



33 Lombard Street, Suite 1808

Everything You Aspire

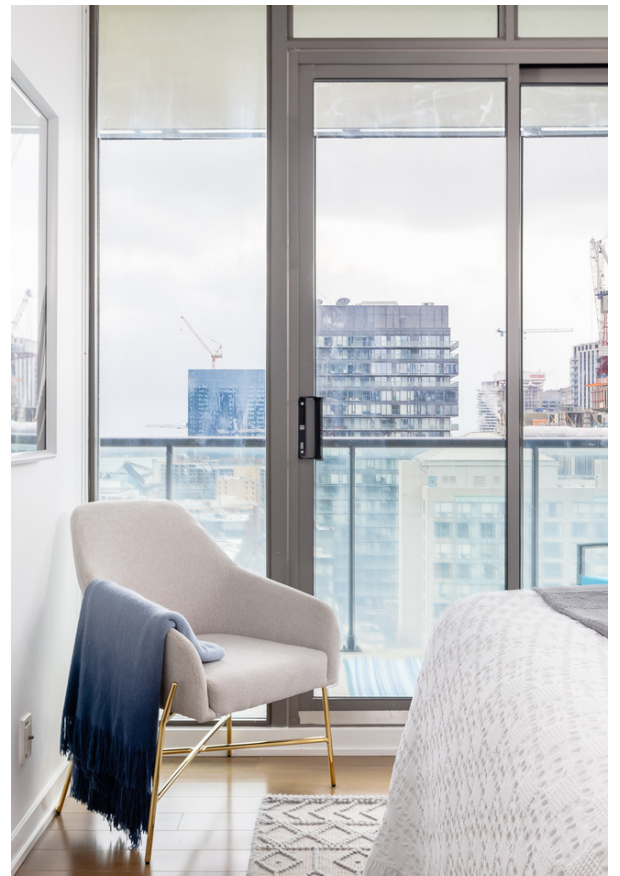
MICHELA MANTLE
SALES REPRESENTATIVE

Sotheby's
INTERNATIONAL REALTY

Canada









PROPERTY DESCRIPTION

Living is easy in this rarely offered corner unit with stunning 382 square foot South East facing wrap around balcony. Breathe in the open and airy layout highlighted by 9' foot ceilings and sweeping clear views of Toronto's historic buildings and the water. Floor to ceiling windows surround the entire suite providing a brilliant backdrop and include roller blinds for privacy. Wake up and enjoy your morning coffee with the sunrise and enjoy endless sunlight all day long. The suite features light hardwood flooring in the living areas and bedrooms and sleek tile flooring in the entryway, kitchen & bathrooms. Dual heating & cooling systems maintain your comfort throughout all spaces of the home.

Enjoy cooking & entertaining in your c-shaped kitchen with full size stainless appliances and plenty of cabinetry space for storage. The perfect open concept layout to host dinner parties and ample space to comfortably spread out when working from home.

Generously sized primary retreat with large walk-in closet and 4-piece ensuite bathroom with relaxing soaker tub. Walk-out to the South facing balcony from the bedroom. The second bedroom is equally as spacious and features a double door closet and access to the balcony. The second bedroom enjoys a 3-piece bathroom with glass enclosed walk-in shower. Both bedrooms feature blackout roller blinds for your comfort.

Ideally located in Old Toronto, surrounded by quaint coffee shops, restaurants, parks, schools & shopping. Access a neighbourhood staple, Versus Coffee without having to step outside the condo building. The suite overlooks The Cathedral Church of Saint James and gives you panoramic South East views of Lake Ontario, Adelaide Street East & the tree canopy of St. James Park.

Enjoy the fabulous building amenities including a grassy outdoor terrace with BBQ's, dining & lounge furniture that are safely social. A friendly 24-hour concierge is there to serve you. An indoor gym with state-of-the-art equipment complete with full yoga studio. A stylish meeting & party room for hosting larger gatherings & lots of visitors parking available for your guests.

