

SAGE REAL ESTATE LTD., BROKERAGE

One
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TORONTO REAL ESTATE

43HannaAve-423.com





Immerse Yourself in Luxurious Historic Charm

Rarely offered 3 bedroom 2 parking hard loft with 3,100 sqft of historic architecture infused with urban luxury. Walk into this professionally & intricately designed masterpiece, with soaring ceilings up to 35 ft, original brick & beam. No expense spared with close to \$1M in sophisticated upgrades & finishes to accentuate an executive lifestyle.

From Italy imported backsplash and Murphy bed, to an 11 foot gall wine cellar, top-of-the-line Gaggenau appliances, Bower & Wilkins speakers throughout & sound proof walls. Lounge in the great room by the 17 ft windows with automated blinds, LED fireplace & heated floors.

Convenient powder room, pantry and 2nd floor laundry. Enjoy the master oasis and Italian designed walk-in, and oversized ensuite retreat with heated floors. An entertainer's dream with 3rd floor kitchen & unique 600 sqft terrace with hot tub, shower and professional grade gas BBQ



NEIGHBOURHOOD

Niagara – King West Niagara offers convenient access to Toronto's business and entertainment districts.

TYPE

3 Bedroom Hard Loft
3,100 sqft of historic architecture infused with urban luxury.

PARTICULARS

Possession TBA

Maintenance Fee \$846.94 / month

Taxes \$10,567.89 / 2019

Parking Two exclusive underground parking spots.

Locker One exclusive locker.

Mechanics Gas/Forced Air, Central Air.

Inclusions

- Automated blinds
- Light fixtures
- Bower & Wilkins speakers
- Top-of-the-line Gaggenau appliances
- Steam oven: direct water connection
- Convection oven
- Refrigerator (built-in)
- Freezer (built-in)
- Dishwasher (built -in)
- Wolf hood
- Panasonic microwave
- Filtered drinking water system
- Kitchen-Aid French door refrigerator with drawer freezer and dishwasher
- Bookshelves
- Living room console
- Master ensuite iPad
- Washer & dryer
- Hot tub
- Outdoor shower
- Outdoor patio furniture
- BBQ and umbrella
- BBQ gas line



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SAGE

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