenue is in a prime spot in the centre of the 'hood' east of Roncesvalles and south of Dundas Street West. Enjoy the convenience of walking to all of the area amenities, parks and transit.

• Roncesvalles Avenue underwent years of construction to establish a show piece pedestrian/eco friendly boulevard. A pioneering example for Toronto for safe TTC access and a thriving green space on a main city street.

• There is an active residence association working hard with the City to continually enhance this one of a kind community!

• Enjoy the tree-lined streets, laneways for kids play, and the mix of ages & diverse backgrounds of the residents that enchant and delight all those who live here!

• Shopping a plenty! Variety of chic restaurants and gourmet stores rub elbows with traditional Polish delis, coffee shops, professional and personal care services, family businesses, churches & schools.

• Stroll to such neighbourhood mainstays as Mitzi's Cafe, Qi Natural Foods, Scooter Girl, Dresser's, Pollocks Home Hardware, Revue Theatre, The Chocolateria, Mabel's, Hugh's Room and Sobeys (conveniently open till midnight!), as well as Cherry Bomb, Rowe Farm, Custodio's and much more!

• Sorauren Park has an amazing Monday's farmers market, and enjoy the popular restaurants like Hopgoods Foodliner, Barque Smokehouse, Ace Restaurant & The Westerley! There are plenty of cool restaurants & shops on Queen West within reach as well.

• Easy access to large scale stores near Dundas/Bloor including Loblaws, LCBO & Shoppers Drug Mart. Only a few blocks from the refurbished massive St. Joseph's Hospital.

• Attention dog owners! The entrance to Sorauren Park is right next door! A popular gathering spot for the farmer's market, little league sports, public tennis, an official enclosed off-leash dog area, the pumpkin patch after Halloween, an outdoor skating rink plus the Wabash Centre & new Town Square.

• Fans of the great outdoors will appreciate being able to walk to High Park & the 399 acres of public parkland and the easy access to Lake Ontario to cycle, blade, run or walk along The Martin Goodman Trail.

• Desirable neighbourhood schools attracts many families with school age children.

• Go Green! Get downtown in minutes – easy access to Dundas West/ TTC Subway on the Bloor-Danforth line. 20 minute walk to GO train station next door. The Airport train link will soon be open there as well. Streetcars on Roncy via Queen, King or Dundas take you straight downtown.

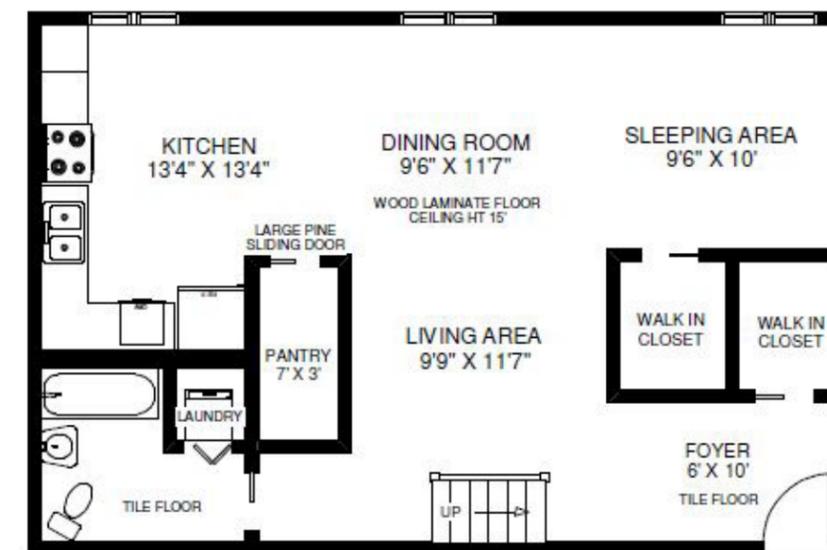
• Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

## Upgrades & Improvements!

- The unit was gutted & rebuilt in 2013/2014 – New flooring, kitchen, walls & cabinets.
- Cinderblock was re-tuck pointed and painted.
- Upgraded the service panel and had a shutoff in the unit installed.
- Moved the furnace from the center of the room to the side wall and ductworks were rerouted.
- Installed an air conditioner and tankless (gas) water heater.
- All design work, structural work, cabinets, walls, drywall, flooring, trim were redone.
- Sprinklers installed to code.
- Replaced appliances with stainless steel ones
- The bathroom and washer/dryer closets are 8' high with a waterproof recessed light in the tub/shower combo.
- Added pocket doors in the closet areas and washroom.
- Added a slider barn door covering the pantry/storage area.
- The 2nd level panels were installed for privacy.
- The stairs were rebuilt to strict building code.
- Stairs & Barn door custom built, by a finish cabinet maker (who also customized some of the kitchen cabinets).

## 347 SORAUREN AVENUE UNIT #219

THE JULIE KINNEAR TEAM  
Sales Representatives  
Keller Williams Neighbourhood Realty  
(416) 236-1392



APPROXIMATELY 900 SQ FT

Note: Measurements & Calculations are approximate. Provided as a guideline only.

Bedrooms: 2 (Open concept loft style)	Baths: 1 (1 x 4 Piece)	Possession: 60 Days/TBA	Parking: Street permit parking available
Approx Sq. Ft: 900 plus storage over the bathroom	2014 Approximate Annual Expenses: Taxes: \$2483.54		Hydro: \$750.00
Heat/Gas: \$1336.00	Maintenance Fees: \$349.07	Includes: Water, common elements & building insurance	
Inclusions: Stainless steel fridge, gas stove, exhaust hood, built-in dishwasher & front loading washer/dryer, electric light fixtures, shelving in closets, ceiling fans & central air conditioning.		Exclusions: Bathroom storage tower and benches, free standing pantry racks.	

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