



LOFT 305

81A FRONT STREET EAST



Welcome to...

ST LAWRENCE MARKET LOFTS

If you love a walking life as much as we do, then you know how amazing it is to live in the centre of the city. I mean, who wouldn't want to roll out of bed, grab a coffee, and stroll to work on time for that early morning meeting without any panic? Yup. No stress about traffic jams or subway delays, and everything you could need for daily errands, eating out, or entertainment is - quite literally - just steps away!

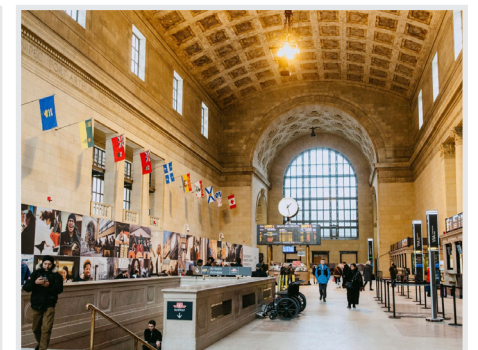
These are the merits of Bright Lights Big City living and embracing the pedestrian lifestyle! And if you desire the best of the best - wrapped in an accessible, supportive village community - then you already know that historic St. Lawrence Market is the place to be!

Welcome to Loft 305 at 81A Front Street East!

Finally... Fall In Love With Your Neighbourhood

We love the St. Lawrence Market neighbourhood! We adore its charming streetscapes and vintage buildings, the colourful mix of retail and cafes, its lickety-split accessibility to other parts of the city, and its village-like community ambiance. We find it amazing that you can have a comfortable, engaging walking life right next the Financial District, while being only steps from Union Station and the subway line, just north of Harbourfront and Lake Ontario, and just east of the Distillery District and Corktown - two of the city's most dynamic emerging locations!

Back in the late 1800s, the Town of York - of which St. Lawrence Market was a part - was home to people who worked in the area, traded, sold, socialized, attended church and, on occasion, formed secret alliances and planned rebellions and uprisings. Fast-forward to the 21st century, and you have a versatile neighbourhood where old and new coexist. Torontonians and tourists alike are drawn to the character and patina of the century-old three and four-storey brick buildings that make up Toronto's famed St Lawrence Market neighbourhood. The area benefits from not being over-developed with high-density towers





that loom ominously over the streetscape, rendering dark shadows and wind tunnels. In fact, we're always struck by the abundant natural light and expanses of sky and sun that kiss this thoughtfully-scaled neighbourhood. It's one of the intangible reasons that make this location so magnetic.

Another reason is all of the inspiring, interesting, and delicious places to explore, including the diverse and dynamic St. Lawrence Market, with its purveyors of fresh produce and specialty foods! We also love all the cafes and restaurants that dot the area including Cafe 260 and the George Street Diner on nearby Richmond Street, Terroni (one of our faves!) on Adelaide, and the Craft Beer Market. Line up for brunch at waffle-specialists, Le Petit Dejeuner, or settle in for an after-work cocktail and nosh at the Carbon Bar.

And for those with a love of design, you're smack dab in the centre of oodles of design retailers and art galleries! Take a walk through the Sunday Antique Market to find some keepsakes and objects d'arts, browse some modern furniture pieces at EQ3, or spend an afternoon wandering spaces like Gallery260 or The Market Gallery.

Suppose you need to get across the city. All your transportation needs are covered with the 24-hour 504 King Streetcar one block north, connecting you directly to the Yonge/University subway lines and the GO and Via Rail trains at Toronto's transit hub - Union Station. Prefer to bike? There's a Bike Share 1 minute away at St. James Park. Need to make an IKEA run or haul groceries? There's a ZipCar pick-up two blocks away at 109 Front Street East!

Picture a warm Sunday morning in May. Music wafts in through your window from the buskers performing outside the market, a leisurely stream of foot traffic pads the broad brick-paved sidewalks, the aroma of fresh produce, baked goods, and roasting coffee permeates the air, and the abundant parks with mature trees and urban wildlife thread through the neighbourhood all the way to Lake Ontario, creating ample opportunity to relax and congregate. Wouldn't it be amazing to live amongst all of that beauty and energy?

