

## 384 Sunnyside Ave #203 'The Abbey Lofts'



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

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

Office 416.236.1392 Direct 416.762.5949

[julie@juliekinneer.com](mailto:julie@juliekinneer.com) ♦ [www.juliekinneer.com](http://www.juliekinneer.com)

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

Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

Guiding you home



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.

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

Office 416.236.1392 Direct 416.762.5949

[julie@juliekinneer.com](mailto:julie@juliekinneer.com) ♦ [www.juliekinneer.com](http://www.juliekinneer.com)

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

Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

Guiding you home





# 384 Sunnyside Ave #203, Toronto

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

## Spectacular Loft in Historical Church Conversion!

Welcome to 'The Abbey Lofts' @ 384 Sunnyside! Serious jaw dropping WOW factor! Prepare to fall in love...

The Abbey Lofts are located on a quiet street in the heart of the beautiful residential neighbourhood of High Park & Roncesvalles.

This vibrant and trendy downtown community offers a **plethora of amenities to walk to.**

This over 100 year old building boasts stunning unspoiled medieval architecture and unique character in each suite.

- **Original chapel wood vaulted 17' ceilings**
- **Restored stained glass/leaded glass doors & windows**
- **Exposed 2 foot thick limestone walls**
- **Plus modern sophistication, finishes & stylish decor.**

- **Spacious 1250 sq ft corner suite, split floor plan.**
- **Completely upgraded 2 bedroom plus den, with 2 full bath.**

Open concept layout with substantial principal room proportions.

Warm & charming feel of a home. All on one level.

### Private balcony with barbecue permitted!

The **expansive living room includes a cosy built-in gas fireplace** with tile surround. Exposed limestone walls, 17' vaulted wood ceilings, double French doors open to the balcony and original arched stained and leaded glass windows surround.

Just off the living area is a home office/den space with 9' ceilings and built-in shelving and desk area.

Convenient dining room layout, open to the kitchen but nicely tucked away from the living room.

Chic, sophisticated and well thought out kitchen maximizes space! **Granite countertops**, stainless steel appliances, **centre island with breakfast bar and built-in wine storage.**

**Magical master bedroom retreat!** Wall to wall closets with sliding doors, vaulted 17' wood ceilings and original stained glass Cathedral style windows!

**Stylish 4 piece master ensuite bath upgraded in 2013** features granite counters, separate tub & glass shower stall.

**The 2nd bedroom is a great size** with exposed stone walls and double closet. Located on the opposite side of the loft for quiet and privacy.

Foyer includes large double front hall closet, separate laundry closet & a utility room.

Designer 3 piece bath upgraded in 2013 includes **granite counters** & a glass enclosed shower.

Easy to maintain wood laminate flooring, as well as **upgraded new wood floors in bedrooms (2013).**

**Ownership of 1 underground parking spot and bike storage lockers for all residents to share!**

The perfect **Pied a Terre for professionals, downsizers or investor's opportunity.**

### Exclusive Pocket of High Park/Roncy!

**Centrally located in prime High Park/Roncesvalles** this established "Village" type neighbourhood is also close to **Bloor West Village, the Junction & Downtown!**

**Walk 2 blocks to High Park**, the jewel of the Toronto Parks system.

- **With its 399 acres of public parkland including Grenadier Pond**, it plays host to a number of different recreational activities.
- If you wish, your walk might include the convenient path to **off-leash dog walking trails and an easy route to an extensive Children's playground.**
- Have fun cross country skiing, rollerblading, fishing, watching outdoor live amphitheatre performances, the public allotment gardens, train rides, the High Park Zoo, historical exhibits, a restaurant, a regular farmer's market & the Howard Park Tennis club.

**A few blocks to Lake Ontario & The Martin Goodman Trail.**

A shopper's and diner's delight! **Roncesvalles is a great walking street and vibrant shopping district.** It has become more popular than ever with many new shops, hip cafes & trendy restaurants popping up every time you turn around.

**Bloor West Village, the trendy Junction shops and action are just up Parkside or Dundas West and you're also within easy reach of the Ossington strip, Queen West West and the emerging cool of Bloor & Lansdowne.**

**Desirable neighbourhood schools attract many families with school age children - Howard Jr PS with French Immersion is right across the street!** Fern Avenue Jr & Sr PS, Mountview Alternative Jr., High Park Alternative Jr., High Park Gardens Montessori & Bloor Collegiate to name a few.

