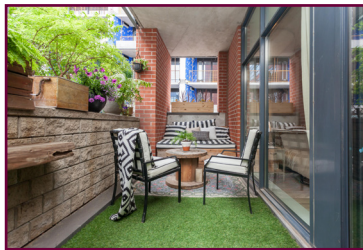
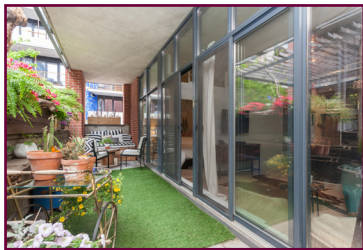
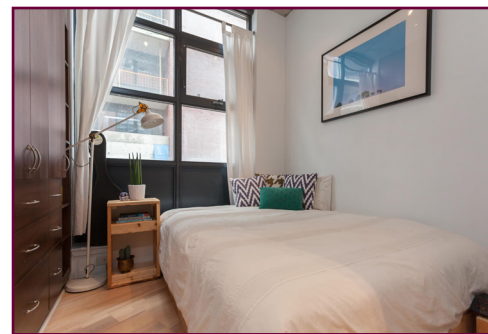


369 Sorauren Ave #203 Roncesvalles



Check out the YouTube video at www.LovelyTorontoCondos.com

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 Top 1% in Canada - by referral only™

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 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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Gorgeous 2 Bedroom in Sought After Robert Watson Lofts!

This is where all the cool cats want to live in Roncey! Considered by many to be one of the top 10 loft conversions in the city and that's why they rarely come on the market for sale.

369 Sorauren is a loft-conversion erected from an old candy factory in 2007, once you move in you will never want to leave!

This amazing sun-filled 2 bedroom corner unit features all that make loft conversions so appealing, including: 10 foot ceilings, floor-to-ceiling windows, exposed ductwork, great sound-proofing, open concept layout and just the right amount of concrete to feel edgy but not cold.

Enjoy the outdoor living space on the HUGE covered stone patio with gas barbeque hook-up and built-in seating with storage area! Just in time for summer fun!

Ownership of 1 underground parking spot and 1 locker is a total bonus!

Priceless location on one of the most sought after pockets in Roncevalles 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.

Sweet Features Inside:

- Over 700 square feet of comfortable living space, modern finishes & designer décor
- Double coat closet off the front entrance
- Bright, open concept living and dining area with soaring 10' concrete ceilings
- Wall-to-wall and floor-to ceiling windows with sliding glass doors that walk-out to the oversized 150 sq ft covered stone patio. A great spot to relax rain or shine
- Chic, sophisticated and well thought out kitchen maximizes space! Stainless steel appliances (including must have gas stove), tiled backsplash, granite counters and a breakfast bar for casual dining
- Great sized master with built-ins
- The 2nd bedroom is spacious with a sliding pocket door & built-ins
- Stylish 4 piece bath with granite counters and laundry area
- Wood laminate floors throughout

The Robert Watson Lofts in Roncevalles Village Proper!

As they say "Location-Location-Location"! 369 Sorauren Avenue is in a prime spot in the centre of the 'hood' east of Roncevalles and south of Dundas Street West. Enjoy the convenience of walking to all of the area amenities, parks and transit.

Roncevalles 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 Sobey's (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!

Commuters delight! Easy access to Dundas West/TTC Subways on the Bloor-Danforth line. 20 minute walk to GO train station or the new Union Pearson UP Express train. Streetcars on Roncey via Queen, King or Dundas take you straight downtown.

