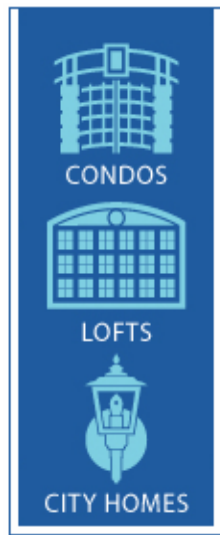


Further Particulars:

Property Taxes: \$2378.43 (2009)
Condo fees: \$513.98 Includes heat, hydro, water, common elements, central air, building insurance, parking & locker.
Heating/cooling: Forced air gas
Possession: 90 days or to be arranged
Parking: one deeded B-19
Locker: one deeded B-31



For Further Details, Please Contact:

Todd Sloan

Sales Representative

Sutton Group-Associates Realty Inc., Brokerage
416-966-0300

www.toddsloan.com info@toddsloan.com

All information is deemed reliable but not a warranty or representation as to its accuracy. It is subject to error, omissions, changes, prior sale or other conditions. Seller or Agents shall not be held liable. Buyer responsible to verify all information. Not intended to solicit Buyer and Sellers currently under contract. Room measurements are approximate.



76 Shuter Street Suite 1109



Welcome to
76 Shuter Street Suite 1109

This rarely offered, bright and sunny 1 bedroom & den suite offers a spacious 750 sq ft wide-plan layout that features over 34 feet of windows overlooking a spectacular 250 sq ft terrace! Your beautiful “outdoor living room”, with 2 walk-outs, is ideal for summer entertaining and has wood decking and offers great city vistas and amazing sunsets.

The open concept living/dining area has a unique brick feature wall, adding to the lofty urban feel. Enjoy the large open concept kitchen with breakfast bar, sleek upgraded stainless steel appliances and granite counters. The adjacent den is currently used as dining room, but would also make a great media room or home office. Note the space saving pocket door!

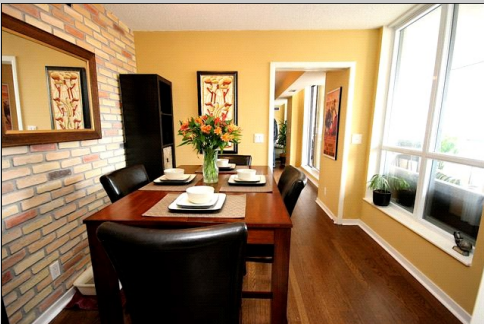
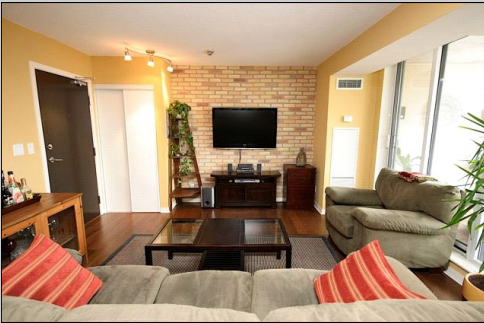
The very spacious master bedroom has a semi-ensuite wash-room and a large walk-in closet.

There is quality upgraded engineered wood flooring throughout. The monthly condo fee includes all utilities allowing for easy budgeting.

76 Shuter Street offers 18 hour daily executive concierge, a luxurious lounge with catering kitchen and media room, a fully-equipped gym, yoga studio, sauna and massage room. There is even a doggy spa for Fido! Visitor parking is also available for your guests.

This newer luxury boutique building offers a convenient location steps to the subway, Eaton Centre, Dundas Square as well the financial district and nearby universities and hospitals.

Offered for sale at
\$349,900



Main Level

Living Room	16' 0" x 14' 0"	<ul style="list-style-type: none">Engineered wood flooringOpen conceptWalk-out to terrace
Dining room		<ul style="list-style-type: none">Large windowOpen conceptCombined with living room
Kitchen	11' 9" x 9' 6"	<ul style="list-style-type: none">Breakfast barOpen conceptWalk-out to terrace
Master Bedroom	14' 5" x 11' 9"	<ul style="list-style-type: none">Wood flooringWalk-in closet
Den	9' 6" x 9' 0"	<ul style="list-style-type: none">Brick feature wallLarge windowPocket door
Terrace	32' 6" x 7' 9"	<ul style="list-style-type: none">Wood decking

Inclusions:

fridge, stove, built-in dishwasher, range hood, (all stainless steel) stacked washer & dryer, light fixtures, all light fixtures, blinds, bathroom cabinet, TV wall bracket (flat panel TV excluded), one deeded locker, one deeded parking space. Terrace furniture negotiable.