

Special Features Of This Lovely Home

► If you're single, or a young couple, we can't imagine a better place to live in Toronto than downtown! After work or on a lovely weekend morning, you could check out the latest installation at the sculpture garden on King, or stroll past lovely St. James Park and the gorgeous flat-iron building to arrive at the grand entrance of historic St. Lawrence Market. On Saturday morning go for a peameal bacon sandwich and buy amazing meat, produce, bread, cheese, and fresh flowers. On Sunday there's the fantastic antiques market! You can also shop for exquisite chocolate and unique gifts at the historic Distillery District, less than a 10 minute walk away. There's a recreation centre just down the street at 230 The Esplanade if you want to go for a swim and there's cycling along the nearby Don Valley and Martin Goodman trails.

► For entertainment, there's opera, stage and lots of night clubs all around this area, including in the Distillery District. Enjoy some great dining nearby: Le Petit Dejeuner or George St. Diner for brunch; Terroni for a delicious, exuberant, and affordable night of amazing Italian food; the Beer Bistro for fun with friends; Weezy's for a casual but romantic evening; and Colborne Lane for an extra special occasion. Not to mention the great local Korean, Sushi, French, Thai, and Middle Eastern restaurants. And once again — all less than a 10 minute walk away! The Eaton Centre and Dundas Square (including a cinema multiplex) are — you guessed it — a 10 minute walk away! TTC is very handy to this location. Enjoy the benefits of a quick walk (less than 10 minutes) to the subway, and immediate access to the reliable King streetcar. If you have to hop in a car, you'll be a very short drive away from the Lakeshore, Gardiner and the DVP.

► The MOZO condo is located right downtown, close to everything! There is a well-appointed recreation area with multi-level exercise area with weights, cardio area and sauna. There is also a nice party room with large kitchen. You could have some terrific large dinner parties here, and afterward settle in to watch a show on the large screen TV. There is 24-hour security with handy short-term guest parking available evenings & weekends, metered street parking on Adelaide most of the day and a Green P parking lot close by. This suite comes with a convenient separate parking space really close to the elevator, with an installed bike rack. It's like having your own garage!

► **If you want space and light, this is the condo for you!** This fabulous, well-kept 1,149 sf (as per builder) corner suite has neutral walls and gorgeous hardwood floors throughout. From the foyer through to the master bedroom, this lovely suite is spacious, bright and open. The living room and dining room are a large, bright, open concept space, with almost wall-to-wall, floor-to-ceiling windows... lots of light streaming in! Walk out from the dining area to the large north-west facing balcony and get a great city view of the action down below! Off the living room is the den, accessed from both the foyer and the hallway. It makes an ideal home office, and could, in a pinch, be a guest room if needed. It has a great hidden feature — a roll-out double bookshelf. In fact you'll discover lots of built-in shelving and storage throughout this suite!

► The kitchen is open to the living room / dining room over a large counter. This really adds to the breezy open atmosphere in this home, and is great when you're entertaining. Whip up a

gourmet dinner, and still be able to chat with your guests. The kitchen has lots of gorgeous cherry cabinets, sleek dark granite counters, ceramic tile backsplash and stainless steel appliances, including an amazing gas stove and convection oven and a quiet and efficient Bosch dishwasher. It has a very modern look and feel. Just off the dining room, there is a large pantry. The kitchen is well-laid out and there is ample room to move around—especially nice if there are two chefs in the family!

► Down the hallway you find the second bedroom, behind barn doors — a fabulous floor-space saver! This room is lovely and bright, with a west view out the floor-to-ceiling windows. The closet runs along one wall, and has built-in shelves and drawers, which means you don't need an additional dresser! The three-piece bathroom is located across the hall, and features a large shower stall with glass doors. Further down, the master bedroom also has the west-facing wall-to-wall windows, and wall-to-wall closet with the same extremely handy built-in shelving and drawers. But there are two bonuses here. First — walk out through sliding glass doors to your own private balcony. Second, enjoy relaxing in your private ensuite four-piece bathroom with soaker tub and separate luxurious shower! There is lots of convenient storage for this home — the pantry and all the built-ins, plus you get a locker downstairs as well. The laundry is hidden away in a closet in the foyer.

► Extras include: Fridge, gas stove, Bosch dishwasher, microwave (all stainless), stacking washer/dryer, all electric light fixtures and window blinds. There is one underground parking space and one locker included.

' Features include: Two balconies, two bathrooms, huge windows, lovely hardwood, lots of storage, suite and parking both close to elevator... convenience, convenience, convenience!!!

You could be in your gorgeous downtown corner suite early in the new year! **You'll love living here!**



Call This Spacious Suite 'Home'



333 Adelaide Street East Suite 501

View more colour photos and a video of this home PLUS the neighbourhood features at www.TorontoRealEstate.ca



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How Much Can YOU Afford?

