



380 Macpherson Avenue Loft 207

Presented by
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Madison Avenue Lofts

Formerly a Toronto Hydro storage facility with the sleek and linear appearance of Art Déco style, the Madison Avenue Lofts building was converted into a residential address in 2009. Its amenities include a large rooftop terrace with breathtaking city views, BBQ area, a party room tiled with large concrete slabs, a sauna to unwind from a busy day, visitor parking for your guests and a very practical exercise room.

Boasting a very rare ceiling height of up to 14 feet in some of its units, tons of natural light, as well as, efficient floor plans that are generous in size, this building is a fantastic addition to the unique residential scene of Casa Loma. This neighbourhood is one of the most prestigious

areas of Toronto, where quiet streets lined with Tudor, Georgian and Edwardian houses, complement the imposing silhouette of the castle atop the Avenue Road Hill after which it is named.

Enjoy the many activities that take place all year round and the possibility of being just minutes away from Downtown, while also taking pleasure to shop and dine at the exclusive neighbouring district of Yorkville. The easy access to transportation, with Dupont Station just steps away, and the proximity to parks, parkettes, museums, restaurants and coffeeshops are some of the many attributes of living at this distinct location.



Authentic Loft Living

Right at the intersection of sophistication and elegance, stands out a hard loft that will take your breath away. Brought to life by a tasteful combination of elements, this unique space inspires the warmth and comfort you would expect from modern urban living, rarely offered in a true hard loft conversion.

Experience the rich, yet subtle combinations of reclaimed wood, exposed aluminum ducting and handcrafted wainscoting, as they blend together to create this eclectic ambience you will long to come home to. Elegantly decorated and meticulously cared for, entertain your guests in its spacious living and dining room, and welcome the warmer months on its large balcony overlooking the interior courtyard. Expansive floor to ceiling windows and its towering 14 ft ceilings, infuse a sense of freedom and natural light into its interior, while also enabling an enhanced use of storage space. Hardly ever does a loft this unique become available





FEATURES:

- 1,200 sf per MPAC
- East exposure
- 14 feet ceiling height
- 2 bedrooms + Den
- 2 bathrooms
- Master bathroom with enclosed shower
- Secondary bathroom with bathtub
- Large balcony
- Open concept kitchen
- En-suite laundry
- 1 underground parking space
- 2 lockers

Finishes

- Walnut laminate flooring
- Granite countertop in kitchen
- Double-height kitchen cabinets
- Hardwood custom-made closet doors
- Stunning wainscoting in entrance hallway, living room and dining room

Listing price: \$989,000

Taxes: \$3,921 / 2018

Maintenance: \$835.31

Appliances

- Stainless steel bottom-freezer refrigerator
- Slide-in electric stove
- Integrated dishwasher
- Hood microwave oven
- Washer and dryer

For more information visit:

www.380macpherson.com



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