

	1 St Johns Rd 503	List: \$1,149,900 For: Sale
	Toronto Ontario M6P 1T7 Toronto W02 Junction Area Toronto	
	SPIS: N Taxes: \$3,791.10 / 2023 DOM: 30	
Condo Apt	Loft	Rms: 5
Corp#: MTCC / 1294	#Shares%:	Bedrooms: 2 + 1
Unit#: 03	Locker#: L14	Washrooms: 2
	Locker Lev Unit:	1x3xFlat, 1x4x2nd
	Locker Unit#:	
	Level: 5	
Zoning:		
Prop Mgmt: Meritus Group Management 905-275-9575		
Dir/Cross St: Dundas/Clendenan Ave		

MLS#: W8013992 Possession Remarks: TBA			
Status Cert: N	Bldg Name:	PIN#:	
Kitchens: 1	Pets Perm: Restrict	Balcony: Terr	
Fam Rm: N	Locker: Exclusive	Ens Lndry: Y	
Basement: None	Maint: \$1,743.71	Lndy Lev: Upper	
Fireplace/Stv: N	A/C: Central Air	Exterior: Brick / Concrete	
Heat: Forced Air / Gas	Central Vac:	Gar/Gar Spcs: Carport / 1.0	
Apx Age:	UFFI:	Park/Drive: Private	
Apx Sqft: 1200-1399	Elev/Lift: Y	Park Type: Owned	
Sqft Source: 1306 Sqft As Per Builder	Taxes Incl: Water Incl: Y	Park/Drv Spcs: 1	
Exposure: Sw	Heat Incl: Y Hydro Incl: Y	Tot Prk Spcs: 1.0	
Assessment:	Cable TV Incl: CAC Incl:	Pk Spot#: 7	
Spec Desig: Unknown	Bldg Ins Incl: Y Prkg Incl: Y	Park \$/Mo:	
Phys Hdp-Eqp:	Com Elem Incl: Y	Prk Lvl/Unit: 1-7	
	Cert Level:	Bldg Amen: Bbqs Allowed, Security System, Visitor Parking	
	Energy Cert:	Prop Feat: Arts Centre, Clear View, Library, Public Transit, Rec Centre, School	
	GreenPIS:		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.43	x 14.17	Hardwood Floor	Open Concept	Open Stairs
2	Den	Main	14.10	x 8.50	Hardwood Floor	Open Concept	3 Pc Bath
3	Kitchen	Main	3.28	x 3.28	Centre Island	Stainless Steel Appl	Open Concept
4	Prim Bdrm	2nd	13.42	x 9.91	Laminate	Double Closet	W/O To Terrace
5	2nd Br	2nd	15.38	x 8.86	Large Closet	Laminate	Cathedral Ceiling

Client Remks: 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 w/ gas hook-up - imagine all the summer parties & BBQs you could host up here.

Extras: 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.

Listing Contracted With: ROYAL LEPAGE CONNECT REALTY 416-588-8248