PERTINENT PROPERTY DETAILS

Details

Bedrooms: 2

Bathrooms: 2

Square Footage: 880 Interior + 382 Balcony

Parking: 2 Owned Underground Parking- Tandem (P2-19)

Locker: 1 Owned Locker (U075)

Maintenance Fee: \$861.03/month

Property Taxes: \$3,624.00 (2020)

Possession Date: Flexible

Features

- Hardwood Flooring
- 9' Foot Smooth Ceilings
- Spacious Kitchen w/Ample Storage
- Full Size Stainless Kitchen Appliances
- Ensuite Laundry
- Roller Blinds Throughout
- Expansive Wraparound South East Facing Balcony
- Privacy Between Bedrooms
- Plenty of Space to Work From Home
- Corner Unit
- State-of-the-art Building Amenities

INCLUSIONS & EXCLUSIONS

Inclusions: LG Refrigerator, Frigidaire Dishwasher, Frigidaire Built-in Microwave, Frigidaire Dishwasher, Frigidaire Stacked Washer & Dryer, All Electrical Light Fixtures, All Window Coverings & Roller Blinds, All Bathroom Mirrors, All Custom Closet Organizers.

Exclusions: Wall Wine Rack



PROPERTY INFORMATION

Front Entry

- Tile Flooring
- Pot Lights
- Double Door Closet

Kitchen

- Tile Flooring
- Track Lighting
- Granite Countertops
- Glass Subway Tile Backsplash
- Frosted Glass Upper Cabinetry
- LG Stainless Steel Refrigerator
- Frigidaire Stainless Stove
- Frigidaire Stainless Microwave & Hood Fan
- Frigidaire Stainless Dishwasher
- Stainless Undermount Sink
- Built-In Paper Towel Holder

Dining & Living Room

- Hardwood Flooring
- Modern Chandelier
- Roller Blinds
- Walk-Out to Balcony

Primary Bedroom

- Hardwood Flooring
- Walk-In Closet w/Organizers
- 4-Piece Ensuite Bathroom
- Walk-out to Balcony

Primary 4-Piece Ensuite Bathroom

- Tile Flooring
- Wall Sconce & Pot Lights
- Quartz Vanity
- Tiled Backsplash
- Soaker Tub
- Rain Shower Head

