



WELCOME TO THE

TIP
TOP LOFTS

TipTopTailorsLoft.com

SUITE 205

637 LAKE SHORE BOULEVARD

offered at \$549,000 | MLS C1847204

This unique architect-designed suite boasts 13 foot ceilings and comes fully upgraded with built-in appliances, a large island, and a stainless steel backsplash in an entertainer's kitchen. The functional office space and enclosed bedrooms offer the perfect synergy between live and work.

This suite is southwest-facing, with a beautiful view of Coronation Park. The unit provides optimal privacy, without the usual noise from the elevators or from residents returning to and from work. It is a short walk to the second floor patio which houses two gas barbeques and an array of seats and lounge chairs.

In the summer, the suite and patio offer prime viewing of the fireworks display at Ontario Place. The Martin Goodman Trail runs conveniently to the west, winding to-

ward Coronation Park and continuing into Sunnyside Park and along the Lake Shore. It offers plenty of opportunity for cycling and extended strolls.

Tip Top Lofts is a short distance from Exhibition Place, Liberty Village, Little Norway Park, Centre Island, Harbourfront Centre, the entertainment district of King West, and shopping and dining in Queen West. It is served by two intersecting street-car lines, one travelling to Bathurst Station, and the other to Union Station. Access to the Gardiner Expressway and the Don Valley Parkway are mere minutes away.

This exquisite loft includes two storage lockers, two bike spaces, and underground parking.

AN OASIS IN
THE HEART OF
THE CITY...

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A LOOK AT SUITE 205

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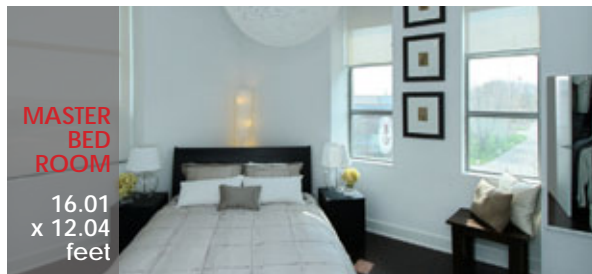
LIVING ROOM
21.78
x 14.53
feet



DINING ROOM
21.78
x 14.53
feet



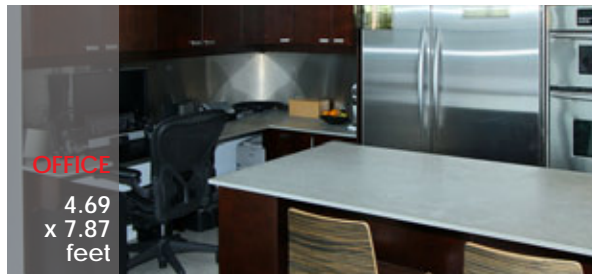
KITCHEN
18.34
x 7.87
feet



MASTER BED ROOM
16.01
x 12.04
feet



SECOND BED ROOM
14.67
x 12.01
feet



OFFICE
4.69
x 7.87
feet

THIS AUTHENTIC LOFT OFFERS THE UTMOST PRIVACY WITH 1298 SQUARE FEET OF FUNCTIONAL LIVING SPACE.

ROOM MEASUREMENTS ARE IN FEET AND ARE APPROXIMATE. BUYER TO VERIFY SIZE AND MEASUREMENTS.



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ABOUT SUITE 205

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BEDROOMS: 2
 BATHROOMS: 1x4, 1x3

TAXES: 5,143.64 (2009)

MAINTENANCE FEES: \$730.27
 INCLUDES WATER, BUILDING INSURANCE, PARKING, AND
 COMMON ELEMENTS

BUILDING AMENITIES: Concierge, gym, party
 & meeting room, rooftop deck & garden,
 security system, and visitor parking

LOCKER: Owned (2)
 PARKING: Owned, underground (1) & bike
 storage (2)

AREA INFLUENCES: Southwest views, marina,
 parks, public transit, schools, waterfront

INCLUSIONS: Pre-wired Cat6 network
 cable, high end Whirlpool front load-
 ing washer & dryer, Kitchen Aid fridge,
 stoves, cook top, Miele built-in dishwasher,
 most switches on dimmers, remote control
 motorized blinds, and pre-wired video
 cable for projector

