



Welcome to

**363 Sorauren Avenue PH3**

**\$ 499,000**

Taxes: \$ 2,818.64 (2009)

Maintenance Fee : \$ 471.38 per month



**Tasi,\* Norm\*\* & Adrienne\* FARQUHAR**

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## Ultra Stylish with Fabulous Upgrades

Robert Watson Lofts, a new construction of concrete, steel and glass with soaring ceilings, modern décor and bold design. The building is a conversion of the original 1903 construction of a candy factory warehouse. Penthouse #3 is one of four Penthouse units with a western exposure and one of only 8 units on the floor. It has a clear unobstructed view of treetops and high park, secured underground parking and large locker.

### Throughout:

Polished concrete floors, sprayed out white ceiling, custom decorative drapes, privacy blinds, floor to ceiling west facing windows

### Kitchen:

Gourmet kitchen featuring a custom island with storage and marble top with an extension on 2 sides which provides seating for 4, quartz countertops, a custom glass mosaic backslash, double height cabinetry with a full-size pantry, corner cabinet & deep pot drawers, upgraded bronze hardware, oversized apron front sink with gooseneck faucet, custom chandelier, stainless steel hood and range backslash, stainless steel appliances including fridge with oversized freezer at bottom, Bosch dishwasher and Kitchen Aid stove

### Bathroom:

Custom design ceramic tile floor, custom hardware, wall mounted storage units and chandelier

### Foyer

Open concept space with wood floors, can be converted to enclosed space with doors, oversized storage unit

### Terrace

Over 200 sq. ft., outdoor wood tiles, custom designed oversized wood planters, outside garden hose & electrical

### Bedroom

Custom wood doors, broadloom wall to wall, grasscloth wallcoverings, custom decorative drapes, privacy blinds, chandelier

### Walk-in Closet

Walk thru closet/dressing area with privacy doors, floor to ceiling closet and cubbies for shoes and clothing washer dryer and storage for supplies

Located in the vibrant neighbourhood of Roncesvalles Village. Great restaurants, an interesting and varied shopping district and convenient transit access. This area also boasts parkland & recreational opportunities within walking distance including Sorauren Park and High Park/Grenadier Pond.



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