The St Lawrence Market Lofts

Situated in a collection of the oldest heritage buildings in Toronto, these vintage warehouses date from 1860 - before Canada was even a country! Although now located far from the lakefront, at the time of their construction these buildings served as the warehouses at the foot of the lakeside shipping wharves. Occupied by wholesale grocers and commercial operations serving this British colonial outpost, these three architecturally resplendent Pre-Confederation character buildings reflect the Northern Italian Renaissance and Georgian Classical design elements that were popular in commercial architecture at the time.

Converted by the Georgian Group in 2002, this intimate complex contains just 54 brick and beam lofts ranging from around 600 to almost 1300 square feet. Depending on the level and location within the complex, ceiling heights range from nine to sixteen feet with one and two-level units. Featuring rustic brick walls, vintage wood beams, and laminate wood flooring, this building is a true gem.

The building features a few noteworthy amenities, like security, underground parking, and bike storage. The building is also pet-friendly, and standing at only 4 storeys, it's a breeze to take Sparky for a walk at any of the nearby parks (including David Crombie Dog Park one block away!)



Loft #305

How would you like to wake up every morning in your own crunchy n' cool hard loft - right in one of the city's most highly coveted pedestrian neighbourhoods? What if that loft was also in a Heritage Building - rich with character, charm, and a sense of history?

A resounding 'Yes Please!'

First off, let us say that this loft has a fantastic, efficient layout; we always prefer having private zones tucked away from an open-plan entertainment space. But more than that, this intelligently designed suite - with its careful preservation of original details - is a great example of scale and proportion, allowing you flexibility and fun in tailoring it to your liking. Blonde laminate wood floors ground and unify this one-bedroom suite, and you can't help but be drawn in by the south-facing windows that glow with natural light.

Perched on the third floor, with easy access to the elevator, Loft 305 is truly charming! Upon entering, you're immediately enveloped by the unique ambiance; it's the warmth of aged brick, the patina of timber beams, the freedom of high ceilings, and the excitement of standing in a place that helped shape Toronto as we know it. After all, the bones of this building have stood for over 150 years, and that character permeates every corner of these boutique lofts. From the foyer, you'll find the facilities directly to your right. We love the convenience of the 4-piece washroom and ensuite laundry where they're easily accessible - and next to the bedroom - but not imposing on your living and entertaining space. The style here feels dramatic and classic thanks to the contrasting black and white shower tile and slate floor, but if bold isn't your bag, it could be easily upgraded to serve a different palette.

The sleeping sanctuary beyond is partitioned for privacy by a frosted double slider - particularly handy on those days when you simply want to shut out the world and hibernate. Romantic, warm brick runs floor-to-ceiling, forming an eye-catching feature any urban dweller would love to have! The double closet will fulfill your storage needs, but there's room for a dresser as well if you're a fashionista with a robust wardrobe.

When the front hall at last unfolds into the voluminous entertainment space, it's a 'Moment'; once you take it in, you'll notice how the space has been cleverly arranged into multiple zones by the current owners - but without disrupting the flow.

Are you a culinary ninja? Whether you're a foodie or you're only recently developing your Master Chef aspirations, the open kitchen boasts a configuration that offers great utility for practicing the culinary arts. With plenty of cabinetry, a set of uniform black appliances, and a peninsula that doubles as a breakfast bar, this ticks a lot of boxes. If you're an entertainer at heart, this floor plan is a dream come true - you're never out of sight of your guests while you prep, pour, and serve. Can you imagine hosting intimate dinners or throwing raucous soirees with those nearest and dearest, elevated by this stylish hard loft that you can be proud to call Home? This is pinch-worthy!

This central St. Lawrence Market offering combines character, urban sensibility, and convenience, making it one of our favourite conversions in the City! And monthly maintenance fees are only \$828.14 (inclusive of utilities, building insurance, and common elements)!

So, if you're a 'make-it-happen' millennial looking for a swag pad in one of Toronto's most historic neighbourhoods, a busy professional couple who doesn't have time for the maintenance of a house with a yard, or a downsizing Zoomer seeking turn-key swish in proximity to your downtown-dwelling kids (and grandkids), these dare-to-dream downtown digs are definitely worthy of your consideration!





