

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

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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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Jennifer Palacios  
Holly Chandler  
Tyler Delaney

Guiding you home



# 705 King St. W #1614

## Trendy King West ~ Hip Location



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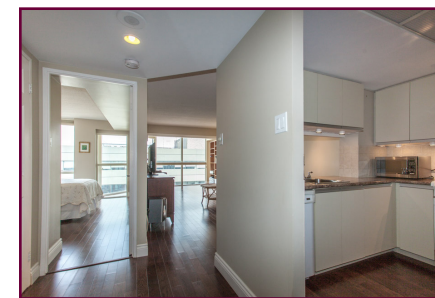
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Beautifully Upgraded Suite!

Often compared to the “Soho” neighbourhood in New York! Live in one of downtown Toronto’s hottest neighbourhoods! Prime King West Village – next to lively Liberty Village!

Unobstructed lovely West views have not changed in 20 years! Enjoy beautiful sunsets, fireworks and the changing seasons via the canopy of trees.

Comfortable living space & layout boasting high end finishes, quality appliances and designer touches throughout!

- Gracious front hall foyer with a double coat closet
- Superb open concept layout of the living/dining room and den area. Wall to wall floor to ceiling windows fills the room with lots of natural light. Great space for entertaining
- Pristine engineered oak hardwood flooring throughout with superior sound barrier
- Cook up a storm in the modern kitchen with breakfast bar area ideal for casual dining. Ample cupboard and counter space to prep all your meals
- Large master bedroom with pretty large picture windows, wood floors & a double closet
- Upgraded 4 piece bath with custom vanity and porcelain tiled floors
- Exclusive use of 1 parking spot & large ensuite storage locker
- 24 hour concierge & first class building amenities
- Well run building with excellent property management
- Walking distance to EVERYTHING! Financial District, shopping, sports/arena events, fabulous restaurants, Liberty Village, Queen West & the waterfront. Convenient 24 hour King Streetcar

Trendy King West ~ Hip Location!

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

King West offers convenient access to Toronto’s business, financial & entertainment districts! Easy access to Porter Airlines at Toronto’s Island airport!

Popular with young professionals who desire an urban lifestyle close to their downtown offices and effortless walk to most everyday necessities including quality grocery stores.

Plenty of parks and green spaces! Beautiful Victoria Memorial Park, Martin Goodman trail, Saint Andrew’s Playground, Stanley Park and Trinity Bellwoods Park!

Walk to recreational landmarks such as, ACC for the Leafs, Raptors & concerts, or Rogers Centre to catch the Blue Jays, or BMO field to take in the TFC, Exhibition Place, Ontario Place, Old Fort York, Harbourfront, and the Toronto Islands.

Chosen as the host neighbourhood for TIFF (Toronto International Film Festival) each September!

Known for a flourishing nightlife with some of the hottest restaurants, bars/lounges and shopping as well as numerous art galleries, studios, live theatre & musicals along King Street!

Go green – No car needed here. Lots of TTC and public transit routes including bus lines on Bathurst and 24 hour King St. streetcar. Eco-option is an easy walk or bike ride to your downtown destination.

