

1029 King Street West #442
\$418,000



Main Floor

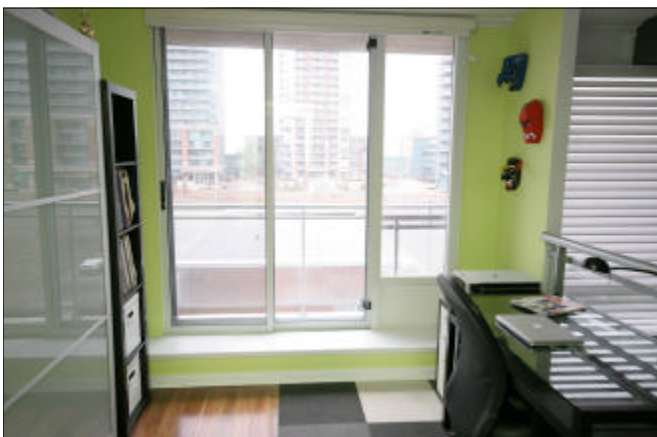
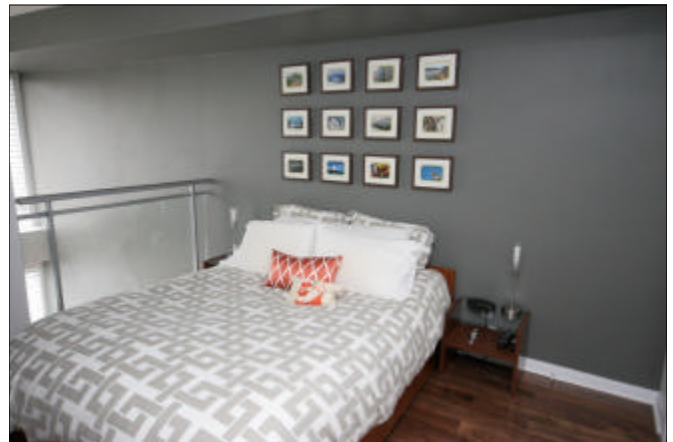
Wool blend espresso carpet on stairs.

Living/Dining Room	15'6" x 14'1"	☞ Open concept living and dining, hardwood floors, Hunter Douglas blinds, walkout to balcony.
Chef's Kitchen	8'11" x 10'10"	☞ Breakfast bar, granite counter, tiled floors, upgraded light fixtures, glass backsplash, designer Kohler faucet, extra deep under mount double sink.
	Stainless Steel Appliances:	☞ Fridge, stove, microwave, dishwasher.
Bathroom	1-3pc.	☞ Upgraded faucet and Kohler sink, upgraded light fixture and mirror, separate shower stall with glass enclosure.

Second Floor

Engineered walnut hardwood floor throughout.

Master Bedroom	9'2" x 11'6"	☞ Glass rail overlooking living/dining room, walk-in closet, mounted flat screen TV.
Bedroom	10'4" x 12'1"	☞ Floor to ceiling closets with fogged sliding glass doors and custom organizers, walkout to 2nd balcony, overlooks living/dining room with glass rail, Hunter Douglas blinds.
Bathroom	1-4pc.	☞ Jetted tub.
Ensuite Laundry		☞ Stacked washer and dryer.



FEATURING: This significantly upgraded 2 storey, 2 bedrooms, 2 baths loft at the sought after Electra building is move in ready! 860sf of open concept, loft living featuring engineered walnut floors, Hunter Douglas blinds, Chef's kitchen with granite counters, breakfast bar, large custom undermount sink, designer faucet and backsplash. Enjoy 2 private balconies with south facing views of Liberty Village. Dining area has expansive 17ft floor to ceiling windows. Master bedroom comes with mounted flat screen TV and walk-in closet. Ample storage. 2nd bedroom has added custom closets. Many upgrades throughout!

LOCATION: Located in Liberty Village near Trinity Bellwoods Park and many trendy shops and restaurants in area.

SCHOOLS: Givins Shaw Jr PS, Givins Shaw Sr PS, Ryerson CS, Parkdale CI.

PARKING: 1 car parking (owned) P2 #55. Owned tandem bike rack.

LOCKER: 1 locker (owned) P2 #55

MAINTENANCE FEES: \$468.48 Includes: heat ,hydro, water, central air conditioning, common elements, building insurance, parking.

TAXES: \$2,495.87 (2010)

INCLUSIONS: Existing light fixtures, all Hunter Douglas blinds, Kohler floor to ceiling closet in 2nd bedroom, wall mounted 32" Sony Bravia LCD flat screen and mount in Master bedroom, stainless steel fridge, stove, microwave, dishwasher, washer, dryer.

For Further information, please contact

Ophira Sutton

Sales Representative

Sutton Group-Associates Realty Inc., Brokerage

416-966-0300

ophirasutton@rogers.com

www.ophirasutton.com

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