



## 38 Joe Shuster Way #823

### Superb Queen/King West & Liberty Village Location!

Located in a very quiet pocket with its own youthful community feel south of Queen Street West and north of the busy part of Liberty Village you are in one of the best locations downtown Toronto has to offer to experience why people love our city.

Known for its **virtual extension of downtown**, King West offers convenient access to Toronto's business & entertainment districts plus a **flourishing nightlife**.

**Hipster Queen West** both east into downtown nearby landmarks like The Drake & The Gladstone Hotels and within a few blocks are the **Ossington restaurants**, and west into **Parkdale** known for cutting-edge art galleries, funky stores, trendy boutiques, café's etc. are all a short walk.

It's also an **effortless walk to most everyday necessities** like the **24 hour Metro** quality grocery store; many other professional services such as banks, pharmacies, restaurants, coffee shops & and the like are to be found in **Liberty Village**.

Attention dog owners – there is an off-leash dog run right down the street. **Trinity Bellwoods Park** is sensational and a comfortable walk away for longer stretches.

**Get out & get active being so close to recreational landmarks** such as Lake Ontario & The Martin Goodman trail, ACC, Rogers Centre (Skydome), Exhibition Place, Ontario Place, Old Fort York, Harbourfront, and the Toronto Islands.

**Go green** – No need for the car here with lots of TTC and public transit routes including **24 hour King streetcar**, Dufferin Bus. Eco-option is to walk or bike to your downtown destination.

Commuters take note, the **Exhibition-Liberty Village Go Station will quickly take you to Union Station where you can catch any one of five Go Trains leading to:** Milton, Kitchener, Barrie, Richmond Hill, Mississauga, Lincolnville, Oshawa etc. etc. From Exhibition-Liberty Station there is a also a direct train to Hamilton with stops at Port Credit, Oakville and Burlington. Enjoy the buzz of living in a Downtown Toronto location with an easy commute to your job outside the city." UP airport express located at Union Station is super convenient for frequent business travelers.

**By car mere minutes via Gardiner & Lake Shore Blvd W. To QEW, DVP & Hwy 427 to Pearson Airport. Easy access the airport on Toronto Island too!**

### Upgrades & Improvements

- Freshly painted
- Kitchen island with granite counter
- Built-in laundry storage
- Custom wardrobes
- New light fixture in bathroom and track lights in the kitchen

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

### Super Chic Suite - Hip Liberty Village!

**Stylish 2 bedroom condo** boasts a superb layout with **additional kitchen island, plenty of upgrades and ensuite closet space!** Located in the much desired location between **King West and Queen West** – A cool urban friendly neighbourhood designed for turnkey walk able downtown living!

**Forever unobstructed calming north east and west views with plenty of natural light and spectacular CN Tower and City views from the balcony!**

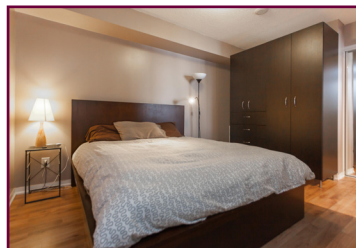
**Well run building with 5 star amenities including a 24 hour concierge! Ownership of one underground parking space is a total bonus!**

**Enjoy turnkey living and almost all inclusive maintenance fees** for easy budgeting! The future is bright – **exceptional investment to enjoy for years to come! Ideal for first time buyers/ professionals or investors!**

**Relish in Toronto's cultural & entertainment comforts**, including parks, theatres, galleries, bistros & retail. **Walk to work or easy access to 24 hour streetcar.**

### Suite Features Inside:

- **Double coat closet & ensuite stackable washer/dryer** nicely tucked behind closed closet doors near entrance.
- **Rich coloured wood laminate floors throughout**
- Let the sunshine in! **Bright, open concept layout of the living/dining rooms and kitchen! Large floor to ceiling windows and sliding glass doors walk-out to the balcony** filling the space with fresh air.
- Cook up a storm in the **sleek kitchen with additional island. Great breakfast bar area, granite counters, stainless steel appliances, track lighting and ample cupboard space, tiled backsplash**
- **Spacious master bedroom with a 4 piece semi ensuite bath, double mirrored closet + large wardrobe closet included, wide frosted glass sliding door**
- **Bright 2nd bedroom includes 4 piece semi ensuite bath, frosted glass sliding door and large wardrobe closet**



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

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

Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

Guiding you home



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## The Building ~ Bridge Condos

Located in a **newer residential development** just north of Liberty Village proper and completed in 2012 by Urbancorp, this 22-storey building has 531 units in total. Excellent security with a fob needed to access any floor, and 24 hour concierge, it is great for singles and professionals.

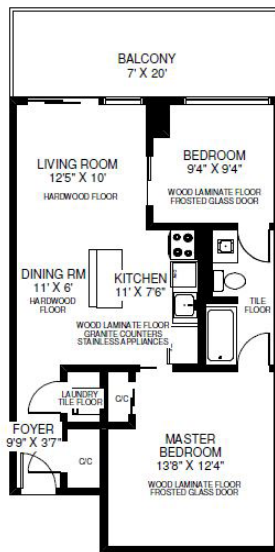
Located next door to the building is a large park named **Rita Cox Park**, which offers a children's playground, splash pad, open green spaces with paths, pretty trees and dog run.

**Building amenities include:** 24 hour concierge, exercise room, guest suites, indoor pool, yoga room, games room, recreation/party room and visitor parking.



### 38 JOE SHUSTER WAY SUITE #823

**THE JULIE KINNEAR TEAM**  
Sales Representatives  
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APPROXIMATELY 700 SQ FT

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

Taxes 2014: \$1800.00	Bedrooms: 2	Baths: 1x4 Piece	Possession: 60 days/TBA	Approx Sq Ft.: 700
Pet friendly building with a restriction on size & number		Parking: Ownership of 1 underground parking spot Level B Unit #16		
Inclusions: Stainless steel fridge, stove, built-in dishwasher & microwave, stackable washer/dryer, electric light fixtures, window coverings, kitchen island and custom wardrobes in both bedrooms.				
Maintenance Fees: \$478.00/month. Includes: Water, heat, central air conditioning, parking, building insurance & common elements Hydro \$420.00 Year Rental heat exchanger: \$54.00/month. The current owner has been receiving \$2150/month fully furnished = excellent investment				

For great info & links visit [www.LovelyTorontoCondos.com](http://www.LovelyTorontoCondos.com)

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