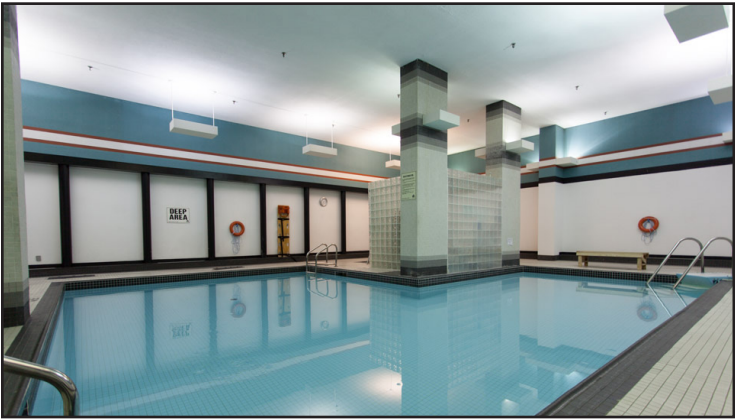
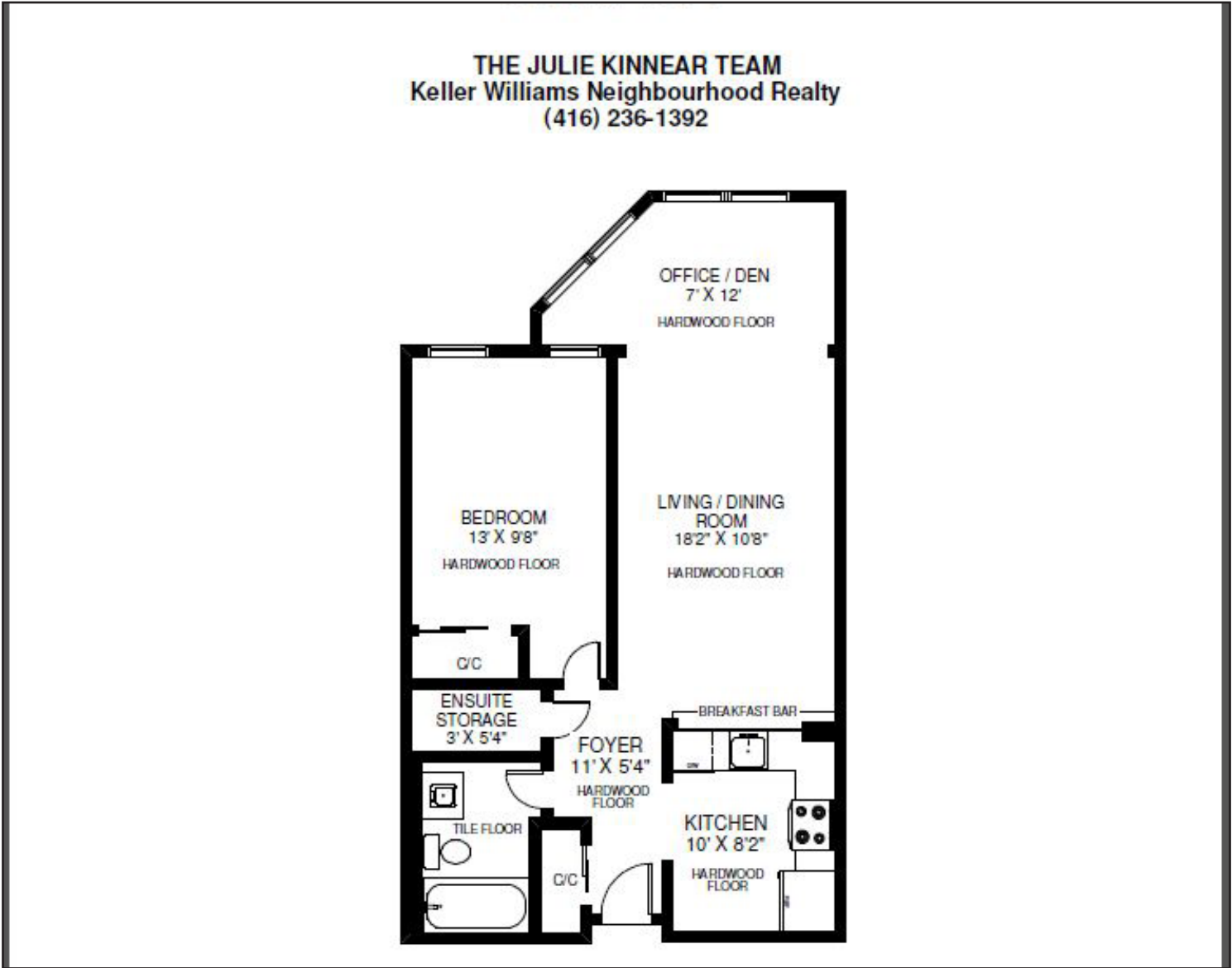
By car mere minutes to the Gardiner, QEW, DVP, Hwy 427 to Pearson Airport.

The Summit A bit about the building from the seller

- A very progressive and proactive Condo Board! They work hard at keeping costs down, improving facilities and listening to the owners. Lobbies are lovely.
- The parking space is dedicated and is leased from the Condo Corporation at \$60 per month. The lease is for 25 years which is renewed at the end of the lease.
- Each floor boasts two coin operated washers and two dryers conveniently located mid floor. The \$\$ from laundry goes back into the reserve fund.
- The condo has a full recycling garbage system. In addition to garbage, organics and recyclables are accepted in the garbage chute.
- Amenities include: 24 hour concierge, exercise room, indoor pool, whirlpool, outdoor pool, recreation room, sauna, visitor parking, squash & racquet court, barbeque area, games room, public/private theatre & wonderful spa.
- Note: Guards patrol the building regularly. An “On Vacation” form filled in at the security desk means that security will check your door on each patrol and any flyers will be removed from your door and condo mail held until you inform them you have returned.
- The Summit Spa & Work out facilities are nice, as is the inner courtyard grass area.

Upgrades & Improvements

- 2011 ~ New kitchen counter, tiled backsplash, under cabinet lighting.
- ~ New quality oak hardwood flooring throughout (engineered with superior rated sound barrier).
- ~ Levelled bathroom floor laid new porcelain tiles. Installed new “turbo flush toilet & custom vanity & pot lights
- ~Triple glass balcony doors removed and reframed
- ~ Repainted the entire condo
- ~ New baseboard trim
- 2007 ~ Replaced Heat pump \$\$ (heat/air conditioner)
- 2005 ~ New stove, fridge & dishwasher



Bedrooms: 1 + Den	Baths: 1 x 4 Piece	Possession: 45-60 Days/TBA	Approx Sq. Ft: 740 square feet
Parking: Exclusive use of 1 parking spot (rental for \$60.00/month) Pet friendly building with restriction on size & number (25 lb max dog weight)			
Approx. Annual Expenses 2013:	Taxes: \$1860.68	Hydro: \$29.97/month (not included in the maintenance	Maintenance: \$549.63/
Month Includes: Water, heat, central air conditioning, common elements & building insurance			
Inclusions: Fridge, stove, dishwasher, custom Hunter Douglas honeycomb insulated blinds, bathroom shelves & extension magnifying mirror, rolling rack in ensuite storage locker.			
Locker: Ensuite. Additional storage lockers available for rental on P1 & P2			

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