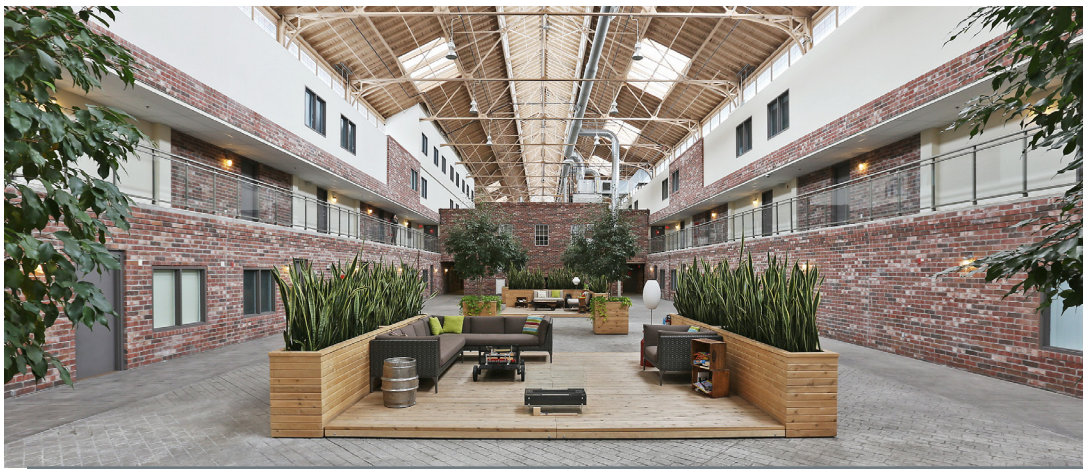


1100 LANSDOWNE AVE, LOFT A15 | TORONTO, ONTARIO





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History, character and charm await at the Foundry Lofts! One of Toronto's most unique hard loft conversions and a protected heritage site. Its history was established in 1903 manufacturing steel and cast iron products, and most famously known for electric locomotives supplied all throughout Canada.

One of the main features at the Foundry Lofts is its massive 16,000 sq ft 4 storey communal atrium which maintains most of the original structure of the building. It's bright and airy appeal is contributed to the wide open space, plenty of windows, lush greenery, ample lounge space and beautiful exposed brick walls. It's a really special place and feature of this community for the residents to enjoy. Rare bonus features are the amenities of The Foundry Lofts, which include a gym, party room, meeting room and theatre room. Completed in 2008, the Foundry Lofts has all the history and one of a kind style that only comes with a hard loft, along with modern luxuries such as the detail in workmanship and features in the well planned suites.

At 1169 sq ft, suite A15 is the quintessential 2-storey loft! Exposed brick walls, soaring 20ft ceiling height from the main floor, exposed ducting, dramatic large windows. Large open concept living and dining room can house even the largest of gatherings! Prepare a fantastic feast in the gourmet kitchen with stainless steel appliances. There's also a convenient main floor powder room for guests.

Upstairs you'll find two nicely sized bedrooms, the master with double closets and open to below feature. The huge spa-inspired bath will wow you with separate tub and glass enclosed shower.

Hip location - steps to Corso Italia, Bloordale, Junction. Enjoy recreation at Piccininni Community Centre. Dog lovers, rejoice! Earls court Park includes a dog park and is just across the street. Easy transit access with TTC at your door and only minutes to Lakeshore and the Gardiner Expressway.

