

Stunning 2-Storey Loft in Boutique King West Building!

Relax at this quiet loft retreat in one of Toronto's liveliest areas. With a soaring double-height living room, this suite feels spacious and restful to be in.

Regarded as the "Soho" of Toronto, this area is known for its vibrant nightlife with the hottest cafes, restaurants, bars, lounges and shopping the city has to offer as well as numerous art galleries, studios, live theatre & musicals along King Street! In the middle of things, but not so much that it's overwhelming; area residents enjoy the perfect balance between the fast-paced lifestyle and peaceful living.

Elevated living with modern floor plan:

- Quiet, well constructed building
- High end finishes, beautiful trim, designer fixtures and touches throughout
 - Sleek laminate wood floors throughout
- Natural concrete ceilings in Living Room reach new heights at almost 17ft
- Industrial-style exposed ductwork gives off a modern vibe
- Ample natural light passes through huge windows throughout
- Large main floor principal rooms and half-bath and coat-closet at the entrance, are perfect for you and your guests
- Contemporary kitchen with stainless-steel appliances and breakfast bar
- North facing balcony with unobstructed views, perfect for both a quiet moment or for entertaining and bbq
- Well-organized suite with 1 spacious bedroom, 1 large den, 3-piece bath and laundry room separating private living space and entertaining space seamlessly, and efficiently.
 - The large den makes a perfect home office

Turnkey living at its best with 1 underground parking spot and almost all inclusive maintenance fees (except for taxes.) Well managed and stylish building with great amenities

One of downtown Toronto's hottest neighbourhoods - Prime King West Village has a truly happy and vibrant vibe. All work and play reside in one convenient location.

Amazing location, cutting edge space and value for professionals, couples, first-time buyers or down-sizers!

Trendy King West Location!

Relish in Toronto's cultural & entertainment comforts, including parks, theatres, galleries, bistros & retail. **Walk to work or easily access the 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. King West provides an urban lifestyle close to downtown offices. Effortlessly **walk to everyday necessities such as quality grocery stores.**

Great for those on the move, plenty of parks and green spaces nearby. Beautiful Victoria Memorial Park, Martin Goodman trail, Saint Andrew's Playground, Stanley Park and **Trinity Bellwoods Park!**

Walk to Toronto's iconic recreational landmarks Scotiabank Arena, Rogers Centre, BMO Field, Ripley's Aquarium, Old Fort York, Harbourfront, the Toronto Islands. and TIFF (Toronto International Film Festival) each September! Walk to Toronto's famous Kensington Market and Chinatown!

Lots of public transit options between **24hr streetcar providing cross-town access, bus routes, and the subway a short transfer away.** Easily walk, bike or transit to your destination.

For this who travel by car, drive mere minutes and access the **Gardiner, QEW, DVP, Hwy 427**

The Building ~ The King Lofts

The Kings Lofts near Niagara Street is a **boutique five-storey building** built in 2000 by Triloft Developments, managed by Icc Property Management.

Amenities include: Gym, party room, visitor parking, meeting room, sauna, security guard and system.

Those that enjoy an active lifestyle and that have a work-play mindset will be well-served living in a King Street condo at the Kings Lofts. Vibrant, contemporary, and perfect for entertaining, the reasons to be in Kings Lofts keep adding up! The lively atmosphere is unforgettable and those that have already established themselves in the King West neighbourhood are reaping the benefits in both the rising condo value and in the entertainment value of the area. The ever growing and ever popular Kings Lofts are an excellent investment for first-time buyers, working professionals, and those seeking access to the growing collection of contemporary amenities in downtown Toronto.

Approximate Annual Expenses for 2019

Taxes: \$2536.75

Maintenance: \$689.32/Month

Include: Water, heat, hydro, central air conditioning, parking, common elements & building insurance.

Insurance: \$404.00

Bedrooms: 1 + Den

Baths: 2

1x2 Piece - Main Floor

1x3 Piece – Second Floor

Approx Sq Ft. 816 square feet

Possession: 60 days / TBA

Parking: Ownership of 1 underground parking spot Level P1#52

Inclusions: Stainless steel: Stove, fridge, & dishwasher; washer, dryer, electric light fixtures, window coverings; closet fixtures; cabinets/mirrors in both bathrooms; large wardrobes.

Exclusions: Hooks in entryway, bedroom, and bathrooms.

Updates & Improvements: Both bathrooms renovated (summer/fall 2019)