

	<b>235 Medland St 208</b>		<b>List: \$989,000 For: Sale</b>
	Toronto Ontario M6P 2N6 Toronto W02 Junction Area Toronto		
	SPIS: N	Taxes: \$3,583.60 / 2024	DOM: 0
Condo Apt	Loft	Rms: 4	
Corp#: TSCC / 1685	#Shares%:	Bedrooms: 1 + 1	
Unit#: 08	Locker#:	Washrooms: 2	
	Locker Lev Unit:	1x4xUpper, 1x2xMain	
	Locker Unit#:		
	Level: 02		
<b>Zoning:</b>			
<b>Prop Mgmt:</b> Maple Ridge Community Mgmt			
<b>Dir/Cross St:</b> Dundas St West & Keele			

<b>MLS#:</b> W9007716	<b>Possession Date:</b> 9/30/2024	<b>Possession Remarks:</b> FLEXIBLE	
<b>Status Cert:</b> Y	<b>Bldg Name:</b> The Medland Lofts	<b>PIN#:</b> 126840016	
<b>Kitchens:</b> 1	<b>Pets Perm:</b> Restrict	<b>Balcony:</b>	Terr
<b>Fam Rm:</b> N	<b>Locker:</b> None	<b>Ens Lndry:</b>	
<b>Basement:</b> None	<b>Maint:</b> \$685.40	<b>Lndy Lev:</b>	Main
<b>Fireplace/Stv:</b> N	<b>A/C:</b> Central Air	<b>Exterior:</b>	Brick / Stucco/Plaster
<b>Heat:</b> Forced Air / Gas	<b>Central Vac:</b>	<b>Gar/Gar Spcs:</b>	Built-In / 1.0
<b>Apx Age:</b> 100+	<b>UFFI:</b>	<b>Park/Drive:</b>	Private
<b>Apx Sqft:</b> 1000-1199	<b>Elev/Lift:</b>	<b>Park Type:</b>	Owned
<b>Sqft Source:</b> Int(968)+Terrace(211) Floor	<b>Taxes Incl:</b>	<b>Park/Drv Spcs:</b>	0
<b>Plan/MPAC</b>	<b>Heat Incl:</b>	<b>Tot Prk Spcs:</b>	1.0
<b>Exposure:</b> S	<b>Cable TV Incl:</b>	<b>Pk Spot#:</b>	06
<b>Assessment:</b>	<b>Bldg Ins Incl:</b> Y	<b>Park \$/Mo:</b>	
<b>Spec Desig:</b> Unknown	<b>Com Elem Incl:</b> Y	<b>Prk Lvl/Unit:</b>	01/06
<b>Phys Hdp-Eqp:</b>	<b>Cert Level:</b>	<b>Bldg Amen:</b>	Bbqs Allowed, Bike Storage
	<b>Energy Cert:</b>	<b>Prop Feat:</b>	Lake/Pond, Library, Park,
	<b>GreenPIS:</b>		Public Transit, Rec Centre

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	5.97	x 4.03	Large Closet
2	Kitchen	Main	15.74	x 10.50	Quartz Counter
3	Dining	Main	21.71	x 13.91	Pot Lights
4	Living	Main	21.71	x 13.91	South View
5	Bathroom	Main	3.41	x 6.69	2 Pc Bath
6	Prim Bdrm	Upper	23.29	x 13.78	W/I Closet
7	Office	Upper	23.29	x 13.78	Combined W/Br
8	Bathroom	Upper	7.97	x 6.99	4 Pc Ensuite
9	Other	Upper	6.89	x 5.97	W/I Closet
10	Other	Upper	13.38	x 15.48	W/O To Terrace

**Client Remks:** Welcome to The Medland Lofts. An Art Deco building (1920) and former Social Club housing only 10 striking residential units. Set within an intimate, pet-friendly boutique building, Loft 208 offers a rare blend of exclusivity, community, and cosmopolitan living, making it an urban sanctuary unlike any other. Its expansive ~1200 sq ft total living area (unit + terrace) over two floors is flooded with natural light, accentuating the high ceilings (10' & 9.6'), spaciousness and serenity. With ~\$100,000 invested in renovations (2019), Loft 208 impresses with thoughtful and current style. The kitchen, with custom millwork, gas stove, KitchenAide refrigerator, quartz countertops, additional pantry storage and on-point open shelving is a haven for culinary enthusiasts. Large open concept main floor is perfect for hosting a big group for dinner or movie night. Or head to the 211 sq ft terrace! Equipped with a gas barbecue, it beckons for outdoor gatherings under the city sky. Primary suite level fits a king and offers an extra large walk-in closet and ensuite 4pc bath. +1 for an office or workout gear! To complete the package, is an owned and private full GARAGE with automatic door and additional storage loft. One of only 4 garages. Rare for a condo unit! Store bikes, canoes, hobbies and never worry about finding a spot to park! There are no units above or below you, and no views of other condos! Unit 208 has all of the benefits of a house with the conveniences of a condo with low maintenance fees. Surrounded by artisanal restaurants, the best coffee, LCBO, and an array of specialty and convenient shops, Loft 208 is a hub of urban activity. Stroll through verdant expanses of neighbourhood to High Park, Humber River, dog parks and community centres. The Lake, Hip Geary St, Roncesvalles, Bloor West Village, & Stockyards at your doorstep. Commuting is a breeze with close proximity to TTC, UP express, 401 and QEW.

**Extras:** Custom blinds throughout. Nest Thermostat, Custom TV Unit. Walk score of 97%. Grocery, Dining, Entertainment, Shopping, Hardware, Pharmacy, Dry cleaner all outside your door. INCREDIBLE location!

**Listing Contracted With:** KELLER WILLIAMS PORTFOLIO REALTY 416-864-3888