LOFT 305 | PROPERTY PARTICULARS

Suite Legal Description
Level 2, Unit 5

Corporation
TSCC 1487

Property Management
Goldview Property Management

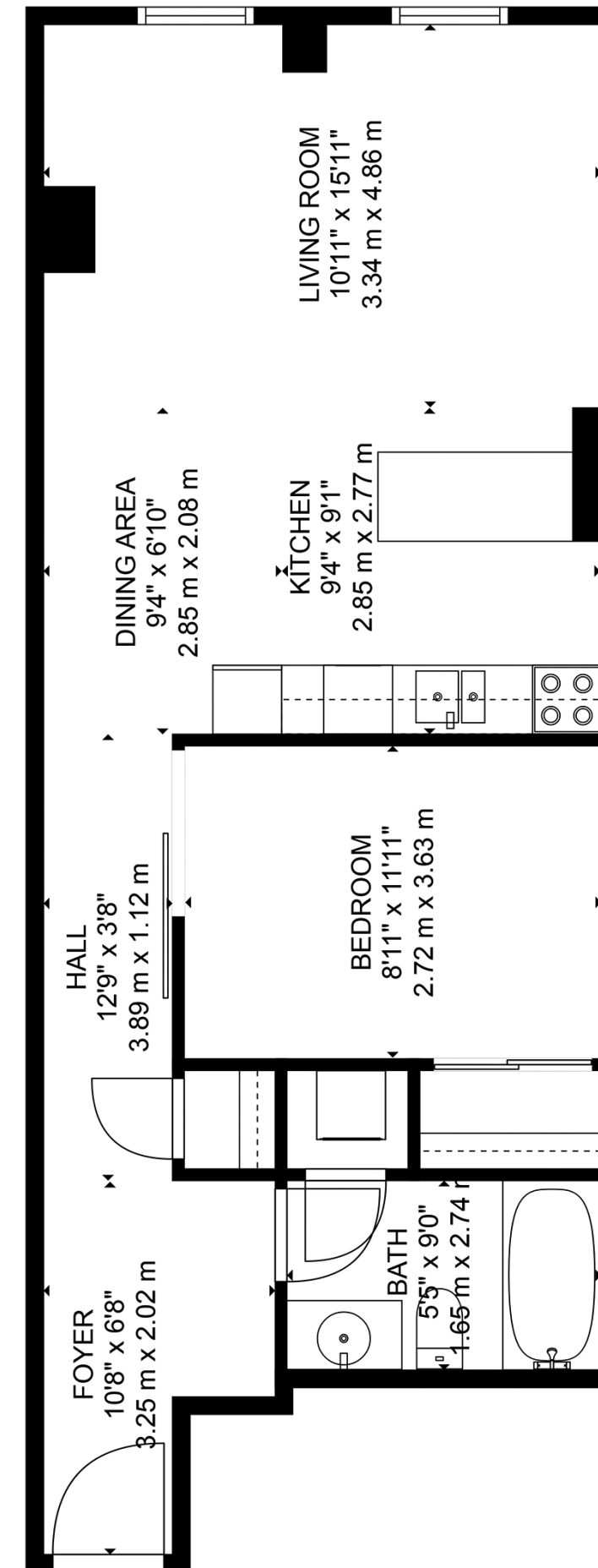
Possession
30/60/90 Days or TBA

Comfort Systems
Forced Air Gas / Central Air Conditioning (Heat Pump Owned By Condo Corporation)

2023 Property Taxes
\$2,944.93 (2024)

Maintenance Fees
\$828.14/Month;
Inclusive of Water, Hydro, Heating/Cooling, Building Insurance, Common Elements.

Inclusions & Exclusions
Please See 'Schedule B'



Loft 305

THIS FLOOR PLAN IS FOR MARKETING PURPOSES ONLY, SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



OFFERED FOR SALE AT
\$599,000

BOSLEY
REAL ESTATE

urbaneer.com



James Ormston,
Sales Representative

B: 416 530 1100
C: 647 388 1357
james@urbaneer.com
Bosley Real Estate Ltd.

Steven Fudge,
Sales Representative

B: 416 322 8000
C: 416 845 9905
steve@urbaneer.com
Bosley Real Estate Ltd.



All information and statements contained herein, provided by Bosley Real Estate Ltd., Brokerage regarding property for sale, rental or financing is from sources deemed reliable and assumed correct, but no warranty or representation is made as to the accuracy thereof and same as submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or withdrawal without notice.