**363 Sorauren Ave 203** **List: $849,000 For: Sale**
**Toronto** Ontario M6R 3C1
Toronto W01 Roncesvalles Toronto
**SPIS:** N **Taxes:** $3,948.39/2024 **DOM:** 0

Condo Apt | Loft | **Rms:** 4
**Corp#:** TSCC / 1899 | **#Shares%:** | **Bedrooms:** 1
**Unit#:** 3 | **Locker#:** | **Washrooms:** 1
**Locker Lev Unit:** A 1x4xFlat
**Locker Unit#:** 139
**Level:** 2

**Zoning:**
**Prop Mgmt:** Icon Property Management
**Dir/Cross St:** Sorauren/Dundas St. W.

**MLS#:** W10428357 **Possession Remarks:** 60/TBA
**Status Cert:** N **Bldg Name:** **PIN#:** 128990052

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Kitchens:** | 1 | **Pets Perm:** | Restrict | | | **Balcony:** | Open |
| **Fam Rm:** | N | **Locker:** | Owned | | | **Ens Lndry:** | Y |
| **Basement:** | None | **Maint:** | $800.99 | | | **Lndy Lev:** | |
| **Fireplace/Stv:** | N | **A/C:** | Central Air | | | **Exterior:** | Brick |
| **Heat:** | Forced Air / Gas | **Central Vac:** | | | | **Gar/Gar Spcs:** | None / 0 |
| **Apx Age:** | | **UFFI:** | | | | **Park/Drive:** | None |
| **Apx Sqft:** | 800-899 | **Elev/Lift:** | **Retirement:** | | | **Park Type:** | None |
| **Sqft Source:** | 815 sqft. - MPAC | **Taxes Incl:** | **Water Incl:** | Y | | **Park/Drv Spcs:** | 0 |
| **Exposure:** | E | **Heat Incl:** | Y **Hydro Incl:** | | | **Tot Prk Spcs:** | 0 |
| **Assessment:** | | **Cable TV Incl:** | **CAC Incl:** | Y | | **Park $/Mo:** | |
| **Spec Desig:** | Unknown | **Bldg Ins Incl:** | Y **Prkg Incl:** | | | **Prk Lvl/Unit:** | |
| **Phys Hdp-Eqp:** | | **Com Elem Incl:** | Y | | | **Bldg Amen:** | |
| | | **Cert Level:** | | | | **Prop Feat:** | |
| | | **Energy Cert:** | | | | Ensuite Laundry, Pets Allowed with Restrictions | |
| | | **GreenPIS:** | | | | | |

| # | Room | Level | Length (ft) | | Width (ft) | Description | | |
|---|---|---|---|---|---|---|---|---|
| 1 | Living | Flat | 9.09 | x | 15.16 | Concrete Floor | Open Concept | W/O To Balcony |
| 2 | Dining | Flat | 8.56 | x | 5.35 | Concrete Floor | Open Concept | W/O To Balcony |
| 3 | Kitchen | Flat | 8.56 | x | 9.81 | Concrete Floor | Open Concept | Modern Kitchen |
| 4 | Br | Flat | 15.75 | x | 9.91 | Concrete Floor | Large Closet | Window |

**Client Remks:**
Tired of boring, cookie cutter condos in dense, crowded neighbourhoods? Fear not! The loft of your dreams in one of Toronto's most quaint and trendy neighbourhoods is on the way! Welcome to 363 Sorauren Avenue Suite 203, a charming 800+ square foot hard loft at the iconic Robert Watson Lofts. Situated in a coveted boutique building that blends historic brick and beam construction with modern design, this spacious unit is a perfect balance of character and contemporary living. Featuring soaring 13-foot ceilings, exposed brick walls, and wood beams, the open-concept living space will definitely give you New York loft vibes - you'll be wowed the moment you walk in the front door. The modern kitchen is a chef's dream, offering sleek finishes and ample counter space. Step out onto your own private balcony overlooking the lush courtyard, perfect for relaxing or entertaining. Located on beautiful tree-lined Sorauren Avenue with Sorauren Avenue Park and dog park as well as High Park just steps away, you and your pup will be in heaven. The vibrant neighbourhoods of Roncesvalles, Dundas West, and West Queen West are just a stone's throw away, offering a wealth of shops, cafes, restaurants, and green spaces. Whether you're exploring High Park's trails or enjoying the local boutiques, everything you need is at your doorstep. Commuting is a breeze with easy streetcar access to downtown and to Dundas West Station to hop on the TTC subway Line 2. And don't forget the UP Express at Bloor Station means you can get to Pearson International Airport in as little as 15 minutes. Don't miss out on your chance to live in one of the best buildings in one of the best neighbourhood's that Toronto can offer!

**Extras:**

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

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