EXCLUSIONS: Light fixtures in both bedrooms
 & dining area, and all equipment in wiring
 closet

LIVING ROOM

Combined with dining room, hardwood
 floor, open concept

DINING ROOM

Combined with living room, hardwood floor
KITCHEN

Open concept, hardwood floor, built-in
 dishwasher

MASTER BEDROOM

Hardwood floor, window

SECOND BEDROOM

Hardwood floor, window

OFFICE

Hardwood floor

THE
 FUNCTIONAL
 OFFICE SPACE
 AND ENCLOSED
 BEDROOMS
 OFFER THE
 PERFECT
 SYNERGY
 BETWEEN LIVE
 AND WORK.



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UPGRADES AT SUITE 205

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GENERAL SUITE

- Dark fumed hardwood floor throughout
- Motorized blinds
- Increased 8'0" partition to ceiling
- Duplex outlet 110V (10)
- Cable TV outlets (7)
- Telephone jack
- Single pole incandescent dimmer (5)
- 3 way incandescent dimmer (2)
- Ceiling/wall rough-in on separate switch (4)
- Custom electrical work
- CAT6E cable (10)
- AV wiring, including projector alcove

KITCHEN & OFFICE

- KitchenAid cooktop
- KitchenAid microwave and wall oven
- Broan hood vent
- KitchenAid fridge
- Miele built-in dishwasher

- Stainless steel backsplash
- Island with built-in wine racks and roll-out pantry
- Under-cabinet halogen lighting
- Low voltage potlights
- Custom drywall ceilings
- Limestone countertops
- Uptown London porcelain floor
- Extended height cabinetry
- 18" file drawers (2)
- 208V outlets (2)

BEDROOMS

- Enclosed rooms for privacy
- California closets
- Dual layer blinds with black-out

BATHROOMS

- Wetstyle sinks
- Toto high-efficiency toilets
- Kohler fixtures
- Limestone countertops
- Enclosed lavatory with pocket-door in master bathroom
- Clear glass panel for shower
- Vanity cabinet alcove
- Wall sconces
- Ensuite Whirlpool HE washer and dryer

THIS THIS
UNIQUE
ARCHITECT-
DESIGNED SUITE
BOASTS 13
FOOT CEILINGS
AND COMES
FULLY
UPGRADED.



ABOUT THE TIP TOP LOFTS

637 lake shore boulevard west

The exclusive lofts that are part of this building's appeal are unique in several aspects in comparison to other Toronto condominiums; they are located right on Lake Ontario within local proximity to the Martin Goodman Waterfront Park and trail system, as well as all of the excitement that makes up the atmosphere of the Toronto waterfront. The building is within walking distance to Ontario Place and a quick ferry ride from Toronto Island. The condos themselves are also unique; two stories high on average, they are spacious and comfortable with a soft loft appeal.

The Tip Top Loft condo complex is not just a testament to the luxury of high class living, but also to the innovation and ingenuity that keep the city of Toronto in the limelight as one of the most cutting edge locations in North America. It is one of the historic buildings in the city that enjoys a long history and a place in the cultural and commercial history of the city.

The building itself was originally commercial in nature. It was constructed in 1929 by contracting company Bishop and Miller for the Tip Top Tailor clothing company, one of

the largest men's clothing chains in Canada. Classified as an Art Deco building, the Tip Top structure was used both for office and warehouse purposes. At a time when highways and super freeways did not cross the landscape as it is today, access to the waters and ports of the Great Lakes was a huge commercial advantage, thus the location of the building proved to be invaluable.

With the Great Depression, Tip Top Tailors fell on hard times and were forced to downsize as well as to review company policy. The company was sold to Dylex, who were interested in the chain and its potential, rather than any of the buildings the chain owned. The result was a rejuvenation of the corporate side, but this did not extend to the real estate holdings, and buildings like the warehouse were allowed to degenerate.

The move to conserve space, the appeal for the modern individual of a manageable living area, as well as skyrocketing real estate prices would all combine, bringing new life for the building, which was sold to Context Development Inc in 2002. The company renovated the historic structure into the high-end condominium building it is today, registering the complex in 2006.

Today, these condos (including the additional three floors of two storey units) are some of the most in demand pieces of real estate in Toronto.

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TO INNOVATION,
RENOVATION, AND
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COMPLEX.