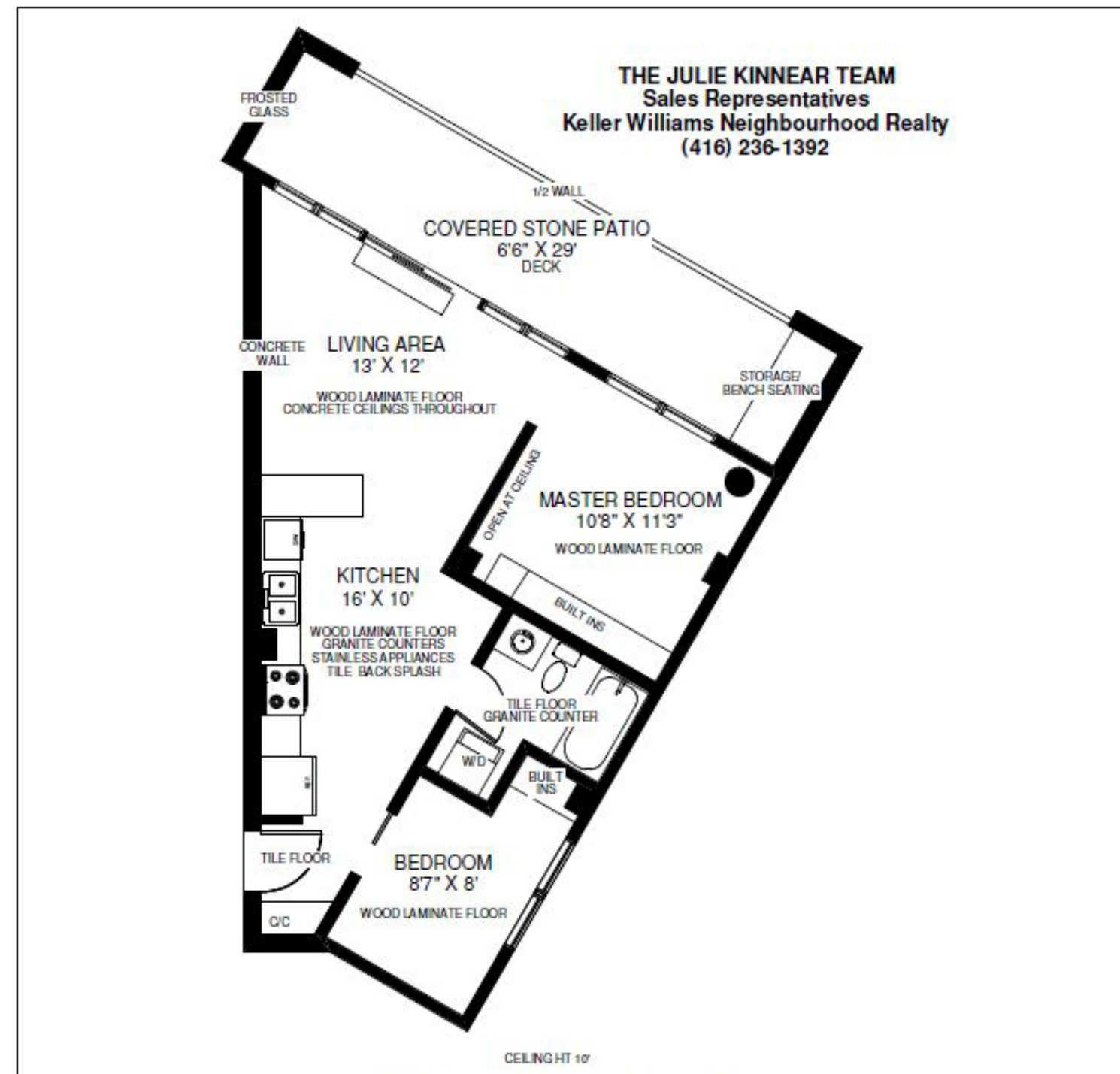
Get in and out of the city in minutes with easy access to Lakeshore Boulevard West and the Gardiner.

The Building ~ Robert Watson Lofts

#363-369 Sorauren ~ The Robert Watson Lofts is one of our favourite loft buildings and considered by many to be one of the top 10 authentic lofts in Toronto, next door to the Columbus Lofts and the Sorauren Lofts.

A former candy manufacturing plant converted to hard lofts in 2007 with a soft loft extension added to the back of the building containing 153 live/work lofts grouped around a central courtyard.

Amenities include: Exercise room, party/meeting room, recreation room, rooftop garden, visitor parking and BBQs allowed.



Bedrooms: 2	Baths: 1 x 4 Piece	Parking: Ownership of 1 underground parking spot B#16 & street permit parking
Approx Sq. Ft: 700	Possession: 60 Days/TBA	Approximate 2015 Annual Expenses: Taxes: \$2535.10 Hydro: \$720.00
Maintenance Fees: \$425.49 Includes: Water, heat, central air conditioning, parking, common elements & building insurance		
Inclusions: Stainless steel: Fridge, gas stove, built-in dishwasher & built-in microwave, washer, dryer, electric light fixtures & window coverings.		
Locker: Ownership of 1 storage locker A#153		Pet friendly building with a restriction on size & number of pets

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