

# 1 ST. JOHN'S ROAD SUITE 503





## WHAT HAS FORM, STYLE AND FUNCTION, AND IS RIGHT IN THE JUNCTION?

This unique - and dare we say quirky - one-of-a-kind hard loft in one of Toronto's best neighbourhoods! Spread across two levels, 1 St. John's Rd. Suite 503 is perfect for those with discerning and eclectic tastes. Open the front door and be wowed by the huge windows along the south wall letting in ample sunlight and offering calming views of the tree-filled neighbourhood - no concrete jungle here!

The main level boasts a large chef's kitchen with a centre island and coveted gas range. The den is currently set up as a dining room, however it could easily be enclosed to make a third bedroom or private office. Pass underneath the impressive open wooden staircase to the spacious living room that means movie nights, cocktail hours, and morning coffees will never be the same. At the top of the staircase find your very own private terrace with views to the south and west - imagine all the parties you could host up here. The primary bedroom features wall-to-wall closets, ensuring enough room for even the greatest fashionista. Two full bathrooms, a family-sized second bedroom, parking & locker, plus all The Junction's best shops and restaurants at your door.

### SIZE

1306 sq. ft.

### BEDROOMS

2 + 1

### BATHROOMS

1x3 and 1x4

### TAXES

\$3,791.10 (2023)

### MAINTENANCE FEES

\$1,743.71

### PARKING & LOCKER

owned











## THE NEIGHBOURHOOD

1 St. John's Rd. is situated in The Junction, a unique neighborhood where people are flocking in droves for its vintage furniture stores, microbreweries, and amazing food scene. This location truly offers the best of all worlds. With an excellent transit score and walk score, many find themselves strolling the tree-lined streets taking in some of Toronto's finest architecture and structures.

The Junction is a hip and happening neighborhood that has a nice community feel. You will quickly grow attached to its distinctive indie vibe and super cool specialty shops featuring foods, clothing, and decor. Billed by many as the next West Queen West, the Junction is quickly attracting artists and entrepreneurs alike and offers the same easy access to transit, good schools, and day-to-day amenities.





UNIQUE, QUIRKY AND ONE-OF-A-KIND!  
VISIT 1STJOHNS.COM



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