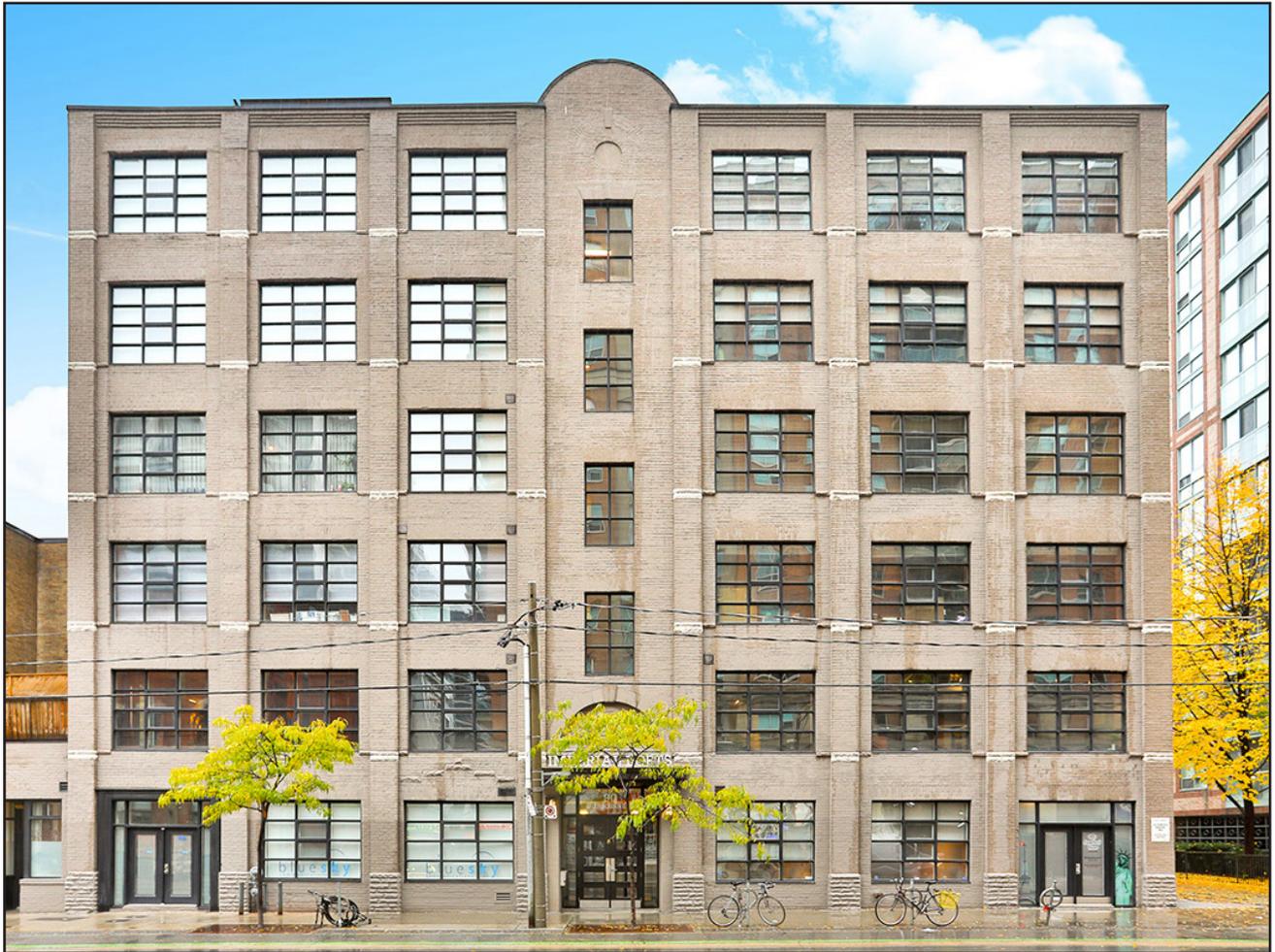


THE IMPERIAL LOFTS



In our downtown's historic centre you'll have the opportunity to experience a myriad of offerings from the purveyors of nearby St. Lawrence Market, all the while enjoying the human scale and old world charm of Toronto's 1860's era architecture.

