

WELCOME TO
637 LAKE SHORE BOULEVARD W **SUITE 205**



AN OASIS IN THE HEART OF THE CITY

This unique architect-designed suite boasts 13 foot ceilings and comes fully upgraded with built-in appliances, a large island, and a stainless steel back-splash 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

toward 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 streetcar 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 use of locker and underground parking.

SUITE 205 AT A GLANCE

Offered for lease at \$3400 Bedrooms 2 Bathrooms 1x4, 1x3 Parking Underground (1) Locker Exclusive use Heat Forced air / electric Exposure Southwest Approximate sq ft 1200-1399 Possession Immediate Included in monthly lease water, building insurance, parking, and common elements Inclusions Whirlpool front loading washer/dryer, Kitchen Aid fridge, stove, Miele built-in dishwasher, remote control motorized blinds in living room and solar blinds in bedrooms



LIVING ROOM

21.78 x 14.53 feet
Hardwood floor, open concept



DINING ROOM

21.78 x 14.53 feet
Combined with living room, hardwood floor



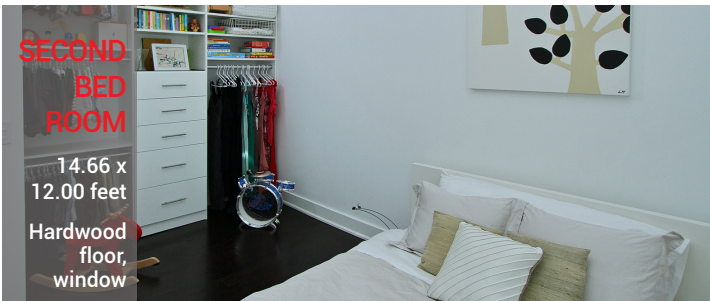
KITCHEN

18.34 x 7.87 feet
Open concept, hardwood floor, built-in dishwasher



MASTER BED ROOM

16.01 x 12.04 feet
Hardwood floor, window



SECOND BED ROOM

14.66 x 12.00 feet
Hardwood floor, window



OFFICE

4.69 x 7.87 feet
Hardwood floor,



THREE PIECE BATH



FOUR PIECE BATH



SWEET HOME



SMART MOVES



GROWTH

YOUR CHOICE FOR DOWNTOWN CONDOS & LOFTS
TORONTO-CONDOS-LOFTS.COM
REFINED REAL ESTATE SERVICE

SHAUN HSU & SCOTT GARNETT

BROKER

416.786.5168

shsu@trebnet.com

SALES REPRESENTATIVE

647.407.4168

sgarnett@trebnet.com



SUTTON GROUP - ASSOCIATES REALTY INC., BROKERAGE
BUS: 416.966.0300 FAX: 416.966.0080 358 DAVENPORT ROAD TORONTO ONTARIO M5R 1K6
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.