

Further Particulars:

Property Taxes:	\$2363.00 (2010)
Legal Description:	MTCC 889, unit 5, level 9
Heating/cooling:	2 forced air heating/cooling units. Maintained by condo corp.
Possession:	30-60 days or to be arranged
Parking:	one underground space. P3-50
Locker:	2 exclusive use units. One across the hall on same floor as suite, the other in P3, unit #16
Inclusions:	Fisher & Paykel fridge, Schott Ceran cooktop, paneled dishwasher, built-in oven, professional grade range hood, front load washer & dryer, Hunter Douglas window coverings, all light fixtures, stainless steel island, armoire in dining area, Hi-tech modular shelving system, bathroom mirrors, Toto toilets. All furniture also available for sale.



For Further Details:

Todd Sloan

Sales Representative

Sutton Group-Associates Realty Inc.

Brokerage

416-966-0300

info@toddsloan.com

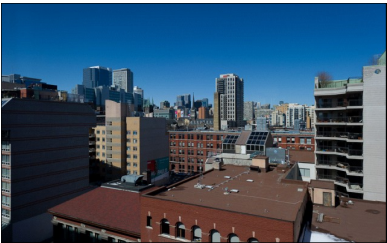
ToddSloan.com



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.



St James
95 Lombard Street Suite 905



Welcome to
95 Lombard Street
Suite 905

This exquisite modern showpiece one bedroom and den apartment has been completely gutted, rebuilt and smartly redesigned for today's sophisticated city dweller!

Only the finest quality materials and finishes have been used in this 1010 sq ft apartment and the owner's savvy design sensibility clearly shows the moment you walk in the door.

The Euro influenced gourmand kitchen is bright and efficient and includes sleek gloss cabinetry, high-end built in appliances, Caesarstone counters, stainless backsplash and very practical stainless steel island.

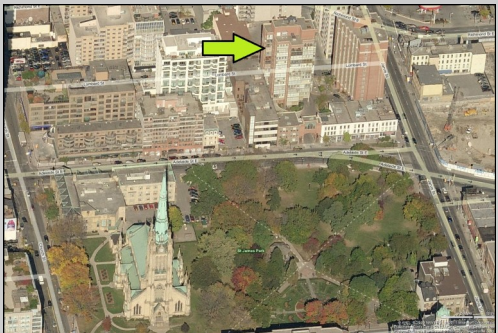
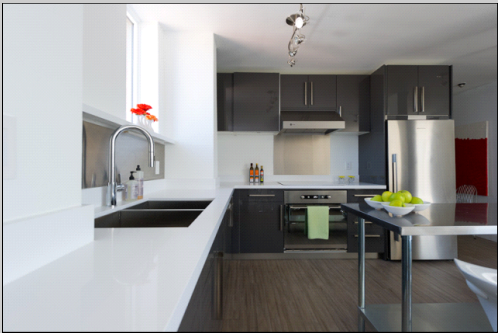
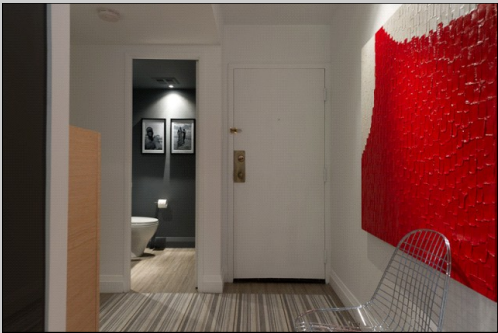
The open concept living and dining areas are ideal for entertaining with friends or just kicking back and enjoying a quiet evening at home. The sunny south-west facing den features floor to ceiling windows allowing beautiful park, historic Olde York and city skyline Vistas!

The king-sized master suite enjoys north city views, a dressing area with Hi-Tech custom modular closet system and an uber sexy spacious 4 piece ensuite washroom, tiled in dramatic imported marble and featuring a glass and marble mosaic shower with dual heads. There is also a convenient and equally stylish powder room for your guests.

If desired, this apartment can also be purchased completely furnished as is. Please inquire for further information

The St James is located in the highly desirable St Lawrence neighbourhood and is a short walk to the very hot King East Design District with it's cutting edge design shops, cafes, restos and galleries. The ever popular St Lawrence Food Market is a must on Saturday mornings and you are also just a short walk to the subway as well as the financial and theatre districts.

Welcome home!



Foyer	8' 0" x 7' 0"	<ul style="list-style-type: none">Wood floorArmoire
Living Room	18' 7" x 11' 7"	<ul style="list-style-type: none">Wood floorsOpen conceptSmooth plaster ceilings throughout
Dining Room	9' 10" x 8' 0"	<ul style="list-style-type: none">Wood floorsOpen concept
Kitchen	11' 6" x 11' 6"	<ul style="list-style-type: none">Caesarstone countersStainless steel islandBuilt-in appliancesStainless backsplashDouble sinksWindow
Den	9' 11" x 9' 7"	<ul style="list-style-type: none">Wood floorsSouth-west viewOverlooks park
Master Bedroom	15' 11" x 9' 11"	<ul style="list-style-type: none">Wood floorsCustom Hi-tech modular closet system
Ensuite Bath	10' 10" x 5' 7"	<ul style="list-style-type: none">Imported marble floors and wallsGlass and marble mosaic shower

Offered for sale at
\$499,000