



2012 Queen Street East Loft 305



Panoramic E.-S.-W. views of the Beaches from 6th Floor Penthouse Sundeck!

Building's Features :

- * Toronto's prime Queen Street boutique Lofts. Seasonal Lake view, yet very close to Downtown.
- * From the street it's hard to realize this building is actually 6 storeys high !
That's because Loft 305's top Penthouse floor is set well back from the Building's front elevation
- * The Main floor Lobby has a handsome stone-framed front door AND a back door to the Garages. Its Elevator buttons say "1, 2, 3," but actually button "3" takes you to the Building's 4th storey.
- * The front door Buzzer panel connects to a separate receiver-phone by each Loft's entry door.

The luxury of a private Sundeck / Terrace (SIX storeys high) overlooking Kew Gardens !

- * This 16 ½ x 10 foot area is perhaps the Building's best. At @ 170 sq. ft. it provides more outside living space than most other Lofts. It's so high up that the sounds of Queen Street are muffled !!
- * A glass-panel front fence makes the panoramic view still visible when you are sitting down.
- * The Sundeck has wooden strip decking boards. There is an outside gas hook-up for your BBQ.

Loft 305's General Features :

- * The Main & 2nd levels (actually the Building's 4th and 5th floors) face a wide-open North view.
- * The 3rd level (actually the Building's 6th and top floor) faces both North and South.
- * The Loft's climate control is provided by TWO Skymark heat/cool units, on Main & 3rd levels.
- * All the Loft's light fixtures (many are upgraded) and window blinds are included.
- * The Loft has hardwood strip flooring throughout, except Bathrooms & Laundry.
- * The stairs have hardwood underneath their Berber carpet coverings.

Loft's Main Level Features :

- * The Entry **Foyer** area has a spacious Coat closet to the right, opposite the Buzzer receiver-phone.
- * The **Kitchen** has earth-tone Granite Counters, and Back-splashes of stone/slate multi-size mosaic. Above the counters are 7 long & 4 short Cabinet doors. Below them are 4 doors & 4 drawers. Doors & drawers are good quality wood. The double sink has a fancy faucet, with shower head.
- * Kitchen **Appliances** are all Frigidaire models, in Stainless steel. They are a Fridge / top Freezer, electric Stove with ceramic Cook-top, built-in Dishwasher, & built-in Microwave / Range Hood.
- * Notice the very spacious separate **Pantry**, which extends underneath the stairs to the 2nd level.
- * The **Dining Room** is optionally combined with the Kitchen. But can be part of the Living Room.
- * Much of the **Living Room** has a soaring 2-storey high ceiling. Its huge skylight combines with the room's picture windows to create a wonderful Solarium effect, with abundant natural light !
- * The angled West wall has big "Indian slate" tiles hand-set around a gas fireplace, AND to create a "secret" door into the **Utility / Storage** space, which holds one of the 2 Skymark heat / cool units.

Loft's 2nd Level Features :

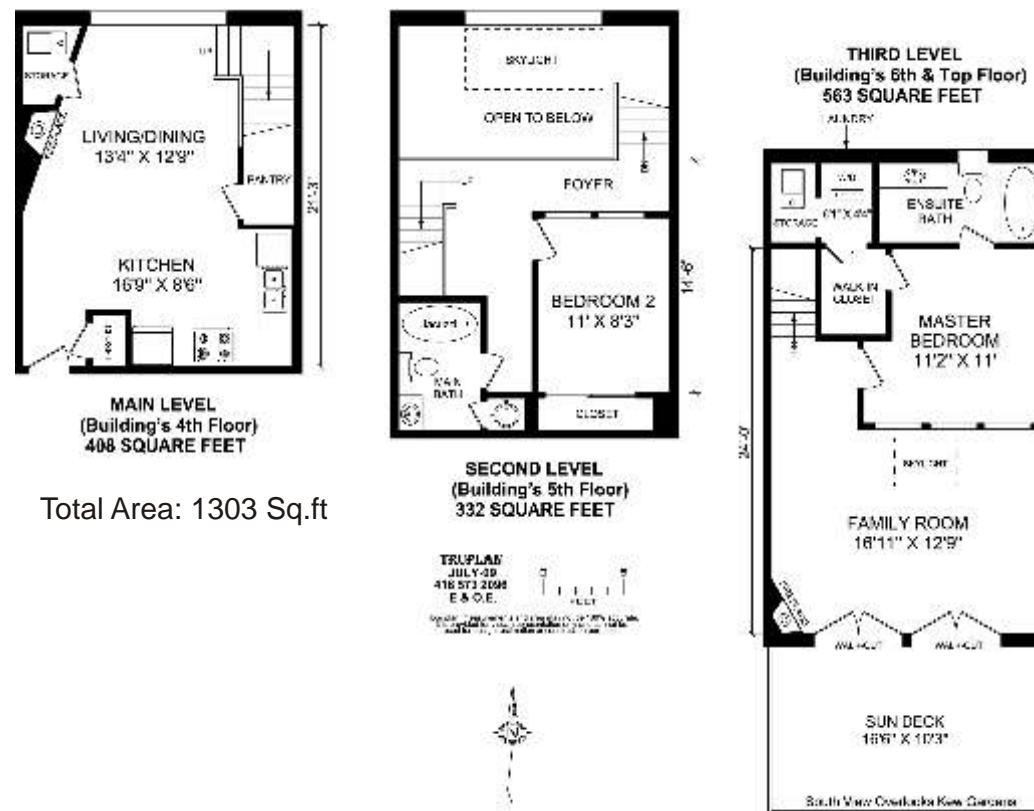
- * The **2nd Bedroom** has two high windows which let in lots of light. It has a spacious, organized, double Closet with mirrored sliding doors. The ceiling light is brand new.
- * The 4-piece **Bathroom** has a 4-jet Jacuzzi tub & large rain shower-head. Closet for water tank.

Loft's 3rd Penthouse Level Features :

- * The **Master Bedroom** has two high windows and a brand new ceiling light. The walk-in closet has a door to the Ensuite **Laundry & 2nd Utility / Storage** space, both with ceramic floors. (The laundry's stacked Frigidaire Washer & Dryer are front-loading, full-sized appliances.)
- * The Ensuite 4-piece **Bathroom** has a great North-facing view, and a rain shower-head.
- * The huge **Family Room / Office** has the Loft's 2nd gas fireplace, also set in "Indian slate" tiles. TWO pairs of glass doors (roll-down blinds) to the Sundeck & a big skylight provide lots of light!

Garage :

- * There are 12 parking spaces in 4 double Garages and one 4-car Garage around a private courtyard.
- * The Garages are very easily accessed from a lane off Bellefair Avenue, just West of the Building.
- * Loft 305's space is #10 in a double Garage. It has storage shelves. It also has its own Title Deed!



*Floor plan, measurements and area may not be 100% accurate. It is provided for visual representation only & cannot be used for design estimation or construction purposes.

Lots more photos and link to Virtual Tour at: <http://www.inthebeach.com>

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