**Go green! Lots of choice in public transit!** Roncesvalles & Howard Park streetcars connect to Dundas West or downtown via the Queen & King streetcars.

For convenience when driving, it is a quick trip downtown via **Gardiner/Lakeshore** or out of town via **Hwy 400 or QEW**

Taxes 2013:\$4,002.00	Bedrooms: 2 + 1	#Baths: 2 - 1x4 Piece / 1x3 Piece	Possession: 90 days/TBA	Approx Sq Ft.:1250
Parking: Ownership of 1 underground parking space Level A Unit #1 / Shared bike lockers available for all residents / Pet Friendly Building				
Maintenance: \$659.82/Month Includes: Water, parking, building insurance & common elements. Hydro: \$100.00/Month. Heat/Gas: \$71.00/Month				
Inclusions: Stainless steel fridge, built-in oven, microwave & dishwasher, washer/dryer, window coverings, electric light fixtures & track lighting, large mirror in dining room, bathroom mirrors, built-in shelving and desk in den, security system (buyer to activate at own expense).				

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

Office 416.762.8255 Direct 416.762.5949

[julie@juliekinneer.com](mailto:julie@juliekinneer.com) ♦ [www.juliekinneer.com](http://www.juliekinneer.com)

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

Julie Kinnear  
Jennifer Palacios  
Holly Chandler  
Tyler Delaney

Guiding you home



# 384 Sunnyside Avenue #203 'The Abbey Lofts'

Originally the Howard Park Methodist Church, completed in 2009 consisting of only 3 floors and 24 units this boutique church conversion is truly a masterpiece.

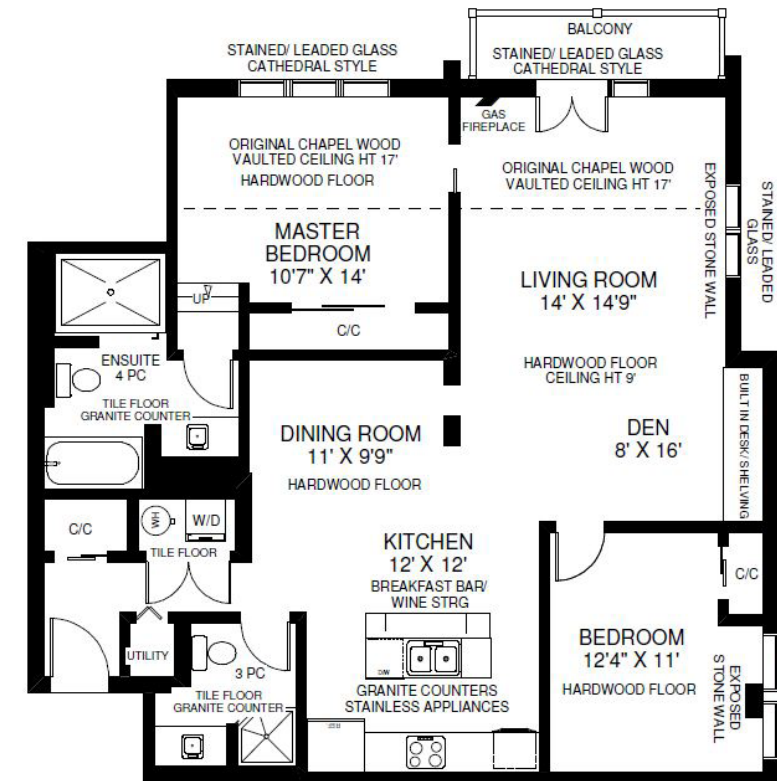
Outstanding architecture includes 2 foot thick solid limestone walls of the original church with the restored and dramatic stained glass windows.

Situated on the quiet northwest corner of Sunnyside Avenue and Marmaduke Street between Roncesvalles Avenue and High Park one of Toronto's most treasured neighbourhoods.

Building amenities include a party room, media room, security system, visitor parking and barbecues allowed. Easy walk-up and elevator access

Large projects planned and have recently been done including the roof, which have all been paid for by a previous special assessment which means your maintenance fees will not be increased for some time.

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



1,250 SQ FT

Floor Plans by Kim Dorney  
647-989-6526

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

