

HOME FOR SALE

by

Ophira Sutton

Sales Representative



92 King St. E. #1601

Spectacular south lakeview sub-penthouse condo.

FEATURING: Quality building. 24 hour concierge. Rooftop terrace. 1 oversized bedroom + solarium/office. 1 parking spot. Large windows with unobstructed city and lake views. Open concept living-dining room with serving window to an efficient U shaped kitchen. Generously sized foyer. Ample closet, ensuite laundry. Indulge on the 16th floor with ambiance and view.

OFFERED AT: \$ 279,000

Foyer

☞ Broadloomed, pot lights, coat closet.

Living Room

5.31 x 3.00m

☞ Combined with Dining room, broadloomed, large window with fabulous south view.

Dining Room

☞ Combined with Living room, broadloomed, track lights, serving window to kitchen.

Kitchen

2.59 x 1.88m

☞ U-shaped kitchen, white cabinets.

☞ Appliances: Fridge, stove, dishwasher.

Master Bedroom

4.01 x 2.72m

☞ Quiet, broadloomed, closet, sliding glass doors to solarium/office.

Solarium/ Office

2.69 x 2.49m

☞ Bright with south view, walkout to living room, broadloomed.

Bathroom

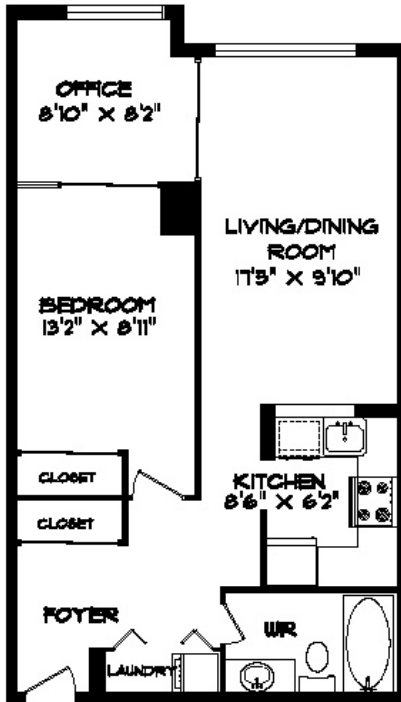
1-4pc.

Laundry

☞ Washer/dryer.



92 KING STREET E
UNIT 1601



PLANIT
-MEASURING-

DO NOT SCALE
MEASUREMENTS SHOULD BE CONFIRMED BY APPROVED MEASUREMENTS
FOR EACH PROPERTY AND SUBJECT TO DISCREPANCY. P. 10. 416-861-8888

MAIN FLOOR
674 SQUARE FT



Inclusions:

Fridge, stove, dishwasher, washer, dryer, electrical light fixtures, broom where laid, window blinds.

Exclusions:

Lamps, hanging lamps, all curtains, shower curtain, shelves.

Other information as per Seller:

- Building amenities include: use of gas grill on rooftop garden, party room and meeting rooms, rooftop garden and deck, security guard, underground visitor parking
- Locker is available for rent at \$35/month. Owner has rented it until March.



LOCATION Steps to Yonge and King subway, the financial district, St. Lawrence market, and the finest of Toronto's city life.

SCHOOLS: Market Lane Jr & Sr PS, Jarvis CI, University of Toronto.

PARKING: 1 car parking owned. Spot P2 #105.

TAXES: \$1,679.85 (2008)

MAINTENANCE: \$339.21 per month
Includes: heat, hydro, water, building insurance, common elements, parking.

For Further information, please contact

Ophira Sutton
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