Welcome to 90 Sherbourne Street, Loft 604

Offered for \$3,300/Month + Hydro



Urbanites are keen for its ease and accessibility to the subway line, the train station and the Financial Core. St. Lawrence residents of the predominantly mid-rise traditional and contemporary condominiums are drawn to the character and patina of the century old three and four storey brick buildings that line King and Front Streets East. Design retailers, galleries and purveyors of all your daily necessities, including the city's renowned St. Lawrence Market gives this area a distinct community feel far removed from the 'bright lights big city' synergy just steps away in the Financial Core and Entertainment Districts.

Front Street East, with its human scale architecture dating from the 1860s, serves as the neighbourhood's main promenade. Street buskers are often performing on the broad brick-paved sidewalks, the waft of fresh produce, baked goods and roasting coffee from the Market permeate 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.

Given this neighbourhood hasn't been over-developed with high-density towers, we're always struck by the abundant natural light and expanses of sky. It's one of the intangible reasons that make this location one of the most coveted with professionals who love to live their life on foot.

In a nutshell, St Lawrence Market represents the quintessential 'dream come true' urban village destination!

Situated in two of Toronto's finest heritage buildings, the Imperial Optical Warehouse and Office Building, the Imperial Lofts consists of a 6-storey authentic loft building built in 1905, and a 3-storey office building in the art-deco style from the 1930's, both of which have been restored to create 65 condominium lofts. Converted by PlazaCorp in 1997, this intimate complex features rustic brick walls, vintage wood beam columns, hardwood floors, and loads of character - witness the period elevator cab at 90 Sherbourne! - it is as charming inside as it is out.

Loft 604 is one of the exclusive, rarely available and highly coveted upper level lofts with it's historic original wooden structural beams and walls of 100 year old exposed red brick. Can we say hard-to-beat and heart-grabbing true-loft ambience?





Opening to 1037 square feet (source: MPAC) of well-designed, well-appointed space, the entry gives way to a generously sized second bedroom complete with door for privacy and ample storage and closet space. In some instances, residents have converted this flexible, functional area into an office or work space.

Original hardwood flooring meets your feet as you move through the open concept space that includes a sleek kitchen with a convenient breakfast bar. With upgraded appliances and dark granite counters adding a little extra bling against the rich maple cabinetry which provides excellent pantry storage, the resident chef will appreciate the conveniences which help make culinary magic all the more effortless. And for those who love entertaining beneath the starry canopy, Loft 604 is the closest unit in the building to a fantastic sky-terrace with seating and BBQ's!

The oversized living/dining area offers light, respite and space in an open plan, complete with large, classic metal-framed windows to bring in lots of light and fresh summer breezes. If you're a lover of entertaining, this is a space that can accommodate a crowd!

Entirely separate from the entertainment zone, the master bedroom features a full wall of built in cabinetry, ceiling heights over 10 ft and its own large operable window. The previous owner even upgraded the sound-isolation materials on the single shared wall with another unit for even greater privacy - how spectacular is that? This generously proportioned master bedroom makes for a dreamy, peaceful and most magical sleeping sanctuary!

This loft is an brilliant mix of style and location. Fantastic, don't you agree? Offering terrific value, this is a quality vintage character loft in a truly dynamite location! Ready for occupancy at \$3,300 per month plus hydro, this lease includes a generously sized basement locker and conveniently located underground parking for one vehicle.





IMPERIAL LOFTS

90 SHERBOURNE STREET, SUITE 604

Representing outstanding value, many included utilities and a truly terrific style and location, living at the Imperial Lofts is an unbeatable mix of liveability, convenience and historic architecture.

Room Particulars

Entertainment Zone 25'7" x 15'5"
hardwood floors, open, vintage beams, exposed red brick

Kitchen

upgraded appliances, breakfast bar with storage, granite countertops maple cabinetry, combined with Living Room

Master Bedroom 12'6" x 11'11"
10-ft ceilings, hardwood floor, exposed red brick, vintage beams, wall-to-wall closet, large window

Bedroom/Den/Office 10'6" x 9'3"
privacy door, built-in shelving, closet

Washroom

toilet, handsink, bathtub and shower

**All measurements are approximate and in feet.*

Toronto Standard Condominium Corporation

MTCC 1177

Legal Description

MTCC 1177; Level 06; Unit 04

Property Manager

Nadlan-Harris Property Management Inc. (416) 915-9115 ext. 51)

Comfort Systems

Heat Pump (Natural Gas) Heating, Central Air Conditioning

Included In Rent

Heat, Common Elements, Water, Central Air Conditioning, Basement Locker, Underground Parking for 1 Vehicle

Not Included In Rent

Hydro

Offered for \$3,300/Month + Hydro



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