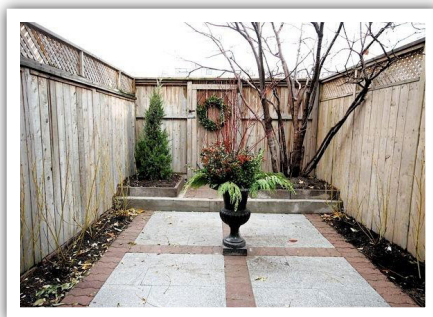
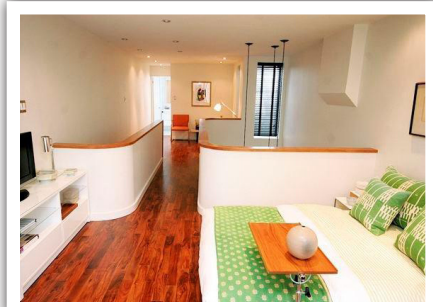
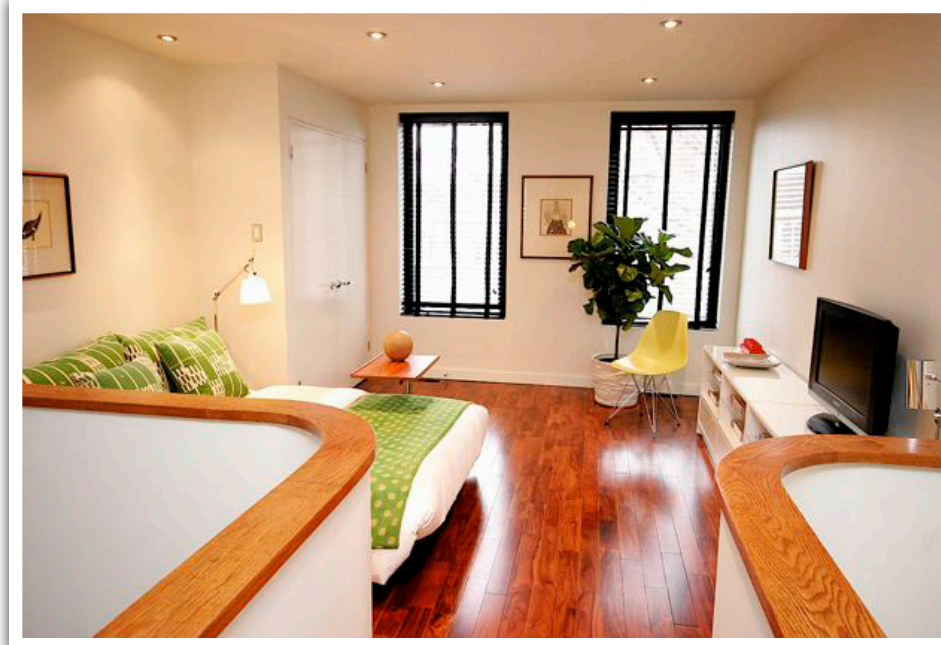
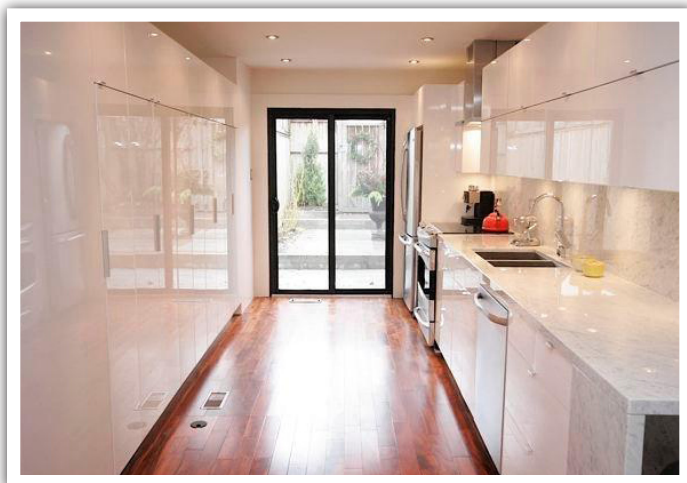


119 Trinity Street



WELCOME TO 119 TRINITY STREET



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility. Designed and Printed by Iconica Communications Inc. 416-921-7484 www.iconica.ca



WELCOME TO 119 TRINITY STREET

Features of this Home

- Modern architect's own home
- Incredible loft feel
- Completely rebuilt from top to bottom in 2011
- High end finishes throughout
- Exceptional plan with great layout – soaring ceilings
- Excellent Corktown location – close to downtown, Distillery District and Leslieville
- Public transportation just steps away
- Quick access to major highways
- Permit parking on street
- Professionally landscaped
- Great condo/loft alternative

Improvements

- Interior completely renovated in 2011 (taken down to studs and rebuilt)
- Exterior landscaping (2011)
- New windows (2011)
- New furnace (2006)

Main Floor

Foyer		<ul style="list-style-type: none"> • Nocciola marble floor • Pot lights
Living Room	26'1" x 12'2"	<ul style="list-style-type: none"> • Walnut floor • Glass room division • Pot lights • Open concept • Overlooks front courtyard
Dining Room	26'1" x 12'2"	<ul style="list-style-type: none"> • Walnut floor • Modern hanging lights • Combined with living room • Soaring ceilings – open to second floor • Overlooks rear garden
Kitchen	20' x 7'5"	<ul style="list-style-type: none"> • Renovated with lots of storage space • Walnut floor • Open concept • Pot lights • Stainless steel appliances • Bianco Carrera marble counters and backsplash • Breakfast bar • Access hatch to lower level • Walkout to urban garden

Second Floor

Master Bedroom	13'1" x 12'3"	<ul style="list-style-type: none"> • Walnut floor • Sitting area • Overlooks main floor • Large closet with built-in organizers • Pot lights • Open plan
Sitting Room	8'10 ^{3/4} " x 7'6"	<ul style="list-style-type: none"> • Walnut floor • Overlooks main floor • Pot lights • Open plan
Renovated Four Piece Bathroom with oversized glass shower stall		<ul style="list-style-type: none"> • Stacked ensuite laundry

Lower Level

Access hatch from kitchen	<ul style="list-style-type: none"> • Storage
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Additional Information

Inclusions:	General Electric Profile stainless steel double door fridge with bottom freezer, General Electric stainless steel oven with ceramic cooktop, stainless steel exhaust, General Electric stainless steel dishwasher, Danby microwave, Maytag stacked washer and dryer, all electric light fixtures, all window blinds, gas burner and equipment and central air conditioning system and equipment.
Exclusions:	None.
Lot:	13.12 feet by 65 feet.
Parking:	Permit parking available on street.
Heating:	Forced air gas.
Air Conditioning:	Central air conditioning.
Taxes:	\$2,709.81 (2011 annual).
Possession:	Immediate or to be arranged.

Offered for sale at \$569,000