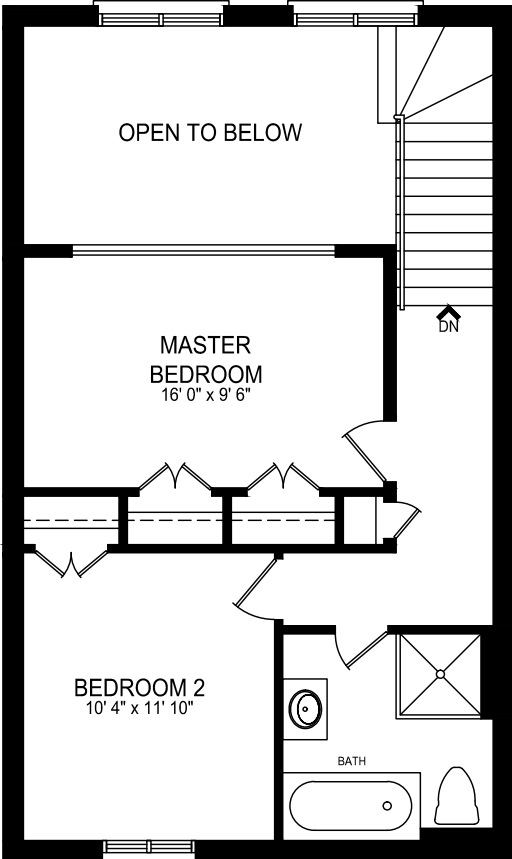
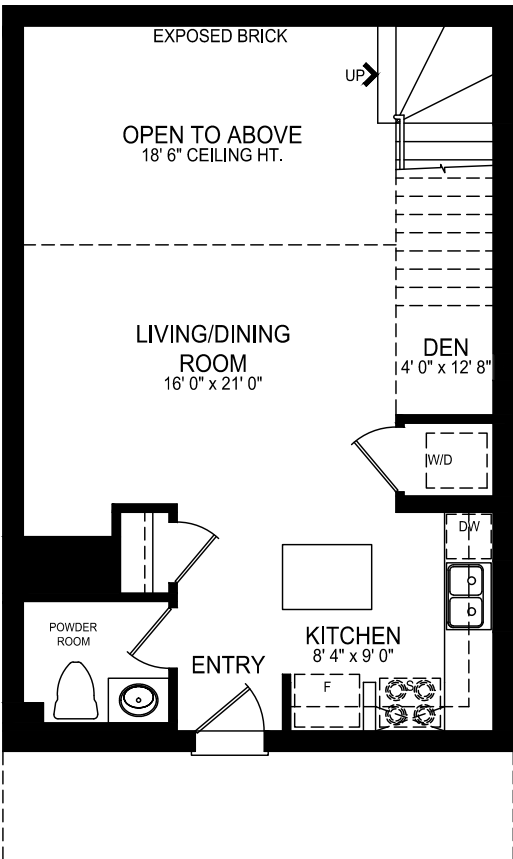
FEATURES

- Modern kitchen with stainless steel fridge, stove, dishwasher, microwave/range-hood, subway tile back-splash, granite counters
- En-suite laundry with stacked washer/dryer
- Engineered hardwood flooring throughout
- Two storey open concept living room, dining and den
- Huge luxurious bathroom with separate tub, glass enclosed shower, vessel sink & designer cabinetry including Restoration Hardware shelving
- Two nicely sized bedrooms, master with ceiling fan
- Dimmer switches in dining, kitchen and master bedroom
- One parking spot included
- Ample visitors parking in the building
- All appliances, light fixtures, dining room chandelier, ceiling fan, window blinds, floating cabinets in dining room, bathroom shelving

Low maintenance fee of \$500.75 includes water, heat, parking, common elements, building insurance. Hydro separately metered.

Property tax \$2636.90/2015

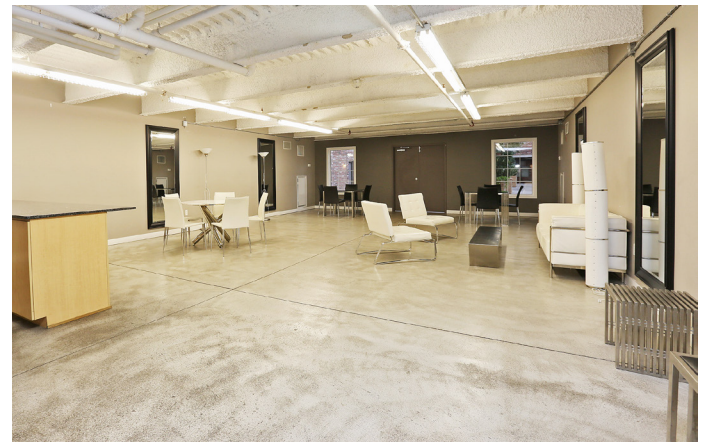
Don't miss your chance at this rare offering!



MAIN FLOOR
APPROX. 625 SQUARE FEET

SECOND FLOOR
APPROX. 555 SQUARE FEET

TOTAL
APPROX. 1180 SQUARE FEET



For additional pictures & property info please visit:

1100LansdowneAveA15.com

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