

630 Queen Street East Suite #604

www.630QueenEast604.com



Spectacular urban chic suite in the prestigious 8 storey boutique "Sync Lofts" building by Streetcar Developments. This exceptionally stylish condominium with 2 bedrooms and high-end finishes throughout, offers an amazing layout with approximately 815sf of stunning open concept contemporary living space and a desirable split bedroom design.

The gourmet chef's kitchen is an entertainer's dream and features stone countertops and stainless steel appliances. Relax and unwind in two spacious bedrooms including a sumptuous master suite with a walk-in closet and ensuite washroom. This high tech loft also includes a built-in docking station and surround sound system throughout.

The exposed smooth concrete 9' ceilings and dramatic floor to ceiling windows create a stunning backdrop to the panoramic city views. The approximately 134sf balcony offers an outdoor space with rare gas BBQ hook-up from which to enjoy the city vistas equally dramatic both day and evening.

This well managed condominium also offers several amenities including an outdoor rooftop terrace with BBQ, exercise room and kitchen for larger scale entertaining. The building also offers a dog wash and visitor parking.

Located in a quiet residential neighbourhood on the North side of Queen Street, just East of the DVP and with a walk score of "91" this building is just steps away from restaurants, parks and shopping galore. Accessibility is one of the key benefits of the area, with two streetcar lines on the doorstep, heading downtown and to the Bloor subway line. It is also in close proximity to the Financial District, the Distillery, the DVP, the Gardiner Expressway, Queen Street, King Street, the Bayview Extension, Broadview Avenue and Eastern Avenue. Truly turnkey...just move in and enjoy!

630 Queen Street East

Suite #604



FOYER:

- Double coat closet
- Stacked Whirlpool washer and dryer
- 2-piece powder room
- Built-in docking station
- Hardwood floor



LIVING ROOM:

- Spacious and sun-filled overlooking the park and city with spectacular and dramatic floor to ceiling windows
- Walkout to 134 sf balcony with rare gas BBQ hook-up
- Hunter Douglas roller blinds
- Combined with dining room and kitchen
- Hardwood floor



DINING ROOM:

- Combined with living room and kitchen
- Pendant light fixture
- Hardwood floor



KITCHEN:

- Gourmet open concept kitchen with center island/ breakfast bar for 2 people
- Stone countertops
- Stainless steel sink
- GE stainless steel appliances
- Track lights
- Hardwood floor





SECOND BEDROOM:

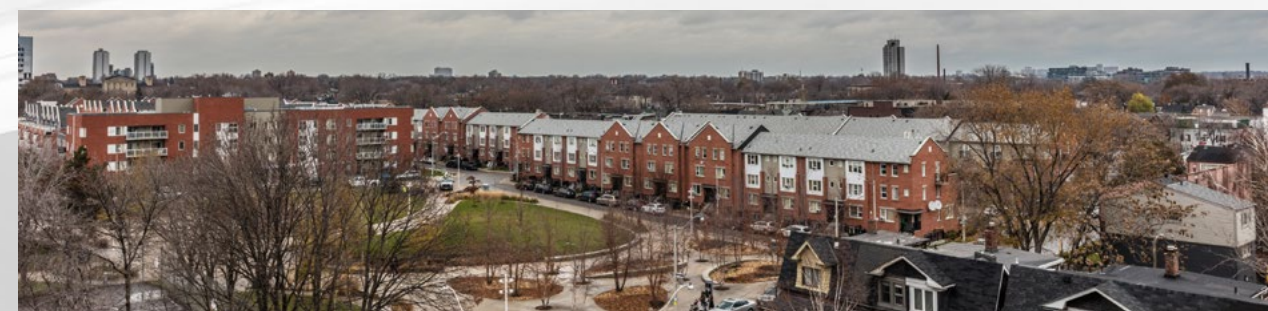
- Spacious 2nd bedroom
- Large wall-to-wall closets
- Hardwood Floor

MASTER BEDROOM:

- Spacious master suite
- Walk-in closet
- Dramatic floor to ceiling windows with park and city view
- 4-piece ensuite washroom
- Hunter Douglas roller blinds
- Hardwood Floor

BALCONY:

- Approximately 134sf balcony with rare gas BBQ hook-up



ADDITIONAL INFORMATION:

TAXES: \$3,083.16 in 2016

PARKING: One owned underground parking space level P2 #22
One locker on the 3rd floor unit #31

MAINTENANCE: \$587.12/month (includes common elements,
building insurance, parking, heat/AC and water)

POSSESSION: To be determined

APPLIANCES & INCLUSIONS:

- Whirlpool washer and dryer
- Stainless steel refrigerator/ freezer combination
- GE stainless steel dishwasher
- GE stainless steel electric stove/ oven
- GE Stainless steel microwave/ range hood combination
- Stainless steel sink
- All electric light fixtures (except as excluded)
- All Hunter Douglas window coverings and hardware
- All washroom fixtures including toilet paper holders, towel bars and hooks
- Receiver/ transistor for built-in surround sound system
- Built-in docking station
- All outdoor furniture including cushions
- All outdoor teak floor tiles
- Custom Urban Barn pull-out sofa and storage ottoman in 2nd bedroom
- Master bathroom mirror
- One parking space
- One locker

EXCLUSIONS:

- Light fixtures in master bedroom and 2nd bedroom
- Mirror in 2-piece powder room
- Weber BBQ



OFFERED FOR SALE AT \$579,000

SUITE 604 - APPROX. 815 SQUARE FEET

OFFERS GRATEFULLY REVIEWED ON MONDAY DECEMBER 5TH AT 7:00PM

STATUS CERTIFICATE AVAILABLE UPON REQUEST

(Seller Kindly requests Certified Deposit To Be Attached To Offer)

THE ASHBY POOLE TEAM

#3 at Chestnut Park Real Estate Limited, Brokerage in 2015***

***Gross Commission Earned



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