

## ADDITIONAL INFORMATION

### CLOSING

- To be arranged / 30-60 days

### INCLUSIONS

- Additional steel pantry shelving
- Upgraded appliances:
  - Stainless steel Blomberg fridge
  - Stainless steel Bertazonni gas range
  - Stainless steel Panasonic microwave
  - Stainless steel Bosch dishwasher
- All electric light fixtures
- Custom roller sun/blackout shades
- Upgraded stacked washer and dryer

### EXCLUSIONS

- None

### MAINTENANCE FEES

- \$329.19/month

### RENTAL ITEMS

- None

OFFERED FOR SALE AT \$437,000



ALL INFORMATION CONTAINED IN THIS FEATURE SHEET HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE AND ASSUMED CORRECT BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO ITS ACCURACY.



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# 75 PORTLAND STREET #523





The moment you step into this stunning, light-filled, Seventy5 Portland corner loft featuring 733 square feet of living space with 1 bedroom, spacious 4-piece bath, wall-to-wall, floor-to-ceiling windows and ideal open concept layout, you will realize just how special this offering is. The loft boasts a north-east facing 176 square-foot balcony with gas hookup for a BBQ.

Retreat home to an extra-wide combination living and dining room area with stunning hardwood flooring and exposed concrete ceilings. The wrap-around windows feature custom sun/blackout shades throughout.

The combination living and dining room area overlooks a sleek open-concept kitchen which features contemporary Scavolini cabinets, stone counters & Kitchen Island with breakfast bar, and upgraded stainless steel appliances. Boasting 9-foot high exposed concrete ceilings, halogen lighting, and ample space, this open-concept layout is the ideal backdrop for unwinding and entertaining!

The serene master bedroom oasis features floor-to-ceiling windows overlooking the balcony with north and east views. The master bedroom also features a large closet and direct access to the balcony.

A rare opportunity to own this upgraded, open and inviting loft, just steps to King Street, cafes, lounges, Queen West shops, 24-hour access to King/Queen streetcars, and minutes to the Financial District. Be in the heart of it all. This would be the perfect space for discriminating urban professionals. Included is one owned locker. Underground parking spaces are currently available for rent in the vicinity for an additional \$200/per month.



**FOYER**

- Hardwood flooring
- Closet

**LIVING ROOM**

- Hardwood flooring
- North-facing floor-to-ceiling windows
- Walk out to huge North & east-facing 176 square-foot balcony
- Custom roller sun/blackout shades

**DINING ROOM**

- Hardwood flooring
- Combined with living room
- Custom roller sun/blackout shades

**KITCHEN**

- Hardwood flooring
- Halogen lighting
- Italian Scavolini cabinets
- Additional steel pantry shelving
- Upgraded appliances:
  - Stainless steel Blomberg fridge
  - Stainless steel Bertazonni gas range
  - Stainless steel Panasonic microwave
  - Stainless steel Bosch dishwasher
- Kitchen Island with breakfast bar
- Sleek upgraded kitchen overlooks living and dining rooms

**MASTER BEDROOM**

- Hardwood flooring
- North & east facing floor-to-ceiling windows
- Custom roller sun/blackout shades
- Direct access to balcony
- Large closet

**MAIN BATHROOM**

- Tile flooring
- White subway tiled walls
- 4-piece bathroom
- Upgraded stacked washer and dryer

**BALCONY**

- Concrete
- Expansive north & east views
- Ideal for BBQ & entertaining with gas hookup
- 176 square feet of rare city outdoor space



**layout eighteen**  
**one bedroom**  
**interior: 733 sq ft**  
 suites 322 / 423 / 523 / 614  
**exterior: 176 sq ft**  
**total: 909 sq ft**