Second Bedroom

- Hardwood Flooring
- Double Door Closet w/Organizers
- Walk-out to Balcony

PROPERTY INFORMATION

3-Piece Bathroom

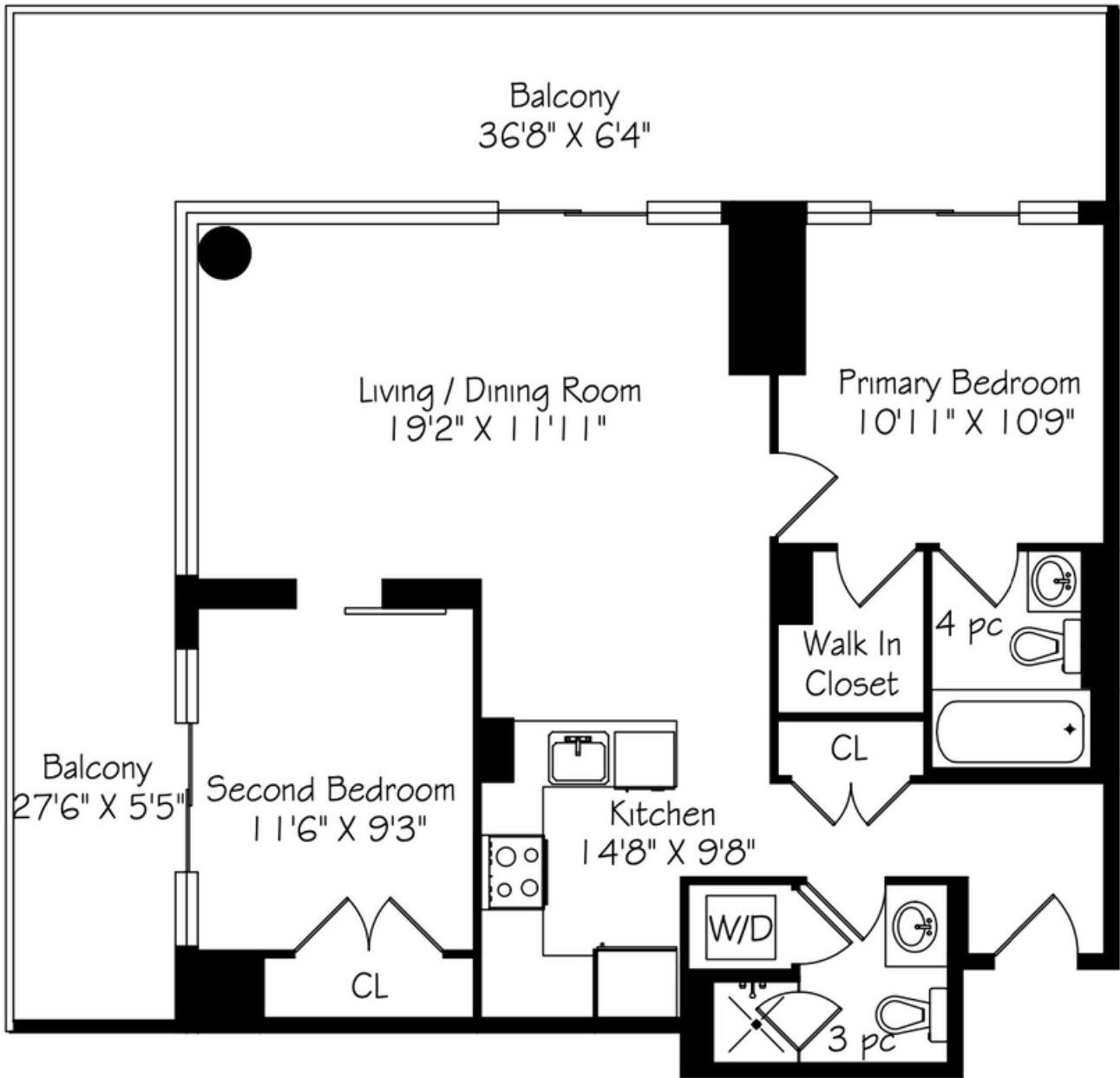
- Tile Flooring
- Track Lighting & Pot Lights
- Subway Tile Backsplash
- Quartz Countertop Vanity
- Glass Walk-In Shower w/Rain Shower Head
- Mirrored Medicine Cabinet
- Access to Laundry w/Stacked Frigidaire Washer & Dryer



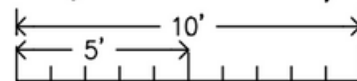




FLOOR PLAN



Suite 1808
880 Square Feet
Balcony - 382 Square Feet



Measurements and Calculations are approximate
To be used as guidelines only

NEIGHBOURHOOD



33 Lombard St

Toronto, ON

HOODQ ADDRESS REPORT™

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SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



É Élé́m Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Market Lane Junior and Senior Public School

Designated Catchment School
Grades PK to 8
246 The Esplanade

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

Other Local Schools

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Courthouse Square Park

10 Court St



1 min

Cloud Gardens

14 Temperance Ave



4 min

St. James Park

120 King St E



2 min

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds	1 Sports Field
2 Tennis Courts	2 Basketball Courts
1 Splash Pad	1 Ball Diamond
1 Rink	1 Arena
2 Picnic Facilities	1 Botanical Garden
1 Outdoor Dry Pad	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 4 minute walk away.



Nearest Rail Transit Stop

King Station



4 min



Nearest Street Level Transit Stop

Queen St East At Church St



3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 1.09km.



St Michael's Hospital

30 Bond St



Fire Station

207 Front St E



Police Station

51 Parliament St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Gas Station

HoodQ

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