Based on 4.09% Mortgage Rate	5% Down	10% Down	15% Down	20% Down
Down Payment	\$27,000	\$54,000	\$81,000	\$108,000
TOTAL Monthly Payment (Mortgage, taxes, utilities, insurance, condo fees)	\$3,700	\$3,525	\$3,350	\$3,175
Closing Costs (Including down payment)	\$33,500	\$60,500	\$87,500	\$114,500
Gross Income Req'd To Qualify For The Mortgage	\$128,000	\$120,000	\$112,500	\$104,000

** Calculations are estimates only ... buyer must verify for themselves!*

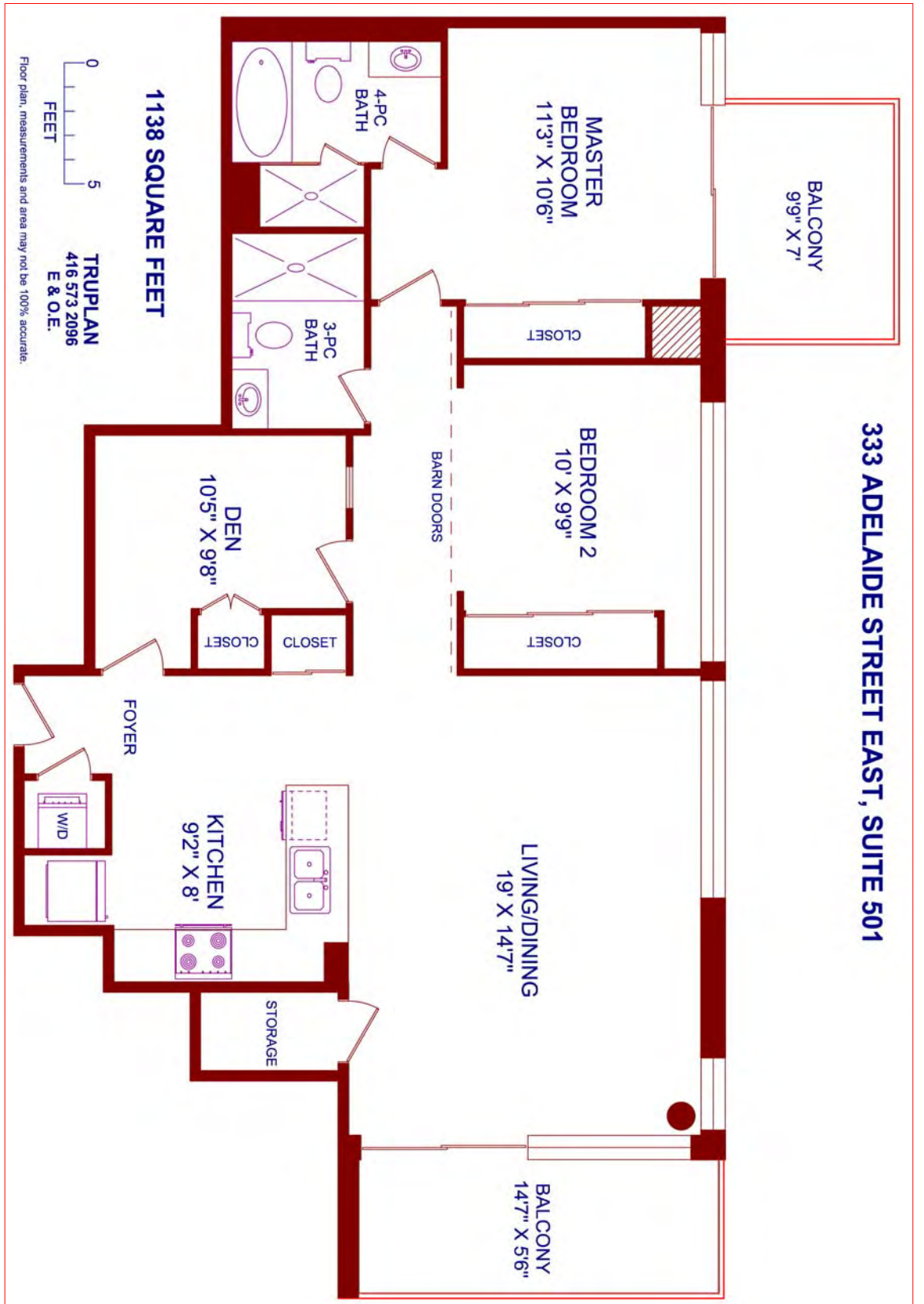


Terrific amenities include multi-level gym with weights, cardio equipment and sauna—tons of space to move around in. Large party room with a full kitchen and large table—great for a dinner party. Afterwards, watch a movie together on the big screen TV.

List Of Neighbourhood Features

Restaurants / Specialty Shops / Bookstores / Coffee Shops / Entertainment	Fabulous shopping and dining can be found absolutely everywhere in this neighbourhood. Yonge St, Jarvis St, King St, Front St, Queen St, The Bier Markt on The Esplanade, The Sony Centre, Marche, the Distillery District ... and the list goes on ... Loblaws is close by at Queen's Quay and Jarvis and the 24-hour Metro and Sobeys are on Front St, plus there is a Staples close by. Browse the fabulous high-end furniture and kitchen shops all along King Street
Local Parks	Greenspace south of The Esplanade from Parliament west to Jarvis; St. James Park, King & Jarvis; Harbourfront
Community Centre	St. Lawrence C.C., 230 The Esplanade
Public Swimming Pool	St. Lawrence C.C., 230 The Esplanade
Skating	Outdoor Rink at Harbourfront
Library	St. Lawrence/Library On Wheels, 171 Front Street East
Best Area Shopping	The St. Lawrence Market; Distillery District; shops on Front, Queen and King Street E and the Eaton Centre
Public Transit Access/ Highways	TTC along King St, Queen St and Sherbourne St; short walk to King subway; short drive to Lakeshore/Gardiner; close to Bayview Extension/DVP
Hospital	St. Michael's, 30 Bond Street

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Toronto's Real Estate Team - Thomas & Sally Cook PLUS!!
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List Price
\$539,800
—
Down
Payment
\$26,990



—
Monthly
PI
Payment
\$2,830*



*Based on 4.09% rate



Bright, sunny corner suite with two balconies, two bathrooms & lots of built-in storage solutions! Parking + locker included